



## Legislation Details (With Text)

**File #:** 18-0905      **Version:** 1

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

**File created:** 8/13/2018      **In control:** Land Use, Transportation & Infrastructure Committee

**On agenda:** 9/10/2018      **Final action:** 9/10/2018

**Title:** A resolution approving a proposed Gateway Improvements Funding Agreement between the City and County of Denver and William Lyon Homes, Inc. related to the construction of regional detention improvements which comprise a Gateway Impact Fee Project. Approves a contract with William Lyon Homes, Inc. for \$1.4 million in Gateway Impact fees and credits and \$632,445 from William Lyon Homes for a total amount of \$2,032,445 to fund water detention improvements to support the Denver Connection West redevelopment located near 48th Avenue and Chambers Road in Council District 11. The last regularly scheduled Council meeting within the 30-day review period is on 9-24-18. The Committee approved filing this item at its meeting on 8-21-18.

**Sponsors:**

**Indexes:** Zach Rothmier

**Code sections:**

**Attachments:** 1. RR18 0905 DOF Gateway Improvements Funding Agreement, 2. 18-0905\_Gateway Infrastructure Agreement - Lyon, 3. 18-0905\_William Lyon Homes Inc Agreement.final, 4. 18-0905 Filed Resolution William Lyon Homes Inc Agreement.final.pdf, 5. 18-0905 - signed.pdf

Date	Ver.	Action By	Action	Result
9/11/2018	1	Council President	signed	
9/10/2018	1	City Council	adopted	Pass
8/21/2018	1	Land Use, Transportation & Infrastructure Committee	approved by consent	

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

**Date Submitted:** 8-14-18

**Requesting Agency:** Finance  
**Division:**

**Subject Matter Expert:**

Name: Andrew Johnston
Email: Andrew.Johnston@denvergov.org

**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 Gateway Improvements Funding Agreement between the City and County of Denver and William Lyon Homes, Inc. related to the construction of regional detention improvements which comprise a Gateway Impact Fee Project.**

Approves a contract with William Lyon Homes, Inc. for \$1.4 million in Gateway Impact fees and credits and \$632,445 from William Lyon Homes for a total amount of \$2,032,445 to fund water detention improvements to support the Denver Connection West redevelopment located near 48<sup>th</sup> Avenue and Chambers Road in Council District 11. The last regularly scheduled Council meeting within the 30-day review period is on 9-24-18. The Committee approved filing this item at its meeting on 8-21-18.

**Affected Council District(s) or citywide?** Council District 11

**Contract Control Number:** TBD

**Vendor/Contractor Name (including any "DBA"):** William Lyon Homes, Inc

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

William Lyons Home is redeveloping 115 acres at the southeast corner of 48<sup>th</sup> and Chambers called Denver Connection West. The project is in the Gateway Impact Fee area; in particular the Irondale Gulch Drainage area. The City and the builder collaborated on completing a Gateway Impact Fee Drainage Project while the builder was actively redeveloping its site. This contract allocates \$500,000 of Gateway Impact Fees and establishes a Gateway Impact Fee credit of \$900,000 for the builder. The impact fee credit will be used by the builder as construction permits are pulled.

**Location (if applicable):**

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

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

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

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

**For New contracts**

**Term of initial contract:** The contract will likely run for a 24 month period terminating when the developer credits are used up.

**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:**

\$500,000 of Gateway Impact Fees and establishes a Gateway Impact Fee credit of \$900,000 for the builder; \$ 632,445 from William Lyon Homes, Inc

**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.)**