

ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor’s Legislative Team

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

Date of Request: 8/10/2020

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.)
Grants approval of a Lease Agreement between CCD and DENCOM, LLC, a Colorado limited liability company.

3. Requesting Agency:
Department of Finance, Division of Real Estate

4. Contact Person:

| | |
|--|---|
| Contact person with knowledge of proposed ordinance/resolution | Contact person to present item at Mayor-Council and Council |
| Name: Lisa Lumley | Name: Lisa Lumley |
| Email: Lisa.Lumley@denvergov.org | Email: Lisa.Lumley@denvergov.org |

5. General description or background of proposed request. Attach executive summary if more space needed:
Lease Agreement, on behalf of HOST, to support sheltering needs for those experiencing homelessness. There is an increased need of this type of sheltering due to impacts from COVID-19. The term of the lease is 10 years with 2 additional 5-year extension options. The City is responsible for paying base rent, utilities, improvements and operating expenses as outlined in the lease agreement. The maximum contract amount is \$19,840,480.40. The City may exercise the Purchase Option at any time after the 30th month past the Effective Date but prior to expiration of the 5th year of the initial term of the lease.

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

7. City Council District:
8

8. **For all contracts, fill out and submit accompanying Key Contract Terms worksheet**

To be completed by Mayor’s Legislative Team:

Resolution/Bill Number: RR20 0833

Date Entered: _____

Key Contract Terms

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

Vendor/Contractor Name:
DENCOM, LLC, a Colorado limited liability company

Contract control number:
FINAN-202055687

Location:
4600 E. 48th Avenue, Denver, CO 80216

Is this a new contract? Yes No **Is this an Amendment?** Yes No **If yes, how many?** N/A

Contract Term/Duration (for amended contracts, include existing term dates and amended dates):
Initial Term – 10 years starting from the effective date of the lease
Extension option #1 – Additional 5 years
Extension option #2 – Additional 5 years

Contract Amount (indicate existing amount, amended amount and new contract total):

| <i>Current Contract Amount</i> | <i>Additional Funds</i> | <i>Total Contract Amount</i> |
|--------------------------------|-------------------------|------------------------------|
| <i>(A)</i> | <i>(B)</i> | <i>(A+B)</i> |
| \$19,840,480.40 | \$0 | \$19,840,480.40 |

| <i>Current Contract Term</i> | <i>Added Time</i> | <i>New Ending Date</i> |
|------------------------------|-------------------|------------------------|
| Approx. 9/2020 – 8/2030 | TBD | Approx. 8/31/2030 |

Scope of work:
CCD is Leasing only. The Landlord/Owner is renovating the building for occupancy.

Was this contractor selected by competitive process? N/A **If not, why not?** N/A

Has this contractor provided these services to the City before? Yes No N/A

Source of funds: CARES, ESG (Emergency Solutions Grant), Private/Philanthropic support

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

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

Who are the subcontractors to this contract? N/A

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