



Legislation Text

File #: 16-0794, Version: 1

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

**Date Submitted: 9 1 16**

**Requesting Agency: DOF**  
**Division: Real estate**

**Subject Matter Expert Name: Lisa Lumley**  
**Phone: 720.913.1515**  
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**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 Lease Agreement between the City and County of Denver and Boulder Enterprises, LLC for property located at 5300 Franklin.**

Approves a new shorter lease agreement with Boulder Enterprises, LLC through April 2017 for \$1 per month in rent for property at 5300 Franklin Street on the National Western Center campus that needs to be demolished due to structural issues at a cost of \$508,000 in early lease termination fees to the City in Council District 9. The last regularly scheduled Council meeting within the 30-day review period is on 10-31-16. The Committee approved filing this resolution on 9-13-16.

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

**Contract Control Number:**

**Vendor/Contractor Name (including any "DBA"):** Boulder Enterprises, LLC

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

**Lease agreement**

**Location (if applicable):**

5300 Franklin Street

**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?**

New

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

**For New contracts**

**Term of initial contract: Through 4/2017**

**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:**

\$1/month in revenue and at a cost of \$508,000 (early lease termination fee) for the property located at 5300 Franklin Street

**Cost of any renewals:**

**Total contract value council is approving if all renewals exercised:**

\$508,000 cost. \$1 per month in revenue from rent

**For Amendments/Renewals Extensions:**

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

NA

***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.)**