



## Legislation Details (With Text)

**File #:** 22-1343 **Version:** 1

**Type:** Resolution **Status:** Adopted

**File created:** 10/17/2022 **In control:** Finance & Governance Committee

**On agenda:** 11/14/2022 **Final action:** 11/14/2022

**Title:** A resolution approving a proposed Concession Agreement between the City and County of Denver and HJB Convenience Corporation for operation of a retail convenience store in the Wellington Webb Municipal Office Building, located at 201 West Colfax Avenue in Council District 9. Approves a concession agreement with HJB Convenience Corporation for \$312,173.40 and 10 years, plus 2 5-year options to extend, to run the Russell's convenience store in the Webb Building, located at 201 West Colfax Avenue in Council District 9 (FINAN-202264955-00). The last regularly scheduled Council meeting within the 30-day review period is on 12-5-2022. The Committee approved filing this item at its meeting on 10-25-2022.

**Sponsors:**

**Indexes:** Mar'quasa Maes

**Code sections:**

**Attachments:** 1. RR22-1343\_DoF\_Ordinance Request-HJB, 2. 22-1343\_HJB\_Convenience\_Lease\_2022\_202264955, 3. 22-1343 Filed Resolution\_HJB Convenience\_202264955-00, 4. 22-1343 Filed Resolution\_HJB Convenience, 5. 22-1343 - signed

Date	Ver.	Action By	Action	Result
11/14/2022	1	Council President	signed	
11/14/2022	1	City Council	adopted	Pass
10/25/2022	1	Finance & Governance Committee	approved by consent	

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

**Date Submitted: 10-24-2022**

**Requesting Agency: Department of 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 Concession Agreement between the City and County of Denver and HJB Convenience Corporation for**

**operation of a retail convenience store in the Wellington Webb Municipal Office Building, located at 201 West Colfax Avenue in Council District 9.**

Approves a concession agreement with HJB Convenience Corporation for \$312,173.40 and 10 years, plus 2 5-year options to extend, to run the Russell's convenience store in the Webb Building, located at 201 West Colfax Avenue in Council District 9 (FINAN-202264955-00). The last regularly scheduled Council meeting within the 30-day review period is on 12-5-2022. The Committee approved filing this item at its meeting on 10-25-2022.

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

**Contract Control Number:** FINAN-202264955-00

**Vendor/Contractor Name (including any "DBA"):** HJB Convenience Corporation

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

**EXECUTIVE SUMMARY**

**HJB CONVENIENCE CORPORATION - CONCESSION AGREEMENT**

This Concession Agreement permits HJB Convenience Corporation to run the Russell's convenience store in the Webb building.

HJB is the operator of the existing Russell's at this location. After a comprehensive RFP process, HJB Convenience Corporation was selected as the winning bidder to operate the convenience store.

The agreement is for a 10-year term with two options to extend for 5 years.

**Location (if applicable): 201 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?**

New

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

Competitive

**For New contracts**

**Term of initial contract:**

11/1/2022 - 10/31/2032 (10 years)

**Options for Renewal:**

**How many renewals (i.e. up to 2 renewals)? 2**

**Term of any renewals (i.e. 1 year each): 5-year**

**Cost of initial contract term:**

\$312,173.40

**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.)**