

Executive Summary

Seventh Amendment to Emergency Occupancy Agreement | JBK Hotels, LLC d/b/a Aloft

Department of Finance | Office of Real Estate

December 12, 2022

City Council Request

Approval of the Seventh Amendment to Emergency Occupancy Agreement by and between the City and County of Denver and JBK Hotels, LLC d/b/a Aloft.

Background

- The Office of Real Estate, on behalf of HOST, previously submitted an Emergency Occupancy Agreement (FINAN-202054515) to support 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 expired August 31, 2020.
- The first amendment (FINAN-202055637) extended the term of the original agreement through December 31, 2020.
- The second amendment (FINAN-202057157) extended the term of the agreement through June 30, 2021.
- The third amendment (FINAN-202159069) extended the term of the agreement through the end of September 2021.
- The fourth amendment (FINAN-202159610) extended the term through December 31, 2021.
- The fifth amendment (FINAN-202161460) extended the term through June 30, 2022.
- The sixth amendment (FINAN-202262777) extended the term through December 31, 2022.
- The proposed seventh amendment (FINAN-202265720) will extend the term through July 31, 2023. Occupants will step down two floors on April 17th and fully vacate on April 30th, 2023. This is the final amendment.

Populations Served

- The contract supports Non-Congregate Protective Action rooms.
 - *Protective Action (PA)*, rooms to place high risk individuals in safe conditions out of congregate shelter or unsheltered conditions.
 - The population served at this location include individuals who are most vulnerable to negative outcomes if they contract COVID-19, including older populations and individuals with underlying health conditions. Many of the occupants at this property use wheelchairs, walkers, are on oxygen tanks or have other severe health conditions. Keeping units available during this pandemic for this population provides a needed service and provides an increased wellbeing for these individuals.
- The original contract and associated amendments listed above, including the proposed fifth amendment going before council, provides 140 rooms. These rooms provide non-congregate shelter to support people experiencing homelessness during the COVID-19 emergency.
- Guests are referred through internal review and partner agency, The Salvation Army.
- Cleaning is provided by RPM Roth Property Maintenance.
- Food is provided by Aloft through a separate contract with the City and County of Denver.
- The 140 rooms provided through this amendment are part of a larger effort by HOST to offer non-congregate shelter for those experiencing homelessness. The current total of Protective

Action bed count is 272 (Aloft and Park Ave-formerly known as La Quinta). If the agreement were to expire, the City would lose access to 140 rooms, decreasing the number of rooms available and putting many vulnerable individuals at risk of losing stable shelter.

Associated Agreements

- HOST previously advanced two items through Safety, Housing, Education & Homelessness Committee to approve and extend contracts with the Colorado Coalition for the Homeless and The Salvation Army to provide facility services, shelter staffing, primary and behavioral health care, food and other supports for guests in hotel/motel rooms, including the 140 rooms in the proposed amendment. The Salvation Army currently manages the contract at Aloft and will continue with this amendment.
- Contracts with TSA, Roth and Securitas will be going through the process to extend through 6/30/2023 to align with this extension.
- Through HOST’s proposed contracts, guests in the 140 rooms will receive support services including three meals per day.
- Aloft provides food services per a separate agreement with the City. Proposed seventh amendment to the food services agreement: FINAN-202265806
 - (FINAN-202054604 – Original Agreement; FINAN-202055636 – First Amendment; FINAN-202057167 – Second Amendment; FINAN-202159070 – Third Amendment; FINAN-202160649 – Fourth amendment; FINAN-202161630-05 – Fifth Amendment; FINAN-202262776 – Sixth Amendment).

Details

PROPERTY OWNERSHIP:	JBK Hotels, LLC d/b/a Aloft
PROPERTY ADDRESS:	800 15th Street, Denver, CO 80202
CONTRACT TYPE:	Seventh Amendment to Emergency Occupancy Agreement
# ROOMS:	140 rooms
CONTRACT CONTROL NUMBER:	Proposed Seventh Amendment: FINAN-202265720 Original Contract: FINAN-202054515 Amendment #1: FINAN-202055637 Amendment #2: FINAN-202057157 Amendment #3: FINAN-202159069 Amendment #4: FINAN-202159610 Amendment #5: FINAN-202161460 Amendment #6: FINAN-202262777
COUNCIL DISTRICT:	9
USE:	Housing assistance for those experiencing homelessness during the COVID-19 pandemic

Terms and Costs

Contract Details	Original Contract	Amendment #1	Amendment #2	Amendment #3	Amendment #4	Amendment #5	Amendment #6	Proposed Amendment #7
Contract Control Number	FINAN-202054515	FINAN-202055637	FINAN-202057157	FINAN-202159069	FINAN-202159610	FINAN-202161460	FINAN-202262777	FINAN-202265720
Term	May 11, 2020 - August 31, 2020	September 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. No additional options to extend.	October 1, 2021-Dec 31, 2021. No additional options to extend.	Jan. 1, 2022- June 30, 2022 No additional options to extend.	July 1, 2022- December 31, 2022. No additional options to extend.	January 1, 2023-July 31, 2023. No additional options to extend.
Effective Date	5/11/2020	--	--	--	--	--	--	--
# Rooms	140	140	140	140	140	140	140	\$140
Pricing/room/day	\$95	\$95	\$95	\$95	\$95	\$95	\$95	\$100
Total cost per day	\$13,300	\$13,300	\$13,300	\$13,300	\$13,300	\$13,300	\$13,300	\$14,000
Maximum Contract Amount	\$1,935,900	\$3,558,500	\$5,965,800	\$7,189,400	\$8,413,000	\$10,820,300	\$13,267,500	\$16,235,500

Security

Service Provider	Securitas Security
# of FTEs	1 guard on day shift, 2 guards on night shift
Hours of operation	24/7 coverage
Total Hours	Estimated 224 hours per week
Estimated cost through 6/30/2023	\$32.86-\$35.15 per hour approximately \$7,578.24 total weekly approximately \$32,839.04 total monthly approximately

Food Service

Service Provider	Aloft provides food services per a separate agreement with the City. Proposed Food Services Amendment #7: FINAN-202265806 Original Contract: FINAN-202054604 Amendment #1: FINAN-202055636 Amendment #2: FINAN-202057167 Amendment #3: FINAN-202159070 Amendment #4: FINAN-202160649 Amendment #5: FINAN-202161630 Amendment #6: FINAN-202262776
Meals Provided	3 meals/room/day