



Legislation Text

File #: 23-0160, Version: 1

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

**Date Submitted: 2-20-2023**

**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 resolution approving a proposed Fifth Amendment to Sublease Agreement between the City and County of Denver and DP Media Network LLC to continue subleasing office space at 101 West Colfax Avenue.**

Amends a lease agreement with DP Media Network, LLC by adding \$1,908,964.50 for a new total of \$43,475,016.90 and 19 months for a new end date of 2-28-2025 to continue leasing needed city office space on the 7th floor of the Denver Post building at 101 West Colfax Avenue in Council District 9 (FINAN- 201626030-00/ FINAN-202366679-05). The last regularly scheduled Council meeting within the 30-day review period is on 4-3-2023. The Committee approved filing this item at its meeting on 2-28-2023.

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

**Contract Control Number:** FINAN- 201626030-00/ FINAN-202366679-05

**Vendor/Contractor Name (including any "DBA"):** DP Media Network, LLC

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

**Executive Summary - DP Media Network 5<sup>th</sup> Amendment**

CCD first entered into a sublease agreement at 101 W. Colfax Avenue in 2016 to address FTE growth requirements. CCD currently subleases space on the 1st, 7th, 8th, 9th and 11<sup>th</sup> floors for a total of 144,988 square feet. The lease for the 1<sup>st</sup> and 7<sup>th</sup> floors expires 8/31/2023.

The Fifth Amendment extends the sublease for the 7<sup>th</sup> floor for 19 months, through 2/28/2025. The expiration of the 7<sup>th</sup> floor will be co-terminus with the expiration of the 8<sup>th</sup> floor. The extension of the 7<sup>th</sup> floor sublease allows time to begin the Webb building reconfiguration to accommodate the 7<sup>th</sup> and 8<sup>th</sup> floor employees into the Webb building upon expiration in February 2025.

The sublease for the 1<sup>st</sup> floor will expire on 8/31/2023. Plans are underway to bring OIM into the Webb Building.

Total square feet subleased as of 9/1/2023 would be reduced to 135,782 square feet.

Other floors have different contract terms, expiring between May 2028 and October 2029.

**Location (if applicable): 101 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?**

Amendment

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

Amends existing lease

**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)?**

***Price and length***

***If length changing***

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

7/1/2016 - 8/31/2023

**What is the length of the extension/renewal?**

**19 months**

**What is the revised total term of the contract?**

7/1/2016 - 2/28/2025

***If cost changing***

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

**\$41,566,052.40**

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

**\$1,908,964.50**

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

**\$43,475,016.90**

***If terms changing***

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