



Legislation Details (With Text)

File #: 23-0730 **Version:** 1

Type: Resolution **Status:** Adopted

File created: 5/30/2023 **In control:** Finance & Governance Committee

On agenda: 6/20/2023 **Final action:** 6/20/2023

Title: A resolution approving a proposed Lease Agreement between the City and County of Denver and Denver 44th Avenue, LLC for the premises located at 570 West 44th Avenue.
Approves a lease agreement with Denver 44th Avenue, LLC for \$26,000,000 and 10 years for a 100-bed residential reentry facility for individuals exiting incarceration, located at 570 West 44th Avenue in Council District 9 (FINAN-202368329). The last regularly scheduled Council meeting within the 30-day review period is on 7-10-2023. The Committee approved filing this item at its meeting on 6-6-2023.

Sponsors:

Indexes: Lucas Palmisano

Code sections:

Attachments: 1. RR23-0730_DOE_570 W 44th Avenue, 2. 44th Ave 6.6.23 presentation pdf, 3. 44th Ave 6.6.23 presentation, 4. 23-0730 Filed Resolution_Denver 44th Avenue, LLC_202368329-00, 5. 23-0730 Agr_Denver 44th Ave LLC_202368329-00, 6. 23-0730 Filed Resolution_Denver 44th Avenue, LLC, 7. 23-0730 - signed

Date	Ver.	Action By	Action	Result
6/20/2023	1	Council President	signed	
6/20/2023	1	City Council	adopted	Pass
6/6/2023	1	Finance & Governance Committee	approved for filing	Pass

Contract Request Template (Contracts; IGAs; Leases)

Date Submitted: 6-5-2023

**Requesting Agency: Finance
Division:**

Subject Matter Expert Name: Lisa Lumley

Email Address: Lisa.Lumley@denvergov.org <<mailto: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 Lease Agreement between the City and County of Denver and Denver 44th Avenue, LLC for the premises

located at 570 West 44th Avenue.

Approves a lease agreement with Denver 44th Avenue, LLC for \$26,000,000 and 10 years for a 100-bed residential reentry facility for individuals exiting incarceration, located at 570 West 44th Avenue in Council District 9 (FINAN-202368329). The last regularly scheduled Council meeting within the 30-day review period is on 7-10-2023. The Committee approved filing this item at its meeting on 6-6-2023.

Affected Council District(s) or citywide? Citywide 9

Contract Control Number: FINAN-202368329

Vendor/Contractor Name (including any "DBA"):
Denver 44th Avenue, LLC

Type and Scope of services to be performed:

570 W. 44th Avenue will be operated as a residential reentry facility for individuals returning from incarceration. The lease of this facility will allow the City to address the system's bed deficit. Term is for ten (10) years and includes turnkey construction. Lease also contains extension options and a First Right of Offer to purchase the building in the future. The building has capacity for up to 100 beds.

Location (if applicable): 570 West 44th Avenue

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?

Market driven availability with compliant zoning.

For New contracts

Term of initial contract:

10 years

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:

\$26M

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.)