



Legislation Details (With Text)

File #: 22-1343 **Version:** 1

Type: Resolution **Status:** Adopted

File created: 10/17/2022 **In control:** Finance & Governance Committee

On agenda: 11/14/2022 **Final action:** 11/14/2022

Title: A resolution approving a proposed Concession Agreement between the City and County of Denver and HJB Convenience Corporation for operation of a retail convenience store in the Wellington Webb Municipal Office Building, located at 201 West Colfax Avenue in Council District 9. Approves a concession agreement with HJB Convenience Corporation for \$312,173.40 and 10 years, plus 2 5-year options to extend, to run the Russell's convenience store in the Webb Building, located at 201 West Colfax Avenue in Council District 9 (FINAN-202264955-00). The last regularly scheduled Council meeting within the 30-day review period is on 12-5-2022. The Committee approved filing this item at its meeting on 10-25-2022.

Sponsors:

Indexes: Mar'quasa Maes

Code sections:

Attachments: 1. RR22-1343_DoF_Ordinance Request-HJB, 2. 22-1343_HJB_Convenience_Lease_2022_202264955, 3. 22-1343 Filed Resolution_HJB Convenience_202264955-00, 4. 22-1343 Filed Resolution_HJB Convenience, 5. 22-1343 - signed

Date	Ver.	Action By	Action	Result
11/14/2022	1	Council President	signed	
11/14/2022	1	City Council	adopted	Pass
10/25/2022	1	Finance & Governance Committee	approved by consent	

Contract Request Template (Contracts; IGAs; Leases)

Date Submitted: 10-24-2022

**Requesting Agency: Department of 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 resolution approving a proposed Concession Agreement between the City and County of Denver and HJB Convenience Corporation for

operation of a retail convenience store in the Wellington Webb Municipal Office Building, located at 201 West Colfax Avenue in Council District 9.

Approves a concession agreement with HJB Convenience Corporation for \$312,173.40 and 10 years, plus 2 5-year options to extend, to run the Russell’s convenience store in the Webb Building, located at 201 West Colfax Avenue in Council District 9 (FINAN-202264955-00). The last regularly scheduled Council meeting within the 30-day review period is on 12-5-2022. The Committee approved filing this item at its meeting on 10-25-2022.

Affected Council District(s) or citywide? 9

Contract Control Number: FINAN-202264955-00

Vendor/Contractor Name (including any “DBA”): HJB Convenience Corporation

Type and Scope of services to be performed:

EXECUTIVE SUMMARY

HJB CONVENIENCE CORPORATION - CONCESSION AGREEMENT

This Concession Agreement permits HJB Convenience Corporation to run the Russell’s convenience store in the Webb building.

HJB is the operator of the existing Russell’s at this location. After a comprehensive RFP process, HJB Convenience Corporation was selected as the winning bidder to operate the convenience store.

The agreement is for a 10-year term with two options to extend for 5 years.

Location (if applicable): 201 West Colfax

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?

Competitive

For New contracts

Term of initial contract:

11/1/2022 - 10/31/2032 (10 years)

Options for Renewal:

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

Term of any renewals (i.e. 1 year each): 5-year

Cost of initial contract term:

\$312,173.40

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.)