



## Legislation Details (With Text)

**File #:** 23-1197 **Version:** 1

**Type:** Resolution **Status:** Adopted

**File created:** 9/4/2023 **In control:** City Council

**On agenda:** 10/9/2023 **Final action:** 10/9/2023

**Title:** A resolution approving a proposed Amendatory Agreement between the City and County of Denver and BOP Republic Plaza I LLC for additional leased square feet to be used during the Webb Building Capacity Project, located at 370 17th Street, in Council District 10. Amends a contract with BOP Republic Plaza I LLC by adding \$4,928,262.28 for a new total of \$53,847,418.94 for an additional 72,209 square feet for a new total of 146,133 of leased square feet to be used as "swing space" during the Webb Building Capacity Project, located at 370 17th Street, in Council District 10. No change to contract duration (FINAN-20237011-01/FINAN-202368122). The last regularly scheduled Council meeting within the 30-day review period is on 10-23-2023. The Committee approved filing this item at its meeting on 9-12-2023. Councilmember Parady called out this item at the 10-02-2023 meeting for a one-week postponement to 10-09-2023.

**Sponsors:**

**Indexes:** Lucas Palmisano

**Code sections:**

**Attachments:** 1. RR23-1197\_DOE\_Bill\_Resolution\_request\_Form\_Republic Plaza Amend 1, 2. Republic Plaza Amendment presentation, 3. 23-1197 Filed Resolution\_BOP Republic Plaza I LLC, 4. 23-1197\_BOP Republic Plaza I LLC\_First Amendment, 5. 23-1197 Filed Resolution\_BOP Republic Plaza I LLC, 6. 23-1197\_signed

| Date      | Ver. | Action By                      | Action              | Result |
|-----------|------|--------------------------------|---------------------|--------|
| 10/9/2023 | 1    | Council President              | signed              |        |
| 10/9/2023 | 1    | City Council                   | adopted             | Pass   |
| 10/2/2023 | 1    | City Council                   | postponed           |        |
| 9/12/2023 | 1    | Finance & Governance Committee | approved for filing | Pass   |

## Contract Request Template (Contracts; IGAs; Leases)

**Date Submitted: 9-11-2023**

**Requesting Agency: Department of Finance**  
**Division:**

**Subject Matter Expert Name: Lisa Lumley**

**Email Address:** [lisa.lumley@denvergov.org](mailto:lisa.lumley@denvergov.org) <<mailto: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 Amendatory Agreement between the City and County of Denver and BOP Republic Plaza I LLC for additional leased square feet to be used during the Webb Building Capacity Project, located at 370 17th Street, in Council District 10.**

Amends a contract with BOP Republic Plaza I LLC by adding \$4,928,262.28 for a new total of \$53,847,418.94 for an additional 72,209 square feet for a new total of 146,133 of leased square feet to be used as "swing space" during the Webb Building Capacity Project, located at 370 17<sup>th</sup> Street, in Council District 10. No change to contract duration (FINAN-20237011-01/FINAN-202368122). The last regularly scheduled Council meeting within the 30-day review period is on 10-23-2023. The Committee approved filing this item at its meeting on 9-12-2023. Councilmember Parady called out this item at the 10-02-2023 meeting for a one-week postponement to 10-09-2023.

**Affected Council District(s) or citywide?**  
**Council District 9**

**Contract Control Number:**  
**FINAN-20237011-1/FINAN-202368122**

**Vendor/Contractor Name (including any "DBA"):**  
**BOP Republic Plaza LLC**

**Type and Scope of services to be performed:**

**Executive Summary - Bop Republic Plaza I, LLC 1st Amendment**

In June 2023, City Council approved a Lease Agreement for CCD to lease office space at 370 17<sup>th</sup> Street, Denver, CO (Republic Plaza) so that the District Attorney could move from the Webb Building to the new leased space. As part of the Webb Building Capacity Project the former DA's space will be reconfigured to allow for bringing back City agencies from the Denver Post Building and consolidating into the Webb Building. CCD currently leases space on the 52, 53, & 54 floors for a total of 73,924 square feet.

The 1st Amendment provides swing space on floors 6, 7, and 22 for the Webb Building Capacity Project. The lease terms align with the Webb project timeline assuming commencement upon lease execution for a term of 36 months. The landlord proposed a very aggressive full-service rate and included all furniture and wireless connections. In keeping with the Mayor's goals of economic recovery downtown, the additional space allows employees to continue to work downtown while the Webb project is being completed.

Total additional square feet leased will be 72,209 for a total 146,133.

**Location (if applicable):**  
**370 17<sup>th</sup> Street Denver CO**

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

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

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

Amendment

**Was this contractor selected by competitive process or sole source?**

No

**For New contracts**

**Term of initial contract:**

**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:**

**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)?**

Cost and term unrelated to price

***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?**

**\$49,919,154.66**

**What is the value of the proposed change?**

**\$4,928,264.28**

**What is the new/revised total value including change?**

**\$54,847,418.94**

***If terms changing***

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

Adding an additional 72,209 leased square feet for a new total of 146,133.