



Legislation Text

File #: 22-0826, Version: 1

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

**Date Submitted: 7-18-2022**

**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 Seventh Amendatory Lease Agreement between the City and County of Denver and Dazbog Denver Bldg., LLC for the operation of a coffee kiosk in the Wellington Webb Municipal Office Building.**

Amends the lease agreement with Dazbog Denver Bldg., LLC by reducing the agreement amount by \$9,016.69 for a new total of \$42,483.31 to temporarily reduce the rent and hours of operation for coffee kiosk at the Wellington Webb building through 2023 in response to temporarily reduced building occupancy. No change to overall lease duration (FINAN-202054775-07). The last regularly scheduled Council meeting within the 30-day review period is on 8-22-22. The Committee approved filing this item at its meeting on 7-19-22.

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

**Contract Control Number: FINAN-202054775-07**

**Vendor/Contractor Name (including any "DBA"): Dazbog Denver Bldg. LLC**

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

This 7<sup>th</sup> Amendatory Lease Agreement reduces rent and hours of operation through 12/31/2023 in response to reduced building occupancy as employees return to work post-pandemic. Current building occupancy is about 1/3 of what it was pre-pandemic.

Rent from April 2022 through December 2022 is 1/3 of pre-pandemic rent. Rent for January 2023 through December 2023 is based on the percentage of building occupancy during that time, applied to what rent would otherwise have been. Rent for the remainder of the term through 3/31/2026 is unchanged.

**Location (if applicable): Wellington Webb building**

**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?**

Amendment

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

Comp.

**For New contracts**

**Term of initial contract:**

**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:**

**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)? cost**

***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?**

\$51,500

**What is the value of the proposed change?**

*\$(9,016.69)*

**What is the new/revised total value including change?**

*\$42,483.31*

***If terms changing***

**Describe the change and the reason for it (i.e. compliance with state law, different way of doing business etc.)**