

Executive Summary

Seventh Amendatory Agreement (Food Services) | JBK Hotels, LLC d/b/a Aloft

Department of Finance | Office of Real Estate

December 12, 2022

City Council Request

Approval of the Seventh Amendatory Agreement (Food Services) by and between the City and County of Denver and JBK Hotels, LLC d/b/a Aloft.

Background

- There is an increased need for housing and food services due to impacts from COVID-19. The Office of Real Estate, on behalf of HOST, previously submitted a Food Services Agreement (FINAN-202054604) to provide 3 meals per day per room to those experiencing homelessness that are currently staying at Aloft, located at 800 15th Street. The original agreement expired September 30, 2020.
- The first amendment (FINAN-202055636) extended the term of the original agreement through December 31, 2020.
- The second amendment (FINAN-202057167) extended the contract through June 30, 2021.
- The third amendment (FINAN-202159070) extended the term through the end of September 2021.
- The fourth amendment (FINAN-202160649) extended the term through December 31, 2021.
- The fifth amendment (FINAN-202161630) extended the term through June 30, 2022.
- The sixth amendment (FINAN-202262776) extended the term through December 31, 2022.
- The proposed seventh amendment (FINAN-202265806) would extend the term through April 30, 2023. This is the final amendment.
- This Food Services Amendment would be in conjunction with the Emergency Occupancy Agreement Amendment #7 (FINAN-202265720) that is also being proposed before City Council.

Populations Served

- This proposed amendment provides meals for those experiencing homelessness in 140 rooms at Aloft. These rooms provide non-congregate Protective Action shelter to support people experiencing homelessness during the COVID-19 emergency. The meals are provided 3 times a day by the hotel.
 - *Protective Action (PA)*, rooms to place high risk individuals in safe conditions out of congregate shelter or unsheltered conditions. Includes individuals who are most vulnerable to negative outcomes if they contract COVID-19, including older populations and individuals with underlying health conditions.

Associated Agreements

- This proposed seventh amendment to the Food Services Agreement would supplement the Emergency Occupancy Agreement (FINAN-202054515 / FINAN-202055637 / FINAN-202057157 / FINAN-202159069 / FINAN-202159610 / FINAN-202161460 / FINAN-202262777 / Proposed FINAN-202265720 at Aloft by providing additional assistance of food services for those staying at this property.

- The proposed Emergency Occupancy Agreement Amendment #7 concurrently being proposed to City Council supports housing needs for those experiencing homelessness by providing additional shelter space located at 800 15th Street, Denver, CO 80202. There is an increased need for this type of housing due to impacts from COVID-19. This agreement also has a proposed extension through July 31, 2023, with a step down in April 2023.

Details

PROPERTY OWNERSHIP:	JBK Hotels, LLC d/b/a Aloft
PROPERTY ADDRESS:	800 15th Street, Denver, CO 80202
CONTRACT TYPE:	Seventh Amendatory Agreement (Food Services)
# ROOMS:	140 rooms
CONTRACT CONTROL NUMBER:	FINAN-202054604 – Original Agreement FINAN-202055636 – Amendment #1 FINAN-202057167 – Amendment #2 FINAN-202159070 – Amendment #3 FINAN-202160649 – Amendment #4 FINAN-202161630 – Amendment #5 FINAN-202262776 – Amendment #6 FINAN-202265806 – Proposed Amendment #7
COUNCIL DISTRICT:	9
USE:	Food Services at Aloft for those experiencing homelessness during the COVID-19 pandemic

Terms and Costs

Contract Details	Original Contract	Amendment #1	Amendment #2	Amendment #3	Amendment #4
Contract Control Number	FINAN-202054604	FINAN-202055636	FINAN-202057167	FINAN-202159070	FINAN-202160649
Term	May 11, 2020 – September 30, 2020	October 1, 2020 – December 31, 2020	January 1, 2021 – February 28, 2021 – with an option to extend on a monthly basis through the end of June 2021.	July 1, 2021- September 30, 2021	Oct 1, 2021-Dec. 31, 2021
Effective Date	5/18/2020	–	–	–	–
# Rooms	140	140	140	140	140
Pricing/room/day	\$25/day/room (3 meals)	\$25/day/room (3 meals)	\$25/day/room (3 meals)	\$25/day/room (3 meals)	\$25/day/room (3 meals)
Total cost per day	Based on actual meals invoiced – only charged for meals that are delivered.	Based on actual meals invoiced – only charged for meals that are delivered.	Based on actual meals invoiced – only charged for meals that are delivered.	Based on actual meals invoiced – only charged for meals that are delivered.	Based on actual meals invoiced – only charged for meals that are delivered.
Maximum Contract Amount	\$430,500	\$784,700	\$1,418,200	\$1,740,200	\$2,062,200

Terms and Costs (Continued)

Contract Details	Amendment #5	Amendment #6	Proposed Amendment #7
Contract Control Number	FINAN-202161630	FINAN-202262776	FINAN-202265806
Term	Jan. 1, 2022-June 30, 2022	July 1, 2022-December 31, 2022	January 1, 2023-April 30, 2023
Effective Date	--	--	--
# Rooms	140	140	140
Pricing/room/day	\$25/day/room (3 meals)	\$25/day/room (3 meals)	\$25/day/room (3 meals)
Total cost per day	Based on actual meals invoiced – only charged for meals that are delivered.	Based on actual meals invoiced – only charged for meals that are delivered.	Based on actual meals invoiced – only charged for meals that are delivered.
Maximum Contract Amount	\$2,695,700	\$3,339,700	\$3,759,700