

ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team

at MileHighOrdinance@DenverGov.org by **11 a.m. Monday**. Contact the Mayor's Legislative team with questions

Date of Request: February 7, 2024

Please mark one: **Bill Request** or **Resolution Request**

1. Type of Request:

- Contract/Grant Agreement** **Intergovernmental Agreement (IGA)** **Rezoning/Text Amendment**
 Dedication/Vacation **Appropriation/Supplemental** **DRMC Change**
 Other:

2. Title: Approves a contract with Cushman & Wakefield of Colorado, Inc. (Cushman & Wakefield) for \$2,500,000 and for 3 Years plus two 1-year options to extend, for commercial real estate brokerage services for Denver International Airport (DEN) Real Estate (PLANE-202370394).

3. Requesting Agency: Department of Aviation

4. Contact Person:

Contact person with knowledge of proposed ordinance/resolution	Contact person to present item at Mayor-Council and Council
Name: Ken Cope, SVP of DEN Real Estate	Name: Kevin Forgett, Manager of Legislative Affairs
Email: Ken.Cope@flydenver.com	Email: Kevin.Forgett@flydenver.com

5. General description or background of proposed request. Attach executive summary if more space needed:

This request is for the approval of Cushman & Wakefield of Colorado, Inc. (Cushman & Wakefield) as a commercial real estate broker to perform brokerage services. Brokerage services include detailed analysis of commercial real estate market economics to guide DEN Real Estate's focus on development areas or industries on DEN owned land at the airport.

Brokerage services were previously provided to DEN Real Estate by one vendor, and this is an unbundling of that contract to leverage individual expertise, ensure competitiveness, and provide opportunity to MWBE firms.

Cushman & Wakefield will be paid on a "success fee" basis, meaning amounts are owed only when Cushman & Wakefield successfully sources a tenant that executes a lease on DEN land.

DEN sits on 53 square miles of land; of that, 16,000 acres is dedicated to non-aeronautical land, which is the primary focus of DEN Real Estate. DEN is the second largest airport in the world by land mass.

6. City Attorney assigned to this request (if applicable): Jacob Garner

7. City Council District: District 11

8. **For all contracts, fill out and submit accompanying Key Contract Terms worksheet**

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

Key Contract Terms

Type of Contract: Professional Services > \$500K

Vendor/Contractor Name: Cushman & Wakefield of Colorado, Inc. (Cushman & Wakefield)

Contract control number: PLANE-202370394

Location: Denver International Airport

Is this a new contract? Yes No **Is this an Amendment?** Yes No **If yes, how many?** _____

Contract Term/Duration (for amended contracts, include existing term dates and amended dates):

3 Years plus two 1-year options to extend

Contract Amount (indicate existing amount, amended amount and new contract total):

<i>Current Contract Amount</i> (A)	<i>Additional Funds</i> (B)	<i>Total Contract Amount</i> (A+B)
\$2,500,000	N/A	\$2,500,000

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>
3 Years plus two 1-year options to extend	N/A	3 Years plus two 1-year options to extend

Scope of work:

Cushman & Wakefield will:

Prepare a detailed analysis of commercial real estate market economics to guide DEN Real Estate’s focus on development areas or industries including hyper local, local, regional, national and global; interpret and assess relevant market trends; provide interpretation and monitoring of market indicators that represent changes in real estate economics which define and influence real estate cycles.

Prepare a detailed analysis of the competitive (proposed and active) developments that currently or will impact development plans on DEN land from a local, national and international perspective; a comparable analysis of commercial real estate trends within comparable Aerotropolis’ in USA and world-wide as applicable; advance and evolve DEN Real Estate’s detailed Strategic Development Plan to recommend types of uses and gross square footage (SF) based on market conditions.

Support and advise on DEN Real Estate’s internal marketing and branding initiatives as well as those in conjunction with DEN’s marketing/branding strategic partners and Joint Development Partners.

Market and promote DEN Commercial Development offerings to targeted industries, developers and end users.

Brokerage and advisory could be for the following districts within DEN owned property: West Approach; Aero-Industrial; Second Creek Campus; Peña Station Next; 40th & Airport Station; 72nd & Himalaya; and East Approach. In addition to these seven districts, DEN has available land for potential solar and/or other development uses.

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Was this contractor selected by competitive process? Yes If not, why not?

Has this contractor provided these services to the City before? Yes No

Source of funds: Operations & Maintenance and Capital Improvement Plan

Is this contract subject to: W/MBE DBE SBE XO101 ACDBE N/A

MWBE/DBE/SBE or N/A commitments: N/A: The Division of Small Business Opportunity (DSBO) has conducted an analysis examining the scope of work for this project, cost estimate and the existing availability of certified firms in the following NAICS code: 531210 to perform the specified services as stated in the business utilization request form. DSBO has established that no DSBO program will apply.

Who are the subcontractors to this contract? N/A

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