



Legislation Details (With Text)

File #: 23-0104 **Version:** 1

Type: Bill **Status:** Passed

File created: 1/30/2023 **In control:** Finance & Governance Committee

On agenda: 2/21/2023 **Final action:** 3/2/2023

Title: A bill for an ordinance approving a proposed Real Estate Purchase Agreement between the City and County of Denver and Lifespan Local LLC for the acquisition of a condominium unit for the Denver Public Library branch in the Westwood neighborhood, located at 3300 Nevada Place. Approves a purchase and sale agreement with Lifespan Local, LLC for \$5,950,000, as part of the RISE Denver bond program, for the city to purchase a 6,000 square foot condo unit to support a new Denver Public Library branch in the Westwood neighborhood, located at 3300 Nevada Place in Council District 3 (FINAN 202265857-00). The last regularly scheduled Council meeting within the 30-day review period is on 3-13-2023. The Committee approved filing this item at its meeting on 2-7-2023.

Sponsors:

Indexes: Lucas Palmisano

Code sections:

Attachments: 1. BR23-0104_DOF_Bill_Resolution_request_Westwood Library, 2. Westwood Library PSA Final presentation pdf, 3. Westwood Library PSA Final presentation, 4. 23-0104 Agr_Lifespan Local LLC_202265857-00, 5. 23-0104 Filed Bill_Lifespan Local LLC_202265857-00 MMMredline, 6. 3-0104 Filed Bill_Lifespan Local LLC_202265857-00 MMMredline, 7. 23-0104 - signed, 8. 23-0104 For an ordinance approving a proposed Real Estate Purchase Agreement

Date	Ver.	Action By	Action	Result
3/2/2023	1	Mayor	signed	
2/27/2023	1	Council President	signed	
2/27/2023	1	City Council	placed upon final consideration and do pass	Pass
2/21/2023	1	City Council	ordered published	Pass
2/7/2023	1	Finance & Governance Committee	approved for filing	Pass

[Contract Request Template \(Contracts; IGAs; Leases\)](#)

Date Submitted: 2-6-2023

Requesting Agency: Finance
Division: Real Estate

Subject Matter Expert Name: Lisa Lumley
Email Address: Lisa.Lumley@denvergov.org
Phone Number:

Item Title & Description:

(Do not delete the following instructions)

These appear on the Council meeting agenda. Initially, the requesting agency will enter a 2-3 sentence description. Upon bill filling, the City Attorney's Office should enter the title above the description (the title

should be in **bold** font).

Both the title and description must be entered between the red "title" and "body" below. Do **not** at any time delete the red "title" or "body" markers from this template.

A bill for an ordinance approving a proposed Real Estate Purchase Agreement between the City and County of Denver and Lifespan Local LLC for the acquisition of a condominium unit for the Denver Public Library branch in the Westwood neighborhood, located at 3300 Nevada Place.

Approves a purchase and sale agreement with Lifespan Local, LLC for \$5,950,000, as part of the RISE Denver bond program, for the city to purchase a 6,000 square foot condo unit to support a new Denver Public Library branch in the Westwood neighborhood, located at 3300 Nevada Place in Council District 3 (FINAN 202265857-00). The last regularly scheduled Council meeting within the 30-day review period is on 3-13-2023. The Committee approved filing this item at its meeting on 2-7-2023.

Affected Council District(s) or citywide? 3

Contract Control Number: FINAN 202265857-00

Vendor/Contractor Name (including any "DBA"): Lifespan Local LLC

Type and Scope of services to be performed:

DPL Westwood branch is the smallest branch in the system at 900 square feet located within the Westwood Community Center. It does not have the capacity to support neighborhood needs. In 2021 voters approved the Rise Denver bond program which included a new library for the Westwood neighborhood. Purchase of the 6,000 square foot condo unit will allow DPL to meet the generational, learning needs of the community within a community focused resource center.

Location (if applicable): 3300 Nevada Place

WBE/MBE/DBE goals that were applied, if applicable (construction, design, Airport concession contracts): N/A

Are WBE/MBE/DBE goals met (if applicable)?

Is the contract new/a renewal/extension or amendment?

New

Was this contractor selected by competitive process or sole source?

N/A-purchase and sale agreement

For New contracts

Term of initial contract:

No expiration

Options for Renewal:

How many renewals (i.e. up to 2 renewals)?

Term of any renewals (i.e. 1 year each):

Cost of initial contract term:

\$5,950,000

Cost of any renewals:

Total contract value council is approving if all renewals exercised:

For Amendments/Renewals Extensions:

Is this a change to cost/pricing; length of term; terms unrelated to time or price (List all that apply)?

If length changing

What was the length of the term of the original contract?

What is the length of the extension/renewal?

What is the revised total term of the contract?

If cost changing

What was the original value of the entire contract prior to this proposed change?

What is the value of the proposed change?

What is the new/revised total value including change?

If terms changing

Describe the change and the reason for it (i.e. compliance with state law, different way of doing business etc.)