

## **BILL/ RESOLUTION REQUEST**

- 1. Title:** Approve the first amendment to the sublease agreement (CE55022) between the City and County of Denver Division of Theatres and Arenas and the Denver Center for the Performing Arts (DCPA) for approximately 10,000 sq. ft. of office space at 1245 Champa Street, Denver, CO 80204.
  
- 2. Requesting Agency:** Theatres and Arenas
  
- 3. Contact Person *with actual knowledge of proposed ordinance***  
**Name:**Mark Najarian  
**Phone:**720-865-4236  
**Email:**mark.najarian@denvergov.org
  
- 4. Contact Person *with actual knowledge of proposed ordinance who will present the item at Mayor Council and who will be available for first and second reading, if necessary***  
**Name:**Megan Reyes  
**Phone:**720-865-4224  
**Email:**megan.reyes@denvergov.org
  
- 5. Describe the proposed ordinance, including what the proposed ordinance is intended to accomplish, who's involved**
  - a. Scope of Work**

Key lease terms for this amendment to Contract Control Number CE55022 include, but are not limited to:

**LEASED PREMISES:** Subject to the terms of this Lease, Sublessor agrees to lease, demise, and let unto the City and the City does hereby lease from Sublessor those first floor premises ("Leased Premises") located at 1245 Champa Street, Denver, Colorado, as more particularly described and depicted on Exhibit A, attached hereto and incorporated herein, comprising the first floor of the Building and containing approximately 10,386 square feet of rental area. The description contained on Exhibit A may be modified upon the written authorization of the Director of Asset Management to correct minor, technical errors. The City shall also be allowed to use the first floor common areas of the Building and surrounding grounds that are made available on a non-exclusive basis for the general use of tenants, their employees, agents and invitees. (See files for additional info.)
  - b. Duration**

10/1/10 – 9/30/15
  - c. Location**

1245 Champa Street, Denver, CO 80204
  - d. Affected Council District**

8

**e. Benefits**

Allows the Division of Theatres and Arenas to remain in its current location which is situated adjacent to the Denver Performing Arts Complex and across the street from the Colorado Convention Center, all of which are managed and operated by the Division of Theatres and Arenas.

**f. Costs**

Total amended contract amount is \$987,610.56. Amendment period is \$545,857.94.

**6. Is there any controversy surrounding this ordinance, groups or individuals who may have concerns about it? Please explain.**

None known.

**Bill Request Number: BR10-0547**

**Date: 6/22/2010**