



Denver Post Building

Fifth Amendment To Sublease Agreement

Finance and Governance Committee
February 28, 2023
Resolution Request #23-0160

Current Conditions- not enough space for employees

- In 2021, the Division of Real Estate and DOTI with consultants have been working on a long-term Webb Building Capacity Project to address downtown FTE growth in a hybrid environment.
- Webb Building and Denver Post Building employees are working in a hybrid, shared workstation environment. Many agencies do not have enough workstations for employees to reasonably share and meet the 3 day a week in-office requirement.
- Webb Building furniture systems are original (approx. 21 years) and at the end of useful life. The furniture is no longer manufactured and furniture systems can no longer be reconfigured. New furniture systems are required.
- The City's sublease in the Denver Post Building has rolling expirations beginning in August 2023. The intention of the Webb Building Capacity Project is to bring most, if not all, Denver Post Building FTEs back into the Webb Building.

Fifth Amendment to Sublease Agreement

Terms

- Fifth Amendment to Sublease Agreement allows the extension of the 7th floor for 18 months making it coterminous with the expiration of the 8th floor. This added time allows for the needed work required in the Webb Building to bring back Denver Post Building FTEs. The 1st floor will be terminated effective August 31, 2023.
- Sublease Details:
 - Sublessor: DP Media Network LLC
 - Term: Extends 7th floor through February 28, 2025
 - 7th Floor Square Footage: 36,299
 - City relinquishes the 1st floor effective August 31, 2023
 - Proposed Fifth Amendment Contract: \$1,908,964.50 (includes rent and op ex)
 - Proposed Total Maximum Contract: \$43,475,016.90 (includes rent and op ex)
 - New Square Footage: 135,782 rentable square feet (reduced by 9,206 r.s.f.)

Requested Council Action

- RR 23-0160: Approves the Fifth Amendment to Sublease Agreement with DP Media Network, LLC extending the 7th floor space at 101 W. Colfax Avenue through February 28, 2025.

Questions?