



Legislation Details (With Text)

File #: 17-0681 **Version:** 1

Type: Resolution **Status:** Adopted

File created: 6/6/2017 **In control:** Finance & Governance Committee

On agenda: 6/26/2017 **Final action:** 6/26/2017

Title: A resolution approving a proposed First Amendment to Sublease Agreement between the City and County of Denver and The Denver Post LLC for 101 West Colfax Avenue.
Adds \$11,216,373.91 to the lease with The Denver Post, LLC for a new total of \$21,689,704.84 for an additional 46,823 square feet of office space for City workspace located on the 8th Floor of 101 West Colfax Avenue in Council District 9 (2016626030-01). The last regularly scheduled Council meeting within the 30-day review period is on 7-17-17. The Committee approved filing this resolution at its meeting on 6-13-17.

Sponsors:

Indexes:

Code sections:

Attachments: 1. RR17 0681 DOF Denver Post Sublease Request, 2. RR17 0681 DOF Denver Post Sublease Summary, 3. 101 Sublease space needs 6-13-17.pdf, 4. 17-0681 Filed Resolution_TheDenverPost_201626030-01, 5. 17-0681 1stAmendSubleaseAgr_TheDenverPost_201626030-01, 6. 17-0681 Filed Resolution_TheDenverPost_201626030-01.pdf, 7. 17-0681 - signed.pdf

Date	Ver.	Action By	Action	Result
6/27/2017	1	Council President	signed	
6/26/2017	1	City Council	adopted	Pass
6/13/2017	1	Finance & Governance Committee	approved for filing	Pass

Contract Request Template (Contracts; IGAs; Leases)

Date Submitted: 06-06-17

Requesting Agency: Finance
Division: Real Estate

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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 First Amendment to Sublease

Agreement between the City and County of Denver and The Denver Post LLC for 101 West Colfax Avenue.

Adds \$11,216,373.91 to the lease with The Denver Post, LLC for a new total of \$21,689,704.84 for an additional 46,823 square feet of office space for City workspace located on the 8th Floor of 101 West Colfax Avenue in Council District 9 (2016626030-01). The last regularly scheduled Council meeting within the 30-day review period is on 7-17-17. The Committee approved filing this resolution at its meeting on 6-13-17.

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

Contract Control Number: 2016626030-01

Vendor/Contractor Name (including any "DBA"): The Denver Post, LLC.

Type and Scope of services to be performed: Approval is requested for the additional expansion of office space located on the 8th floor of 101 West Colfax Ave, with options for extensions and expanded premises. The Webb Building is currently at full occupancy and lacks the additional space required to house approved new hires for 2017 and potential additional staff that may be hired in further out years. The City has approved the annual hiring of an approximate average of 225 new FTEs in recent years and must make appropriate plans for future growth. The lease of additional premises in 101 W. Colfax Avenue provides office space in close proximity to the Webb Building for potential uses including Webb Building agencies future growth and Bond initiative related growth.

The quality of tenant finish improvements will be similar to those in the Webb Building and the expanded lease premises also includes existing furniture and requires minimum costs for connectivity as well as a significant tenant finish allowance from the Sublandlord.

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?

\$10,473,330.93

What is the value of the proposed change? \$11,216,373.91

What is the new/revised total value including change? \$21,689,704.84

If terms changing

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

The quality of tenant finish improvements will be similar to those in the Webb Building and the expanded lease premises also includes existing furniture and requires minimum costs for connectivity as well as a significant tenant finish allowance from the Sublandlord.