



## Legislation Text

File #: 23-0162, Version: 1

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

**Date Submitted: 2-20-2023**

**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 Lease Agreement between the City and County of Denver and Zenith IOS JV LLC dba 5380 Brighton Blvd V1, LLC for storing vehicles at 5380 Brighton Boulevard.**

Approves a lease agreement with Zenith IOS JV, LLC doing business as 5380 Brighton Blvd V1, for \$3,799,632.92 and through 3-31-2028, with two 5-year options to extend and the option to purchase after year 3, for impounded vehicle storage, including recreational vehicles (RVs), at 5380 Brighton Boulevard in Council District 9 (FINAN-202366680-00). The last regularly scheduled Council meeting within the 30-day review period is on 3-27-2023. The Committee approved filing this item at its meeting on 2-21-2023.

**Affected Council District(s) or citywide? 9 and Adams County**

**Contract Control Number: FINAN-202366680-00**

**Vendor/Contractor Name (including any "DBA"):** Zenith IOS JV, LLC doing business as 5380 Brighton Blvd V1

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

The DSD Vehicle Impound Facility (VIF) has seen a significant increase in vehicles towed and stored over the past two years, specifically related to abandoned cars and RVs. DSD policy 3.11.5045 identifies emergency threshold at 2,100 vehicles. For many months in 2022 the VIF exceeded 2,300 vehicles. The size of the RVs makes it difficult to accommodate this volume on a regular basis.

5380 Brighton Blvd. is a 9.8 acre parcel adjacent to the VIF which will meet additional storage needs and provide operational efficiencies for staff. Estimated lease costs were approved in the 2023 budget. Lease term is five years, with two additional five-year options. Lease does give the City a future option to purchase the site after year three. Landlord will install additional fencing, a new electronic gate and regrade the site and improve with asphalt and gravel to support the weight of tow trucks with RVs.

**Location (if applicable):** 5380 Brighton Boulevard

**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?**

Sole- next to existing Sheriff vehicle impound lot.

**For New contracts**

**Term of initial contract:**

5 years

**Options for Renewal:**

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

Term of any renewals (i.e. 1 year each): 5

**Cost of initial contract term:**

\$3,799,632.92

**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.)**