CONTRACTS OFFICE
DENVER GENERAL SERVICES

MEMORANDUM

TO: Members of City Council

FROM: General Services Contracts Office

DATE: August 26, 2022

SUBJECT: Department of General Services – MFP CO II, LLC and MSP Master Tenant I, LLC lease agreements for solar power generating facilities scattered Citywide

Purpose of Amendment

The purpose of the thirteen amendments to the lease agreements with MFP CO II, LLC and MSP Master Tenant I, LLC were needed to address needed repair and maintenance service to the roofs which currently house solar power on various city facilities. The original lease agreements between the City and County of Denver and the contractors did not clearly state each parties' responsibilities in relation to roof repairs. The amendments revise and clarify the roles and responsibilities of each party as they relate to roof repairs. The lease agreements for the solar power generating facilities are one important strategy to achieving the city's renewable electricity goals and compliance with Energize Denver Building Performance Ordinance.

Contract Description

There was a contract dispute so both parties entered negotiations and reached an agreement on March 29, 2022. The dispute between the parties resulted from roof leaks that occurred at multiple solar power generating sites and who was responsible for the roof repairs. The city identified 4 locations that have substantial roof leaks. General Services is working in conjunction with the Department of Transportation and Infrastructure to identify and determine which sites require roof repair and are primed and ready to do the work as soon as possible.

Although only 4 sites have been identified having substantial damage and are in need of immediate repair, the remaining sites are also in need of repair and maintenance. If additional sites are identified as needing repair, the amendment clearly outlines the roles and responsibilities of each party. The amendments also provide a percentage breakdown of cost for each party is responsible for the removal, storing and reinstallation of the solar panels at each generating facility after the roof repairs are completed.

Generating Facility Locations

Solar energy generating sites under contract with MFP CO II, LLC and MSP Master Tenant I, LLC are scattered across the City. The following list outlines the contractor, facility name and address of solar generating site, and contract numbers associated with each site that are being amended.

Resolution #	Contractor Name:	Facility Name & Location	Contract Number:	Original Contract Number:
22-1061	MFP CO II, LLC	Roslyn Complex, Building C 5440 Roslyn Street	GENRL-202262937-02	RC0A011-02
22-1062	MFP CO II, LLC	Arie P. Taylor Municipal Building 4685 Peoria Street	GENRL-202262995-02	RC0A012-02
22-1063	MSP Master Tenant I, LLC	Denver Police District #1 1311 West 46th Avenue	GENRL-202262996-02	RC0A003-02
22-1064	MSP Master Tenant I, LLC	Technology Services 10 Galapago	GENRL-202263011-02	RC0A004-02
22-1065	MSP Master Tenant I, LLC	DPR Maintenance Shop on Huron Street 945 South Huron Street	GENRL-202263016-02	RC0A005-02
22-1066	MSP Master Tenant I, LLC	Central Park Recreation Center 5090 Broadway	GENRL-2202263075-02	RC0A006-02
22-1067	MSP Master Tenant I, LLC	Rude Recreation Center 2855 West Holden Place	GENRL-202263076-03	RC0A007-03
22-1068	MSP Master Tenant I, LLC	City Surplus Warehouse 671 South Jason Street	GENRL-202263077-02	RC0A008-02
22-1069	MSP Master Tenant I, LLC	Park Avenue Warehouse 3375 Park Avenue	GENRL-202263078-02	RC0A009-02
22-1070	MSP Master Tenant I, LLC	DPR Maintenance Shop on Jason St. 4495 Jason Street	GENRL-202263080-02	RC0A010-02
22-1071	MSP Master Tenant I, LLC	Central Platte Fleet 1271 Bayaud Avenue	GENRL-202263081-02	RC0A013-02
22-1072	MSP Master Tenant I, LLC	Denver Wastewater Management Bldg. 2000 West 3rd Avenue	GENRL-202263083-02	RC0A014-02
22-1073	MSP Master Tenant I, LLC	Hiawatha Davis Recreation Center 3334 Holly Street	GENRL-202263013-02	RC1A000-02