

PROJECT SUMMARY



DENVER WATER OPERATIONS COMPLEX REDEVELOPMENT

ESTIMATED START DATE: JULY 2015

ESTIMATED COMPLETION DATE: SEPTEMBER 2019

TOTAL PROJECT ESTIMATE: \$195.8 MILLION

ARCHITECT: RNL DESIGN

CONTRACTOR: MORTENSON CONSTRUCTION

Trammell Crow Company was selected to be the preferred Master Developer by Denver Water to oversee and manage the redevelopment of their Operations Complex Master Plan in Denver, Colorado. TCC has been working with Denver Water for several years, having participated in the Master Plan process in 2012-2013 to provide a roadmap for this redevelopment. Denver Water is a water operations utility that has been located on its 34.6-acre campus for more than 130 years. At the project start, the site's 14 buildings average 55-years old, and the outdated facilities have become inefficient and inadequate for a visionary water utility service provider. This new Master Plan advises that of those 14 buildings, only 3 will remain, and 8 new buildings will be constructed for a total of 332,000 square feet. The Complex is comprised of uses including: the approximately 660-employee Administration Building, as well as equipment shops, fleet maintenance, warehouses, trades buildings, and pipe/materials storage. By redeveloping the site, Denver Water can retain its current site, improve public accessibility and the workforce environment, and address significant safety and security issues.

In early June 2015, the Board of Water Commissioners approved the 5-year, \$195.8 million redevelopment project. The project kicked off in July 2015, with an estimated completion date of September 2019. RNL Design is the architect on the project, with Mortenson Construction acting as the general contractor. This on-going relationship with Denver Water has been led by Bill Mosher and Mike Sullivan, along with Project Managers Jacque Bauer and Lee Ferguson.

The key values that Trammell Crow shall work to maintain throughout the process include: Sustainability; Equality; Connectivity; Functionality and Efficiency; Public Engagement; Workplace of the Future; and Safety and Security. Various elements are being incorporated in order to enhance public engagement and sustainability throughout the Complex Redevelopment:

- The Administration Building will be LEED® Platinum, Net Zero Water and Net Zero Energy
- The historic Three Stone Buildings will be redeveloped with community meeting spaces and will highlight the history of Denver Water
- A pocket park will anchor the front entry of the Administration Building
- Placing the Administration Building on 12th Avenue allows for ease of access for the public and customers
- A cafeteria that allows public access for healthy food options in the neighborhood
- Demonstrations of energy and water efficient technology, facilities and landscaping

TCC's team is working closely with Denver Water to focus on cost management, budget management, and overall successful delivery to accommodate on time delivery within the approved budget for this redevelopment project.