

**ORDINANCE/RESOLUTION REQUEST**

Please email requests to the Mayor’s Legislative Team

at [MileHighOrdinance@DenverGov.org](mailto:MileHighOrdinance@DenverGov.org) by **3:00pm on Monday**. Contact the Mayor’s Legislative team with questions

Date of Request: 1/14/2020\_\_\_\_\_

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:** (Start with *approves, amends, dedicates*, etc., include name of company or contractor and indicate the type of request: grant acceptance, contract execution, contract amendment, municipal code change, supplemental request, etc.)

Approves a contract with RiNo Art District for the finish build out, operation and management of the former EEB “Police Building” located at 1930 35<sup>th</sup> Street for a new public library.

**3. Requesting Agency:** Denver Public Library

**4. Contact Person:**

Contact person with knowledge of proposed ordinance/resolution	Contact person to present item at Mayor-Council and Council
Name: Melissa Bordwine	Name: Melissa Bordwine
Email: mbordwine@denverlibrary.org	Email: mbordwine@denverlibrary.org

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

The Parks and Recreation Department has separately entered into a Cooperative Agreement with RiNo Art District for the rehabilitation and development of the “Police Building” located at 1900 35<sup>th</sup> Street. Under that Cooperative Agreement, RiNo Art District shall provide for the development and use of the current shell building for the future enjoyment and education of the citizens of the City and County of Denver and the general public.

This management agreement between RiNo Art District and the City (as the Denver Public Library) for the library’s portion of the newly renovated space at 1950 35<sup>th</sup> will include the development of approximately 7,000 square feet of space to be used as a new public library branch. RiNo is financing the build out and finish of the building and providing on-site management for the Library and other occupants. Under this ten year agreement the Library will be paying RiNo for management services as well as all of the other building operating expenses such as utilities and repairs.

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

Steve Hahn

**7. City Council District:**

Council District 9 – Candi CdeBaca

**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: (e.g. Professional Services > \$500K; IGA/Grant Agreement, Sale or Lease of Real Property):**  
Professional Services Contract

**Vendor/Contractor Name:** RiNo Art District

**Contract control number:** 202056894

**Location:** 1930 35<sup>th</sup> Street, new DPL branch

**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):**  
June 30, 2021 through June 29, 2031

**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)
\$1,800,000.00	0	\$1,800,000.00

  

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>
10 years		June 29, 2031

**Scope of work:** RiNo Art District will provide a finished space and management services for the building, as well as providing the management of engagement, coordination and joint marketing activities among all of the Project occupants, the Management Company (RiNo Art District) and the City to ensure that project objectives are being achieved and community benefits are maximized.

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

Denver Parks and Recreation handled the process that ultimately resulted in the selection of RiNo Art District to head up this project.

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

**Source of funds:** General Funds

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

**WBE/MBE/DBE commitments (construction, design, Airport concession contracts):**

**Who are the subcontractors to this contract?** There are no subcontractors on this contract.

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## EXECUTIVE SUMMARY

In 2018 Denver Parks and Recreation issued a Request for Statement of Interest seeking potential partners for the renovation, reconstruction and operation of the City-owned building located at 1900 35<sup>th</sup> Street (the Police Building). The building located at this address has been split into 2 buildings (1930 and 1950 35<sup>th</sup> Street). RiNo Art District was chosen to enter into a public-private partnership with the City and County of Denver. The intent is that after design, construction, renovation and improvement to the buildings, RiNo Art District will occupy, lease, operate and manage the buildings for the benefit of the City, the Art District and the general public. Part of the benefit for the general public includes a new library location, along with an artist collective and a food incubator.

RiNo Art District is using private funds to pay for the design, construction, renovation and improvement of the buildings, for the benefit of the general public. DPL will be paying a management fee to RiNo to provide for facility management, programming, coordination and joint marketing activities with the other occupants. It is estimated that the management fee along with other operational expenses for the first 10 years may amount to \$1,800,000.00. Currently commercial property in Denver is approximately \$30 per sq. ft. Were DPL to lease a commercial building in the area for the purposes of adding a new branch library, the monthly costs would be prohibitive. The annual payment to RiNo amounts to approximately \$12.00 per sq. ft. This agreement also achieves the goal of a new library without the use of capital funds to build a new location.

The new DPL branch library will be utilized for the benefit of the community, with an emphasis on the adjacent neighborhoods of Cole, Five Points, Globeville, Elyria and Swansea. Such benefits may include, but are not limited to, technology and wifi access, collection access, publicly accessible workshops, activities, and seminars focused on education, equity, culture, arts and crafts, youth support and empowerment, business and entrepreneurialism, local affairs and inclusiveness and diversity. It will also provide a welcoming space for the general public.

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