

Executive Summary

Comfort Inn Lease Agreement | Quebec Hospitality LLC

Department of Finance | Office of Real Estate

January 23, 2023

City Council Request

Approval of Lease Agreement by and between the City and County of Denver and Quebec Hospitality LLC d/b/a Comfort Inn.

Background

- The Office of Real Estate, on behalf of HOST, requests executing a Lease Agreement (FINAN-202266264) to support housing needs for families experiencing homelessness by providing additional shelter space located at 4685 Quebec Street, Denver, CO 80216. There is an increased need for this type of housing due to impacts from COVID-19.
- The Lease Agreement is a contract for 138 rooms for the term of one year. There are four renewal options to extend the lease for an additional one year per extension for a total of 5 years if all options are exercised. The nightly room rate is \$110.00/room/night for a total of \$15,180 per day. There is also a purchase option. The maximum contract amount is \$5,840,700.
- Continental breakfast will be provided by the owner. Snacks and dinner will be provided by the selected service provider. Kids that attend school will receive lunch at school during the week.

Populations Served

- These rooms provide non-congregate shelter to support families experiencing homelessness during the COVID-19 emergency. The property would support families.

Associated Agreements

- Guests are referred through internal review and partner agency to be identified through an RFP process. The selected service provider will enter into a service agreement with HOST.

Details

PROPERTY OWNERSHIP:	Quebec Hospitality LLC d/b/a Comfort Inn
PROPERTY ADDRESS:	4685 Quebec Street, Denver, CO 80216
CONTRACT TYPE:	Lease Agreement
# ROOMS:	138 rooms
CONTRACT CONTROL NUMBER:	FINAN-202266264
COUNCIL DISTRICT:	8 - Herndon
USE:	Non-congregate shelter for families experiencing homelessness during the COVID-19 pandemic

Terms and Costs

Contract Details	Original Contract – Lease Agreement
Contract Control Number	FINAN-202266264
Term	One year upon delivery and receipt of a fully executed agreement. Option to extend four times for an additional year each extension.
Effective Date	2/1/2023
# Rooms	138
Pricing/room/day	\$110
Total cost per day	\$15,180
Maximum Contract Amount	\$5,840,700
Purchase Option	Option to acquire the property in the lease term at market rate.

Service Provider

Service Provider	To be determined
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Food Service

Service Provider	Selected service provider will provide all occupants dinner
Owner	Continental breakfast
Meals Provided	Breakfast and dinner

Cleaning

Owner	Owner will operate normally as a hotel owner. Occupants will be able to clean their laundry with the residential washers and dryers.
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Maintenance

Owner	Owner will do all maintenance for the property.
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