



## Legislation Details (With Text)

**File #:** 18-0259 **Version:** 1

**Type:** Bill **Status:** Passed

**File created:** 3/6/2018 **In control:** Finance & Governance Committee

**On agenda:** 4/9/2018 **Final action:**

**Title:** A bill for an ordinance approving a proposed Purchase and Sale Agreement between the City and County of Denver and The Nichols Partnership Inc. for the sale of 1701 Platte Street. Approves a \$13.5 million purchase and sale agreement with The Nichols Partnership Inc. to sell property located at 1701 Platte Street in Council District 1. The Committee approved filing this bill at its meeting on 3-27-18.

**Sponsors:**

**Indexes:** Shelley Smith

**Code sections:**

**Attachments:** 1. RR18 0259 DOF 1701 Platte, 2. 1701 Platte presentation 2.13.18 FINAL.pdf, 3. 18-0259 Filed Bill\_TheNicholsPartnership\_201734629-00.pdf, 4. 18-0259 PSA\_TheNicholsPartnership\_201734629-00.pdf, 5. 18-0259 Filed Bill\_TheNicholsPartnership\_201734629-00.pdf, 6. 18-0259 - signed, 7. 18-0259 Filed for an Ordinance Approving a Proposed Purchase & Sale Agreement Between City and Nichols Partnership Inc. for 1701 Platte Street

Date	Ver.	Action By	Action	Result
4/17/2018	1	Mayor	signed	
4/17/2018	1	Council President	signed	
4/16/2018	1	City Council	placed upon final consideration and do pass	Pass
4/9/2018	1	City Council	ordered published on first reading	
3/27/2018	1	Finance & Governance Committee	approved for filing	Pass

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

**Date Submitted:** 03-06-18

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

- **Name:** Jeffrey Steinberg / Lisa Lumley
- **Phone:** 720.865.7505 / 720.913.1515
- **Email:** Jeffrey.steinberg@denvergov.org, lisa.lumley@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 bill for an ordinance approving a proposed Purchase and Sale Agreement between the City and County of Denver and The Nichols Partnership Inc. for the sale of 1701 Platte Street.**

Approves a \$13.5 million purchase and sale agreement with The Nichols Partnership Inc. to sell property located at 1701 Platte Street in Council District 1. The Committee approved filing this bill at its meeting on 3-27-18.

**Affected Council District(s) or citywide?** Council District 1

**Contract Control Number:** (TBD)

**Vendor/Contractor Name (including any "DBA"):** The Nichols Partnership LLC

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

1701 Platte Street is currently a public surface parking lot which the City has owned since the 1950's. The property had a right of way easement with CDOT for I-25. CDOT has since removed its right of way on the property. In 2015, the City issued a RFP and The Nichols Partnership was selected based upon its proposed project, price and commitment to include public parking in the project. The Nichols Partnership plans to develop the parcel as part of adjacent mixed use commercial office and retail. The project will not contain any residential units.

**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:**

Closing approximately November 30, 2018

**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:**

\$13,500,000

**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.)**