File #: 23-1541, **Version:** 1

Contract Request Template (Contracts; IGAs; Leases)

Date Submitted: 10-23-2023

Requesting Agency: DEN
**   Division:**

Subject Matter Expert Name: Rita Aguilar
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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 Agreement between the City and County of Denver and Host-CTI DEN F&B II, LLC to design, build, and operate a Cru wine bar and food concession at Denver International Airport.

Approves a premium value concession contract with HOST-CTI DEN F&B II, LLC., operating as Cru Wine Bar for a minimum annual guarantee of $384,554 and a term of 7 years with an end date of 3-1-2032 to design, build, manage, and lease a wine bar on the B Concourse of the airport, in Council District 11. 202369049. The last regularly scheduled Council meeting within the 30-day review period is on 11-27-2023. The Committee approved filing this item at its meeting on 10-25-2023. Councilmember Parady called out this item, en bloc, at the 11-06-2023 meeting for a one-week postponement to 11-13-2023.

Affected Council District(s) or citywide?
Council District 11
Contract Control Number:
202369049
Vendor/Contractor Name (including any "DBA"):
HOST-CTI DEN F&B II, LLC. DBA Cru Wine Bar

Type and Scope of services to be performed:

Host-CTI DEN F&B II, LLC., will design, build, manage, and lease Cru Wine Bar on Concourse B in the B-East-Subcore 2. Host-CTI DEN F&B II, LLC., has committed to investing a minimum of $573,750.00 to design and build this space. To amortize Host-CTI DEN F&B II, LLC., capital investment, they will receive a contract term of 7 years. Denver International Airport (DEN) will receive the greater of either a guaranteed rent/Minimum Annual guarantee (MAG) of $384,554.00 or a percentage rent of gross sales of 16% Food & Beverage and 18% Alcohol. MAG is the initial calculation based on the projected gross sales by the concessionaires for the space multiplied by the proposed percentage fee listed above. MAG is recalculated each contract year and will be equal to the greater of the initial MAG or eighty-five (85%) of the total Privilege fees payable in the prior Contract Year.

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:

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)?

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.)