



Legislation Details (With Text)

File #:	23-0079	Version:	1
Type:	Resolution	Status:	Adopted
File created:	1/19/2023	In control:	Finance & Governance Committee
On agenda:	2/21/2023	Final action:	2/22/2023
Title:	<p>A resolution approving a proposed Agreement between the City and County of Denver and Quebec Hospitality, LLC, doing business as Comfort Inn, to provide 138 rooms as non-congregate shelter for families experiencing homelessness during the COVID-19 pandemic, located at 4685 Quebec Street in Council District 8.</p> <p>Approves a lease agreement with Quebec Hospitality, LLC, doing business as Comfort Inn, for \$5,840,000 and 1 year, plus four 1-year options to extend, to provide 138 rooms as non-congregate shelter for families experiencing homelessness during the COVID-19 pandemic, located at 4685 Quebec Street in Council District 8 (FINAN-202266264). The last regularly scheduled Council meeting within the 30-day review period is on 3-13-2023. The Committee approved filing this item at its meeting on 2-7-2023.</p>		
Sponsors:			
Indexes:	Lucas Palmisano		
Code sections:			
Attachments:	1. RR23-0079_DOE_Resolution Request_Comfort Inn Lease HOST - V2, 2. RR23-0079_DOE_Executive Summary City Council -Comfort Inn Lease - V2, 3. Final Slide1 Deck_Comfort Inn Lease presentation pdf, 4. Final Slide1 Deck_Comfort Inn Lease presentation, 5. 23-0079 Filed Resolution_Quebec Hospitality, LLC 202266264-00, 6. 23-0079 Agreement_Comfort Inn Lease 202266264-00, 7. 23-0079 - signed		

Date	Ver.	Action By	Action	Result
2/22/2023	1	Council President	signed	
2/21/2023	1	City Council	adopted	Pass
2/7/2023	1	Finance & Governance Committee	approved for filing	Pass

Contract Request Template (Contracts; IGAs; Leases)

Date Submitted: 1-30-2023

Requesting Agency: 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 Agreement between the City and County of Denver and Quebec Hospitality, LLC, doing business as Comfort Inn, to provide 138 rooms as non-congregate shelter for families experiencing homelessness during the COVID-19 pandemic, located at 4685 Quebec Street in Council District 8.

Approves a lease agreement with Quebec Hospitality, LLC, doing business as Comfort Inn, for \$5,840,000 and 1 year, plus four 1-year options to extend, to provide 138 rooms as non-congregate shelter for families experiencing homelessness during the COVID-19 pandemic, located at 4685 Quebec Street in Council District 8 (FINAN-202266264). The last regularly scheduled Council meeting within the 30-day review period is on 3-13-2023. The Committee approved filing this item at its meeting on 2-7-2023.

Affected Council District(s) or citywide? 8

Contract Control Number: FINAN-202266264

Vendor/Contractor Name (including any "DBA"): Quebec Hospitality, LLC, doing business as Comfort Inn

Type and Scope of services to be performed: See executive summary

Location (if applicable): 4685 Quebec Street

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?
N/A

For New contracts

Term of initial contract:

One year

Options for Renewal:

How many renewals (i.e. up to 2 renewals)? 4

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

Cost of initial contract term:

- The nightly room rate is \$110.00/room/night for a total of \$15,180 per day. There is also a purchase option. The maximum contract amount is \$5,840,700.

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.)