



Legislation Text

File #: 22-1522, Version: 1

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

**Date Submitted: 11-28-2022**

**Requesting Agency: Parks and Recreation  
Division:**

**Subject Matter Expert Name:** Shannon Dennison  
**Email Address:** Shannon.Dennison@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 Amendatory Agreement between the City and County of Denver and H.W. Stewart, Inc. to continue providing concession services at Pahaska Tepee at Lookout Mountain Park.**

Amends a concession license with H.W. Stewart, Inc. by waiving \$30,000 in future capital costs to offset financial hardships resulting from the Covid-19 pandemic and by exercising the two-year extension option for a new end date of 12-31-2024 to continue providing concession services at Pahaska Tepee at Lookout Mountain Park (PARKS-201840617-01 / 202262846-01). The last regularly scheduled Council meeting within the 30-day review period is on 1-3-2023. The Committee approved filing this item at its meeting on 11-29-2022.

**Affected Council District(s) or citywide? N/A**

**Contract Control Number:** PARKS-201840617-01 / 202262846-01

**Vendor/Contractor Name (including any "DBA"):** H.W. Stewart, Inc.

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

The concession license with H.W. Stewart, Inc. for concession services at Pahaska Tepee, Lookout Mountain Park will expire December 31, 2022. The license includes a 2-year extension option, which this amendment will exercise to extend the term

to December 31, 2024. DPR also acknowledges the concessionaire tendered \$50,000 for future capital improvements as required by the license; and therefore, is waiving an additional amount of \$30,000 for future capital improvements associated with the extension to offset financial hardship resulting from COVID and other related impacts. Revenue generated from this concession license is based upon GAMP (Guaranteed Annual Minimum Payment) and percentage of sales rather than fixed cost; and therefore, as sales increase or decrease, the City's percentage of revenue will increase or decrease accordingly.

**Location (if applicable): Lookout Mountain Park**

**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?**

Amendment

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

Competitive

**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)?**

Length and cost

***If length changing***

**What was the length of the term of the original contract?**

1/1/2018-12/31/2022

**What is the length of the extension/renewal?**

2 years

**What is the revised total term of the contract?**

1/1/2018-12/31/2024

***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.)**