

Key Contract Terms
500 Quivas Street – Lease Agreement

Type of Contract:

Contract > \$500K Lease Sale/purchase of personal property Grant IGA
 Sale/purchase of real property

Vendor/Contractor Name: Denver Health and Hospital Authority

Contract control number: FINAN 201524424-00

City's contract manager: Lisa Lumley, Div of Real Estate

Was this contractor selected by competitive process? No – existing relationship necessary with Office of Medical Examiner.

Has this contractor provided these services to the City before? Yes

Term/Duration of contract/project: 10 year term; Approx Jan 2016 - Dec 2025

Is this a new contract? Yes An amendment? No How many amendments? 0

Renewal terms: Two (2) ten (10) year options to extend.

Purpose: OME currently leases space from DHHA at 660 Bannock Street. DHHA intends to demo the building in the next year as part of the implementation of their capital master plan. The Lease Agreement with DHHA is a ten year term allowing the Office of Medical Examiner to relocate and occupy space in another DHHA owned building located at 500 Quivas Street. DHHA will build out the space to the City's specifications. The total contract amount of \$11,176,675.64 includes rent, capital improvement costs and operating expenses. Rent will begin upon execution of the lease but before occupancy.

Scope of services with performance bench marks: N/A

Cost/value: Total contract amount \$11,176,675.64

Source of funds: Capital Improvement Fund and General Fund; 2016 amount included in the proposed 2016 budget.

Benefit: Provides space for Office of the Medical Examiner.

Termination provision for City and for contractor: 90 days and in event of default.

Is this contract subject to: W/MBE DBE ACDBE SBE XO 101 N/A

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

Location: 500 Quivas Street

Affected Council District: District 7