



Legislation Text

File #: 18-1071, Version: 1

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

**Date Submitted:** 9-25-18

**Requesting Agency:** Technology Services  
**Division:**

**Subject Matter Expert:**

Name: Julie Martinez
Email: Julie.Martinez@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 resolution approving a proposed Premises Lease Agreement between the City and County of Denver and CMC QALICB, LLC, to lease with the ability to purchase a condominiumized space within the new Buell Community Media Center located at 2101 Arapahoe Street.**

Approves a lease to own agreement with CMC QALICB, LLC., for \$2,300,000 and for seven years for space to build a Community Media Center at the Buell Arapahoe Square facility for shared use between the Public, Education, and Government (PEG) access group of providers, and Rocky Mountain Public Media (RMPM), located at 2201 Arapahoe Street in Council District 9 (TECHS-201844521-00). The last regularly scheduled Council meeting within the 30-day review period is on 11-5-18. The Committee approved filing this item at its meeting on 10-2-18.

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

**Contract Control Number:** TECHS-201844521-00

**Vendor/Contractor Name (including any "DBA"):** CMC QALICB, LLC

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

Denver Marketing & Media Services (DMMS) is leading a partnership effort with Rocky Mountain Public Media (RMPM) to build a Community Media Center at the nonprofit's new Buell Arapahoe Square facility located at 2201 Arapahoe St., Denver, CO 80205. The Community Media Center will create a permanent home for community media and ensure that the city doesn't have to rely on a community or public access vendor to own and maintain a facility for this purpose, resulting in a more sustainable model for accessible media as consumer habits change with advances in technology. The Community Media Center, and a partnership with RMPM, will also provide increased programming reach with state-wide distribution channels, state-of-the-art multimedia studios and equipment, an opportunity to create a workforce pipeline in the media arts and leverage PEG funds as more and more cable subscribers "cut the cord" and move to over the "Over the Top" streaming services (such as Hulu, Youtube, Netflix, etc.).

DMMS is working with the CAO and BMO to finalize a deal structure applying \$1.9 million in PEG funds to RMPM through the CMC QALICB, LLC. In exchange, the city will enter into a lease-to-own agreement on a 5,375-square-foot Community Media Center within the larger RMPM facility, which the city intends to purchase after seven years. The city-owned footprint will be condominiumized and can be sold or leased as the city deems appropriate. This deal leverages and expands upon the commitment the city has already made to the RMPM facility through an OED loan and a Community Development Block Grant (CBDG), bringing to life the original community and workforce-focused intent behind the city's support.

The design of the new City leased to own Community Media Center will include a studio, editing, and digital and programmatic education spaces for shared use between the Public, Education, and Government (PEG) access group of providers, and RMPM.

**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?**

Sole source

**For New contracts**

**Term of initial contract:** Seven 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:** \$1,900,000

**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.)**