



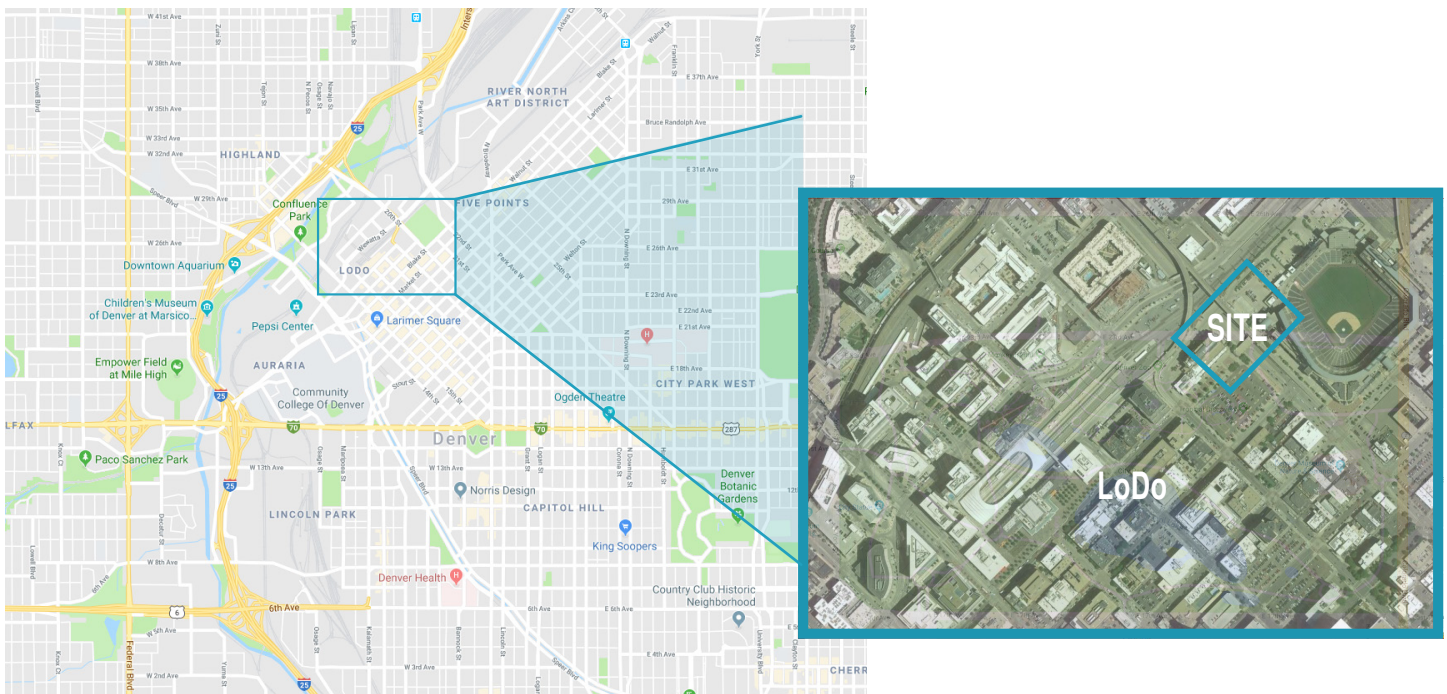
**REQUEST FOR PROPOSAL**

**JANUARY 2020**

**DESIGN AND CONSTRUCTION FOR**

**MCGREGOR SQUARE**

The ACE Mentor Program of Colorado is issuing this Request for Proposal (RFP) for architecture, engineering, and construction services for McGregor Square. The approximately 3 acre site is located in Denver, Colorado and is bound by 19th Street on the southwest, Wazee Street to the southeast, and 20th Street to the northeast.



**CALENDER**

<b>Project Team Summary</b>	<b>By Third Session, TBD by Lead Mentor</b>
<b>Site Visit</b>	<b>February / March 2020</b>
<b>Scholarship Deadline</b>	<b>April 3, 2020</b>
<b>Final Presentation at Special Event</b>	<b>April 23, 2020</b>
<b>Blueprint to Success</b>	<b>May 2020</b>



## CLIENT'S VISION

McGregor Square is envisioned as a “new gateway” to the Colorado Rockies franchise. The site, located adjacent to Coors Field in the LoDo neighborhood is currently a parking lot. This project seeks to create a Rockies Hall of Fame, a hotel, and an urban space that supports pre- and post-game celebrations and a year-round destination for neighborhood residents.

## SCOPE OF WORK - SITE

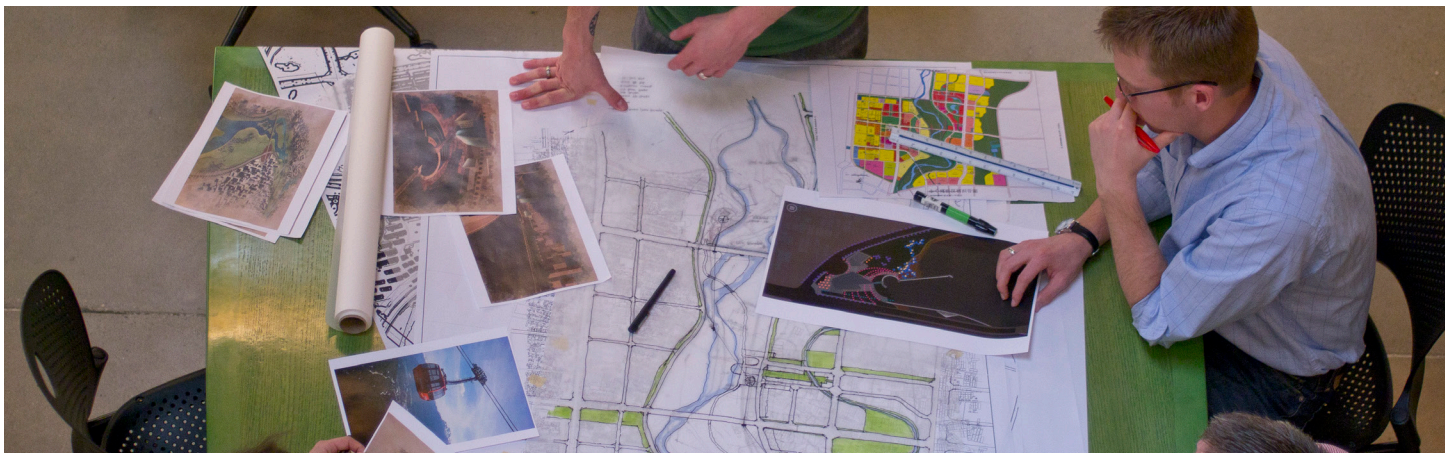
McGregor Square needs to include the following items. The Hall of Fame and Hotel can be conceptualized as one building or multiple buildings. Square footages (S.F.) are approximate.

### Hall of Fame, Hotel, and Parking Garage

1. 34,000 S.F. Hall of Fame, 145,000 S.F. hotel, and underground parking garage
2. Large entry lobby
3. Hall of Fame interactive exhibit space
4. Hall of Fame store
5. Coffee shop
6. Restaurant
7. Grand ballroom with stage; room should be able to subdivide into three or more large rooms
8. Hall of Fame rooftop deck, available to all visitors
9. Hotel rooftop deck with pool, for hotel patrons only
10. 175 Hotel rooms
11. Indoor pool, for hotel patrons only
12. Support services spaces (offices / administration, rest rooms, mechanical, storage, etc.)

### Site Improvements

1. Public plaza with flexible space for festivals, concerts, etc.
2. Seating and dining spaces adjacent to Hall of Fame and hotel
3. Updated existing Wynkoop pedestrian mall
4. Water feature / fountain
5. Multiple public art pieces
6. Various forms of public seating, shaded and unshaded
7. Landscape design throughout site, including streetscapes





## DELIVERABLES

### 1 PROJECT TEAM SUMMARY

Teams will be formed during the first three work session. During one of these sessions (TBD by lead mentor) each team will present a one-page summary including team name, team members, and a list of disciplines each member is most interested in (civil, structural, and mechanical engineering; architecture, landscape architecture, and interior architecture; construction).

### 2 SESSION SUBMITTALS

Each team will submit the following working plans and exhibits to their lead mentor during sessions. Teams will show progress on these items (at lead mentor discretion) as the sessions move forward.

**DESIGN PLANS :** Each team will submit the following plans.

1. Site analysis plan
2. Engineered site plan (grading, water quality)
3. Landscape plan
4. Architectural plan
5. Construction budget / cost estimate

**EXHIBITS :** Each team to submit three of the following **eight tasks**.

1. MEP room layout
2. Building structural exhibit
3. Material selection board
4. Phasing plan
5. LEED worksheet
6. Construction schedule
7. Material staging plan
8. Interior room layout

### 3 PRESENTATION OUTLINE

Each team will submit a one-page outline describing their chosen refined deliverables for the Final Presentation. This will include a minimum of two design plans and two exhibits. Teams must explain how they intend to further their chosen deliverables from their current level at time of proposal submittal (TBD by lead mentor), and how they will represent their deliverables at the Final Presentation. Each team will choose one or more of the following ways to represent their project.

- Physical model
- Computer model
- Hand renderings
- Computer rendering
- Building elevations
- Site sections

### 4 FINAL PRESENTATION

Public and User Outreach Plan : Teams must develop a communication and outreach strategy to engage neighborhood residents and business owners. The strategy should identify a method for getting feedback, possible positive and negative impacts the development could have on residents, and their hopes in respect to this development.

Presentation Display Board: Provide a final verbal presentation of the project scope including representations of chosen project deliverables. All students are encouraged to participate in the presentation, which should last no more than 10 minutes per team. The presentation should use project display boards exhibiting a graphic description of the project concept and representations of each deliverable. Intent of the boards are to describe the proposed project and convey the project design features to the project client, city permit reviewers, and interested public. These project boards may be the center point of your final presentation in April and may be used at future ACE events and presentations.