BOARD OF COUNTY COMMISSIONERS BUSINESS MEETING
TUESDAY, AUGUST 11, 2026
AGENDA

Tuesday, August 11, 2026 **1:30 PM** **Hearing Room**

Invocation –Darrin Kessler

1:30 PM

1. Call to Order

a. Pledge of Allegiance

b. Attorney Certification of Agenda

c. Commissioners Disclosure for Items on This Agenda

2. Ceremonies/Proclamations

a. Recognizing Deputy County Manager Dan Avery and Director of Community Development, Kati Carter, for 20 Years of Service to Douglas County.
Doug DeBord, County Manager

b. Douglas County Greenworks Update.
Dan Roberts, Assistant Director Public Works Operations and Jared Tanaka, Environmental Program Manager.

3. Consent Agenda

a. Approval of Vouchers August 4, 2026
Christie Guthrie, Director of Finance — *Finance Department*

Attachments: 08.04.26 BOCC

b. Approval of Vouchers August 11, 2026
Christie Guthrie, Director of Finance — *Finance Department*

Attachments: 08.11.26 BOCC

c. Resolution Approving the Abatement Settlement Recommendations of the Assessor's Office.
Ashley Chamberlain, Paralegal — *County Attorney*

Attachments: Cover Page
Abatement Settlement Approval Resolution - July 2026
Abatement Settlement Approval Docs

d. Resolution Approving the Recommendation of the Abatement Hearing Referee.
Ashley Chamberlain, Paralegal — *County Attorney*

Attachments: Cover Page
Abatement Approval Resolution - July 2026
Abatement Approval Resolution Attachment - July 2026

e. Following the Recommendation of Assessor's Office to Settle BAA Appeal.
Jeff Garcia, County Attorney — *County Attorney*

Attachments: Cover Page
Board Memo 8.11.26

f. Business Personal Property Tax Incentive Agreement Between Douglas County and Flexential Corp - Project File: ED2025-002
DJ Beckwith, Principal Planner — *Department of Community Development*

Attachments: Cover Page
ED2025-002 - BPPT Incentive Request Flexential Corp - Staff Report (2)

g. 2026 - 2027 Public Contract for Services to Share Costs for the School Resource Officer Program.
Michael McIntosh, Division Chief - Highlands Ranch Special Operations — *Sheriff*

Attachments: Cover Page
2026-2027 John Adams Academy_080326

h. Purchase Order to Lenco Armored Vehicles in the Amount of $412,481.00 Using Lenco Industries as a Sole-Source Vendor.
Brian Franklin, Assistant Director, Fleet Services and Michael McIntosh, Division Chief - Highlands Ranch Special Operations. — *Facilities and Fleet & Emergency Support Services*

Attachments: Cover Page
Lenco_Armored_Vehicles_$412,418.00_072126
Approved 2026 DCSO BearCat Replacement_July 2026

i. Fee Waiver Request in the Amount of $4,400.00 for Douglas County Sheriff's Office at Rueter-Hess Reservoir on August 21, 2026.
Amy Knopp, Manager of Rueter-Hess Reservoir — *Parks and Recreation Department*

Attachments: Cover Page
Fee Waiver Staff Report Douglas County Sheriff

j. Fee Waiver Request in the Amount of $200.00 for Denver Audubon / Denver Field Ornithologists at Rueter-Hess Reservoir.
Amy Knopp, Manager of Rueter-Hess Reservoir — *Parks and Recreation Department*

Attachments: Cover Page
Fee Waiver Staff Report Denver Audubon

k. 2026 Homelessness Resolution Program Grant Application in the Amount of $62,500.00, Including a Match of $62,500.00 for a Project Total of $125,000.00.
Steven Dodrill, Community Services Administrator — *Community Services*

Attachments: Cover Page
Staff Report_HRP 2026 NOFA_08.11.26

l. Rapid 7 Managed Services for Detection and Response Service Renewal in the Amount of $303,004.00.
Shawn DeDera, Chief Technology Officer — *Information Technology*

Attachments: Cover Page
Carahsoft 2026 Rapid7 303,004 QUOTE 59781880 20260714
08.11.26 BOCC Carahsoft Rapid 7 303,004 Agenda Summary

m. Readyly AI Platform Subscription and Implementation in the Amount of $103,700.00.
Mike Wise, Deputy Director IT — *Information Technology*

Attachments: Cover Page
Readyly SOSA 2026-01 103,700
Readyly SOW Draft_v3_clean from Christine

n. Rental Agreement with Wagner Equipment Company under Sourcewell-Caterpillar Contract #040924 for the Rental of One CAT 938-Wheel Loader and One CAT 323-Excavator for the Douglas County GreenWorks Facility.
Brian Franklin, Assistant Director, Fleet Services — *Facilities and Fleet & Emergency Support Services*

Attachments: Cover Page
Douglas Cty RPO 323 updated 7-23-26
Douglas Cty RPO 938 updated 7-23-26
Caterpillar Contract 040924

o. Purchase Order to Vance Brothers in the Amount of $196,130.20 under Sourcewell - Cimline Agreement #050625.
Brian Franklin, Assistant Director, Fleet Services — *Facilities and Fleet & Emergency Support Services*

Attachments: Cover Page
2026 Updated Cimline Quotation
Cimline Contract 050625

p. Change Order No. 2 with Martin Marietta Materials, Inc. for the 2026 Asphalt Overlay Project, in the Amount of $260,000.00, Douglas County Project Number CI 2026-003.
Amy Strouthopoulos, P.E., Pavement Management Supervisor — *Department of Public Works Engineering*

Attachments: Cover Page
Contract Change Order 2 -Martin Marietta-2026 Asphalt Overlay-Amy S

q. Public Contract for Services with Alfred Benesch & Company, Inc. (Benesch) for the Bridge Engineering Services Project in the Amount of $228,000.00, Douglas County Project Number SP 2026-018.
Deborah Kula, P.E., Special Projects Engineer — *Department of Public Works Engineering*

Attachments: Cover Page
PCS Contract_Benesch SP2026-018

4. Regular Agenda

a. Third Amendment to the Amended and Restated Intergovernmental Agreement Between the Town of Castle Rock and Douglas County for the Highway 85 Wastewater Collection and Treatment System in an Amount up to $375,232.00.
Dan Avery, Deputy County Manager — *County Administration*

Attachments: Cover Page
3rd AMD to restated CRW IGA

b. Intergovernmental Agreement Between the Highlands Ranch Water and Sanitation District and the Board of County Commissioners of the County of Douglas, State of Colorado, Concerning the Shadow Mountain Waterline Replacement Project. Douglas County Project Number CI2026-003.
Amy Strouthopoulos, P.E., Pavement Management Supervisor — *Department of Public Works Engineering*

Attachments: Cover Page
IGA-HR Water and Sanitation District-Shadow Mtn Waterline Repl-Amy S

5. Commissioner Comments

6. Other Business

7. County Manager

a. County Manager Report.

Attachments: County Manager Report 8.11.26

8. Adjournment

The Next Business Meeting Will be Held on Tuesday, August 25, 2026 @ 1:30 p.m.

MEETING DATE: August 25, 2026

STAFF PERSON RESPONSIBLE: Doug DeBord, County Manager

DESCRIPTION: Recognizing Deputy County Manager Dan Avery and Director of Community Development, Kati Carter, for 20 Years of Service to Douglas County.

MEETING DATE: August 11, 2026

STAFF PERSON RESPONSIBLE: Dan Roberts, Assistant Director Public Works Operations and Jared Tanaka, Environmental Program Manager.

DESCRIPTION: Douglas County Greenworks Update.

MEETING DATE: August 4, 2026

STAFF PERSON RESPONSIBLE: Christie Guthrie, Director of Finance

DESCRIPTION: Approval of Vouchers August 4, 2026

SUMMARY: The attached printout lists vouchers and electronic funds transfers requiring Board approval.

Vouchers	$	1,633,413.27
Electronic Funds Transfers	$	
Handwritten Checks	$	16,734,461.96
Purchasing Card Charges	$	
Election Judges	$	
TOTAL:	**$**	**18,367,875.23**

All vouchers, electronic fund transfers, and election judge payments have been approved and signed by a department authorized signer or an elected official. The department authorized signer or an elected official acknowledges the item or service is within the approved budgetary spending authority (Colorado Revised Statutes Title 29, Article 1) and is pursuant to Douglas County policies.

RECOMMENDED ACTION: Approval.

REVIEW:

Christie Guthrie	Approve	7/31/2026
Jeff Garcia	Approve	8/6/2026
Doug DeBord	Approve	8/6/2026

ATTACHMENTS:
08.04.26 BOCC

Payment referenc	Payment Date	Vendor Name	Invoice #	Fund	Business Unit	Business unit description	Main account	Main account description	Invoice payment amount
APPM000421	08/04/26	18TH JUDICIAL DIST VALE FUND	46174	100	0	DCSO	214420	Due to 18th Judicial District - VALE Fund	6,770.00
APPM000421 Total									**6,770.00**
APPM000423	08/04/26	ADAMSON POLICE PRODUCTS	INV452135	220	22680	SWAT TEAM – LEA	543300	Firearm supplies	25,020.00
APPM000423 Total									**25,020.00**
APPM000425	08/04/26	COMPARK BUSINESS CAMPUS MD	62526	100	30200	ENGINEERING	441685	Development review fees	300.00
APPM000425 Total									**300.00**
APPM000426	08/04/26	CORE & MAIN LP	Z229147	200	31400	MAINTENANCE OF CONDITION	546900	Other Construction & Maintenance Materials	12,033.10
APPM000426	08/04/26	CORE & MAIN LP	Z272584	200	31400	MAINTENANCE OF CONDITION	546100	Aggregate products	62.24
APPM000426 Total									**12,095.34**
APPM000427	08/04/26	CORECIVIC INC	B2606-000089	100	19750	COMMUNITY CORRECTIONS ALLOCATION	556900	Other Purchased Services	18,572.72
APPM000427	08/04/26	CORECIVIC INC	B2606-000095	100	19750	COMMUNITY CORRECTIONS ALLOCATION	556900	Other Purchased Services	1,171.02
APPM000427 Total									**19,743.74**
APPM000429	08/04/26	DUSTPODS LLC	INV000456	200	31400	MAINTENANCE OF CONDITION	546300	Dust suppressant	52,164.21
APPM000429 Total									**52,164.21**
APPM000430	08/04/26	E&G TERMINAL INC	120711/063026	100	19910	FLEET MAINTENANCE	542100	Operating Supplies / Equipment & Accessories	7,897.42
APPM000430 Total									**7,897.42**
APPM000431	08/04/26	EL PASO COUNTY	26010708-RI	100	23100	CORONER	554300	Forensic Testing	500.00
APPM000431 Total									**500.00**
APPM000432	08/04/26	EWING IRRIGATION PRODUCTS INC	30838393	100	60100	NATURAL RESOURCES	545400	Facilities repair and maintenance supplies	1,312.68
APPM000432 Total									**1,312.68**
APPM000433	08/04/26	FIRST IMPRESSION PRINT SOLUTION INC	2519	100	55250	COUNTY FAIR	552100	Printing / Copying & Reports	976.21
APPM000433	08/04/26	FIRST IMPRESSION PRINT SOLUTION INC	2504	100	55250	COUNTY FAIR	552100	Printing / Copying & Reports	753.35
APPM000433	08/04/26	FIRST IMPRESSION PRINT SOLUTION INC	2516	100	55250	COUNTY FAIR	552100	Printing / Copying & Reports	751.35
APPM000433	08/04/26	FIRST IMPRESSION PRINT SOLUTION INC	2518	100	55250	COUNTY FAIR	552100	Printing / Copying & Reports	741.51
APPM000433	08/04/26	FIRST IMPRESSION PRINT SOLUTION INC	2527	100	55255	FAIR BOARD GUEST SERVICES COMMITTEE	552100	Printing / Copying & Reports	717.38
APPM000433	08/04/26	FIRST IMPRESSION PRINT SOLUTION INC	2517	100	55250	COUNTY FAIR	552100	Printing / Copying & Reports	247.16
APPM000433 Total									**4,186.96**
APPM000434	08/04/26	FRANKTOWN ANIMAL CLINIC	797514	220	22660	K-9 UNIT - LEA	554100	Medical, Dental & Vet Services	4,047.57
APPM000434	08/04/26	FRANKTOWN ANIMAL CLINIC	797366	220	22660	K-9 UNIT - LEA	554100	Medical, Dental & Vet Services	442.79
APPM000434	08/04/26	FRANKTOWN ANIMAL CLINIC	798288	220	22660	K-9 UNIT - LEA	554100	Medical, Dental & Vet Services	93.84
APPM000434	08/04/26	FRANKTOWN ANIMAL CLINIC	795033	220	22660	K-9 UNIT - LEA	554100	Medical, Dental & Vet Services	57.00
APPM000434	08/04/26	FRANKTOWN ANIMAL CLINIC	796871	220	22660	K-9 UNIT - LEA	554100	Medical, Dental & Vet Services	29.21
APPM000434	08/04/26	FRANKTOWN ANIMAL CLINIC	797318	220	22660	K-9 UNIT - LEA	554100	Medical, Dental & Vet Services	23.15
APPM000434 Total									**4,693.56**
APPM000435	08/04/26	GEO REENTRY INC	B2606-000117	100	19750	COMMUNITY CORRECTIONS ALLOCATION	556900	Other Purchased Services	17,281.61
APPM000435	08/04/26	GEO REENTRY INC	B2606-000116	100	19750	COMMUNITY CORRECTIONS ALLOCATION	556900	Other Purchased Services	932.14
APPM000435	08/04/26	GEO REENTRY INC	B2606-000133	100	19750	COMMUNITY CORRECTIONS ALLOCATION	556900	Other Purchased Services	436.26
APPM000435	08/04/26	GEO REENTRY INC	B2606-000135	100	19750	COMMUNITY CORRECTIONS ALLOCATION	556900	Other Purchased Services	403.80
APPM000435 Total									**19,053.81**
APPM000436	08/04/26	HONEY BUCKET	268834/070126	100	51100	PARK MAINTENANCE	564400	Waste disposal services	11,865.00
APPM000436	08/04/26	HONEY BUCKET	292863/070126	245	47100	RUETER-HESS REC OPS & MAINT	564400	Waste disposal services	1,305.00
APPM000436 Total									**13,170.00**
APPM000437	08/04/26	INJURY CARE ASSOCIATES	4778	100	21155	HIRING	559300	Recruitment Costs	3,414.75
APPM000437 Total									**3,414.75**
APPM000438	08/04/26	J & S CONTRACTORS SUPPLY	0086999-IN	200	31600	ENG - TRAFFIC SIGNS / STRIPING	545700	Sign Parts & Supplies	2,840.00
APPM000438 Total									**2,840.00**
APPM000439	08/04/26	JASON WULF	2026-136	100	55250	COUNTY FAIR	542200	Employee recognition supplies	2,000.00
APPM000439 Total									**2,000.00**
APPM000440	08/04/26	JOHN ANDERSON	29151507	200	31400	MAINTENANCE OF CONDITION	546900	Other Construction & Maintenance Materials	10,283.70
APPM000440 Total									**10,283.70**
APPM000441	08/04/26	KIEWIT INFRASTRUCTURE COMPANY	9100985000	200	31400	MAINTENANCE OF CONDITION	546200	Asphalt and asphalt filler	2,125.20
APPM000441 Total									**2,125.20**
APPM000442	08/04/26	LARRY H MILLER CHRYSLER DODGE JEEP RAM	33758	221	27100	SCHOOL PROGRAM ADMINISTRATION	674200	Cars, Vans, Pickups	42,361.00
APPM000442	08/04/26	LARRY H MILLER CHRYSLER DODGE JEEP RAM	33759	100	19210	VEHICLE REPLACEMENT	674200	Cars, Vans, Pickups	42,361.00
APPM000442	08/04/26	LARRY H MILLER CHRYSLER DODGE JEEP RAM	33760	100	19210	VEHICLE REPLACEMENT	674200	Cars, Vans, Pickups	42,361.00
APPM000442	08/04/26	LARRY H MILLER CHRYSLER DODGE JEEP RAM	33761	100	19210	VEHICLE REPLACEMENT	674200	Cars, Vans, Pickups	42,361.00
APPM000442 Total									**169,444.00**
APPM000443	08/04/26	MATT'S MAINTENANCE TREE SERVICE	10457	250	53500	OPEN SPACE OPERATIONS & MAINTENANCE	555500	Repair & Maintenance Service Contracts	2,500.00
APPM000443 Total									**2,500.00**
APPM000444	08/04/26	MOMENTUM TELECOM INC	672523	295	29500	RMHIDTA MGMT & COORDINATION	553100	Telephone / Communications	654.83
APPM000444 Total									**654.83**

APPM000445	08/04/26	NAPA AUTO PARTS	15572335/063026	100	19910	FLEET MAINTENANCE	542100	Operating Supplies / Equipment & Accessories	6,057.93
APPM000445	08/04/26	NAPA AUTO PARTS	15572337/063026	100	19910	FLEET MAINTENANCE	542100	Operating Supplies / Equipment & Accessories	5,124.59
APPM000445 Total									**11,182.52**
APPM000446	08/04/26	PERRY PARK WATER & SANITATION DISTRICT	62426	200	31400	MAINTENANCE OF CONDITION	546600	Bulk Water	9,303.84
APPM000446 Total									**9,303.84**
APPM000447	08/04/26	POCKET PRESS LLC	152992	100	11100	OFFICE OF THE BOARD	558400	Books and subscriptions	149.85
APPM000447 Total									**149.85**
APPM000448	08/04/26	ROADSAFE TRAFFIC SYSTEMS	RC480471	200	31681	CIP - MAINTENANCE FUND 200	555900	Other Repair & Maintenance Services	6,520.00
APPM000448 Total									**6,520.00**
APPM000449	08/04/26	STACKS, MARK A	071326-071626PERDIEM	200	31620	TRAFFIC ENGINEERING	557100	Travel Expense	136.00
APPM000449 Total									**136.00**
APPM000450	08/04/26	SUVI H MILLER	352	223	28501	DA 23RD - STATE MANDATED COSTS	557100	Travel Expense	649.00
APPM000450 Total									**649.00**
APPM000451	08/04/26	US DOOR AND DOCK SERVICE	414	250	53500	OPEN SPACE OPERATIONS & MAINTENANCE	555900	Other Repair & Maintenance Services	2,415.50
APPM000451 Total									**2,415.50**
APPM000452	08/04/26	VECTOR SOLUTIONS	#INV145741	100	21115	SHERIFF TRAINING	547600	Controllable Assets - Computer Software / License	17,169.89
APPM000452 Total									**17,169.89**
APPM000453	08/04/26	WASTE MANAGEMENT OF COLORADO	0134313-0306-7	200	31400	MAINTENANCE OF CONDITION	564400	Waste disposal services	11,563.15
APPM000453 Total									**11,563.15**
APPM000454	08/04/26	WATERWAY GAS & WASH COMPANY	8824467	220	22100	PATROL - LEA	561500	Fleet Car Washes	789.00
APPM000454 Total									**789.00**
APPM000455	08/05/26	ABSOLUTE GRAPHICS INC	36859	100	21400	COURT SERVICES	542400	Clothing and uniforms	481.65
APPM000455	08/05/26	ABSOLUTE GRAPHICS INC	36860	100	21150	PROFESSIONAL STANDARDS	542400	Clothing and uniforms	201.53
APPM000455	08/05/26	ABSOLUTE GRAPHICS INC	36861	100	21100	SHERIFF ADMINISTRATION	542400	Clothing and uniforms	11.00
APPM000455 Total									**694.18**
APPM000456	08/05/26	ACORN PETROLEUM INC	0044336-IN	100	19910	FLEET MAINTENANCE	545200	Fleet Tank Fuel	25,611.64
APPM000456	08/05/26	ACORN PETROLEUM INC	0050364-IN	100	19910	FLEET MAINTENANCE	545200	Fleet Tank Fuel	9,136.75
APPM000456	08/05/26	ACORN PETROLEUM INC	0050454-IN	100	19910	FLEET MAINTENANCE	545200	Fleet Tank Fuel	6,689.56
APPM000456	08/05/26	ACORN PETROLEUM INC	0050368-IN	100	19910	FLEET MAINTENANCE	545200	Fleet Tank Fuel	3,745.21
APPM000456 Total									**45,183.16**
APPM000457	08/05/26	ALLIED UNIVERSAL SECURITY SERVICE	18669565	100	21500	DETENTION	556170	Security Services	53,755.83
APPM000457	08/05/26	ALLIED UNIVERSAL SECURITY SERVICE	18672019	100	19100	FACILITIES ADMINISTRATION	556170	Security Services	14,877.00
APPM000457	08/05/26	ALLIED UNIVERSAL SECURITY SERVICE	18669569	100	19100	FACILITIES ADMINISTRATION	556170	Security Services	13,362.98
APPM000457	08/05/26	ALLIED UNIVERSAL SECURITY SERVICE	18669566	100	19100	FACILITIES ADMINISTRATION	556170	Security Services	6,592.05
APPM000457	08/05/26	ALLIED UNIVERSAL SECURITY SERVICE	18669570	100	19100	FACILITIES ADMINISTRATION	556170	Security Services	6,472.35
APPM000457	08/05/26	ALLIED UNIVERSAL SECURITY SERVICE	18669567	100	19100	FACILITIES ADMINISTRATION	556170	Security Services	6,463.80
APPM000457	08/05/26	ALLIED UNIVERSAL SECURITY SERVICE	18669568	100	19100	FACILITIES ADMINISTRATION	556170	Security Services	6,463.80
APPM000457 Total									**107,987.81**
APPM000458	08/05/26	AMRIZE WEST CENTRAL INC	722778835	200	31400	MAINTENANCE OF CONDITION	546100	Aggregate products	2,440.79
APPM000458	08/05/26	AMRIZE WEST CENTRAL INC	722824759	200	31400	MAINTENANCE OF CONDITION	546200	Asphalt and asphalt filler	1,278.44
APPM000458	08/05/26	AMRIZE WEST CENTRAL INC	722861368	200	31400	MAINTENANCE OF CONDITION	546200	Asphalt and asphalt filler	1,146.08
APPM000458	08/05/26	AMRIZE WEST CENTRAL INC	722740154	200	31400	MAINTENANCE OF CONDITION	546200	Asphalt and asphalt filler	787.36
APPM000458	08/05/26	AMRIZE WEST CENTRAL INC	722843631	200	31400	MAINTENANCE OF CONDITION	546200	Asphalt and asphalt filler	502.84
APPM000458 Total									**6,155.51**
APPM000459	08/05/26	ARMORED KNIGHTS INC	11349	100	21125	SUPPORT SERVICES	541100	Office Supplies	795.60
APPM000459 Total									**795.60**
APPM000460	08/05/26	AZTEC SURVEYING AND LOCATING	1703	100	30300	STORMWATER MANAGEMENT	554900	Other Professional Services	12,150.00
APPM000460 Total									**12,150.00**
APPM000461	08/05/26	BACK 40 ACRES LLC	1951	200	31681	CIP - MAINTENANCE FUND 200	554900	Other Professional Services	15,180.63
APPM000461 Total									**15,180.63**
APPM000462	08/05/26	BENESCH	363078	200	31682	CIP - ROADWAYS FUND 200	554900	Other Professional Services	29,434.96
APPM000462 Total									**29,434.96**
APPM000463	08/05/26	CDW GOVERNMENT LLC	AI6GC4Y	240	33210	RA CHRISTENSEN JUSTICE CENTER	547500	Controllable Assets - Computer-related equipment	4,837.66
APPM000463	08/05/26	CDW GOVERNMENT LLC	AI6TD3Z	240	33210	RA CHRISTENSEN JUSTICE CENTER	547500	Controllable Assets - Computer-related equipment	2,942.28
APPM000463	08/05/26	CDW GOVERNMENT LLC	AI7PI2F	240	33210	RA CHRISTENSEN JUSTICE CENTER	547500	Controllable Assets - Computer-related equipment	1,538.01
APPM000463 Total									**9,317.95**
APPM000464	08/05/26	CEMEX MATERIALS INC	9453722976	200	31400	MAINTENANCE OF CONDITION	546100	Aggregate products	6,690.17
APPM000464 Total									**6,690.17**
APPM000465	08/05/26	CENTER COPY BOULDER, INC.	73293	100	21100	SHERIFF ADMINISTRATION	552100	Printing / Copying & Reports	36.75
APPM000465	08/05/26	CENTER COPY BOULDER, INC.	73475	100	21200	INVESTIGATIONS	552100	Printing / Copying & Reports	36.75
APPM000465 Total									**73.50**
APPM000466	08/05/26	CGRS INC	77791	100	19910	FLEET MAINTENANCE	554900	Other Professional Services	29,080.00

APPM000466 Total									**29,080.00**
APPM000467	08/05/26	CHARM-TEX INC	0443650-IN	100	21500	DETENTION	543500	Prisoner Supplies	1,275.50
APPM000467	08/05/26	CHARM-TEX INC	0443556-IN	100	21500	DETENTION	543500	Prisoner Supplies	86.94
APPM000467 Total									**1,362.44**
APPM000468	08/05/26	COLES SCREEN PRINTING	44599	200	31400	MAINTENANCE OF CONDITION	542400	Clothing and uniforms	377.62
APPM000468	08/05/26	COLES SCREEN PRINTING	44596	200	31400	MAINTENANCE OF CONDITION	542400	Clothing and uniforms	367.31
APPM000468	08/05/26	COLES SCREEN PRINTING	44600	200	31400	MAINTENANCE OF CONDITION	542400	Clothing and uniforms	363.50
APPM000468	08/05/26	COLES SCREEN PRINTING	44601	200	31400	MAINTENANCE OF CONDITION	542400	Clothing and uniforms	357.95
APPM000468	08/05/26	COLES SCREEN PRINTING	44598	200	31400	MAINTENANCE OF CONDITION	542400	Clothing and uniforms	349.57
APPM000468	08/05/26	COLES SCREEN PRINTING	44593	200	31400	MAINTENANCE OF CONDITION	542400	Clothing and uniforms	347.91
APPM000468	08/05/26	COLES SCREEN PRINTING	44587	200	31400	MAINTENANCE OF CONDITION	542400	Clothing and uniforms	345.40
APPM000468	08/05/26	COLES SCREEN PRINTING	44577	200	31400	MAINTENANCE OF CONDITION	542400	Clothing and uniforms	340.82
APPM000468	08/05/26	COLES SCREEN PRINTING	44824	200	31550	WEED CONTROL	542400	Clothing and uniforms	339.42
APPM000468	08/05/26	COLES SCREEN PRINTING	44581	200	31400	MAINTENANCE OF CONDITION	542400	Clothing and uniforms	334.28
APPM000468	08/05/26	COLES SCREEN PRINTING	44590	200	31400	MAINTENANCE OF CONDITION	542400	Clothing and uniforms	327.43
APPM000468	08/05/26	COLES SCREEN PRINTING	44817	200	30200	ENGINEERING	542400	Clothing and uniforms	319.85
APPM000468	08/05/26	COLES SCREEN PRINTING	44594	200	31400	MAINTENANCE OF CONDITION	542400	Clothing and uniforms	312.32
APPM000468	08/05/26	COLES SCREEN PRINTING	44826	200	31550	WEED CONTROL	542400	Clothing and uniforms	310.59
APPM000468	08/05/26	COLES SCREEN PRINTING	44595	200	31400	MAINTENANCE OF CONDITION	542400	Clothing and uniforms	295.00
APPM000468	08/05/26	COLES SCREEN PRINTING	44591	200	31400	MAINTENANCE OF CONDITION	542400	Clothing and uniforms	294.44
APPM000468	08/05/26	COLES SCREEN PRINTING	44586	200	31400	MAINTENANCE OF CONDITION	542400	Clothing and uniforms	294.14
APPM000468	08/05/26	COLES SCREEN PRINTING	44588	200	31400	MAINTENANCE OF CONDITION	542400	Clothing and uniforms	281.07
APPM000468	08/05/26	COLES SCREEN PRINTING	44597	200	31400	MAINTENANCE OF CONDITION	542400	Clothing and uniforms	230.04
APPM000468	08/05/26	COLES SCREEN PRINTING	44592	200	31400	MAINTENANCE OF CONDITION	542400	Clothing and uniforms	199.46
APPM000468	08/05/26	COLES SCREEN PRINTING	44815	200	30200	ENGINEERING	542400	Clothing and uniforms	93.73
APPM000468 Total									**6,481.85**
APPM000469	08/05/26	COLORADO COMMUNITY MEDIA	2026ci-11868	100	30300	STORMWATER MANAGEMENT	554400	Engineering services	1,378.00
APPM000469 Total									**1,378.00**
APPM000470	08/05/26	COLORADO DEPARTMENT OF HUMAN SERVICES	JUN2026	100	0	DCSO	214110	Due to State - Traumatic Brain Injury Trust	12,140.00
APPM000470 Total									**12,140.00**
APPM000471	08/05/26	COMMUNICATION INFRASTRUCTURE GROUP LLC	26165	200	31400	MAINTENANCE OF CONDITION	554900	Other Professional Services	23,969.87
APPM000471	08/05/26	COMMUNICATION INFRASTRUCTURE GROUP LLC	26098	200	31400	MAINTENANCE OF CONDITION	554900	Other Professional Services	11,434.34
APPM000471 Total									**35,404.21**
APPM000472	08/05/26	COMPASSCOM SOFTWARE CORPORATION	6981	200	31400	MAINTENANCE OF CONDITION	553100	Telephone / Communications	683.37
APPM000472 Total									**683.37**
APPM000473	08/05/26	CORE ELECTRIC COOPERATIVE	20718400/070726	100	51100	PARK MAINTENANCE	564100	Electric	59.98
APPM000473 Total									**59.98**
APPM000474	08/05/26	CORE ELECTRIC COOPERATIVE	20546500/070726	100	51100	PARK MAINTENANCE	564100	Electric	864.06
APPM000474 Total									**864.06**
APPM000475	08/05/26	CORE ELECTRIC COOPERATIVE	21306400/070726	100	51100	PARK MAINTENANCE	564100	Electric	1,944.05
APPM000475 Total									**1,944.05**
APPM000476	08/05/26	CORE ELECTRIC COOPERATIVE	23795200/070726	100	51100	PARK MAINTENANCE	564100	Electric	416.23
APPM000476 Total									**416.23**
APPM000477	08/05/26	CORE ELECTRIC COOPERATIVE	25299000/070726	100	51100	PARK MAINTENANCE	564100	Electric	562.51
APPM000477 Total									**562.51**
APPM000478	08/05/26	CORE ELECTRIC COOPERATIVE	55251301/070726	100	51100	PARK MAINTENANCE	564100	Electric	32.58
APPM000478 Total									**32.58**
APPM000479	08/05/26	CORE ELECTRIC COOPERATIVE	83555100/070726	100	51100	PARK MAINTENANCE	564100	Electric	34.91
APPM000479 Total									**34.91**
APPM000480	08/05/26	CORE ELECTRIC COOPERATIVE	83507503/070726	100	51100	PARK MAINTENANCE	564100	Electric	633.36
APPM000480 Total									**633.36**
APPM000481	08/05/26	CORE ELECTRIC COOPERATIVE	23007800/070726	100	51100	PARK MAINTENANCE	564100	Electric	184.75
APPM000481 Total									**184.75**
APPM000482	08/05/26	CORE ELECTRIC COOPERATIVE	23007700/070726	100	51100	PARK MAINTENANCE	564100	Electric	112.40
APPM000482 Total									**112.40**
APPM000483	08/05/26	CORE ELECTRIC COOPERATIVE	83021003/070626	200	31400	MAINTENANCE OF CONDITION	564100	Electric	71.16
APPM000483 Total									**71.16**
APPM000484	08/05/26	CORE ELECTRIC COOPERATIVE	95567070/070926	200	31400	MAINTENANCE OF CONDITION	564100	Electric	34.05
APPM000484 Total									**34.05**
APPM000485	08/05/26	DAVIS, CAMERON TATE	072726-080126PERDIEM	217	46400	COMMUNITY HEALTH	557100	Travel Expense	404.80
APPM000485 Total									**404.80**
APPM000486	08/05/26	DC GROUP INC	PM2616126	100	19100	FACILITIES ADMINISTRATION	555500	Repair & Maintenance Service Contracts	1,575.60

APPM000486 Total								**1,575.60**
APPM000487	08/05/26	DEER CREEK FORESTRY LLC	30115	100	21100	SHERIFF ADMINISTRATION	556900	Other Purchased Services	10,000.00
APPM000487 Total								**10,000.00**
APPM000488	08/05/26	DOUGLAS COUNTY DEPUTY SHERIFF'S ASSOCIATION	13113	200	31681	CIP - MAINTENANCE FUND 200	673150	Roads, Streets, Drainage - Construction	39,582.75
APPM000488	08/05/26	DOUGLAS COUNTY DEPUTY SHERIFF'S ASSOCIATION	13101	100	55200	FAIRGROUND OPERATIONS	556170	Security Services	816.00
APPM000488	08/05/26	DOUGLAS COUNTY DEPUTY SHERIFF'S ASSOCIATION	13102	100	55200	FAIRGROUND OPERATIONS	556170	Security Services	408.00
APPM000488 Total									**40,806.75**
APPM000489	08/05/26	DOVE CREEK FORESTRY INC	146230	100	21700	EMERGENCY MGMT.	556900	Other Purchased Services	31,360.00
APPM000489 Total									**31,360.00**
APPM000490	08/05/26	EON WORKPLACE	FR-208-1	100	19125	FACILITIES MANAGEMENT	542100	Operating Supplies / Equipment & Accessories	135.00
APPM000490 Total									**135.00**
APPM000491	08/05/26	ERO RESOURCES CORPORATION	111194	100	60100	NATURAL RESOURCES	556900	Other Purchased Services	473.38
APPM000491	08/05/26	ERO RESOURCES CORPORATION	111519	350	72430	SPRING CANYON LID	554900	Other Professional Services	445.50
APPM000491	08/05/26	ERO RESOURCES CORPORATION	111309	350	72430	SPRING CANYON LID	554900	Other Professional Services	235.50
APPM000491 Total									**1,154.38**
APPM000492	08/05/26	ET TECHNOLOGIES INC	90482	100	19910	FLEET MAINTENANCE	555900	Other Repair & Maintenance Services	601.30
APPM000492 Total									**601.30**
APPM000493	08/05/26	FELSBURG, HOLT AND ULLEVIG	48405	200	31685	CIP - DRAINAGE FUND 200	554900	Other Professional Services	25,405.00
APPM000493	08/05/26	FELSBURG, HOLT AND ULLEVIG	48335	230	31382	CIP - ROADWAYS FUND 230	673100	Roads, Streets, Drainage - Engineering	1,642.50
APPM000493	08/05/26	FELSBURG, HOLT AND ULLEVIG	48412	200	31682	CIP - ROADWAYS FUND 200	554900	Other Professional Services	1,370.00
APPM000493 Total									**28,417.50**
APPM000494	08/05/26	FORVIS MAZARS LLP	2966678	100	11102	AUDIT SERVICES	554150	Accounting and financial services	23,000.00
APPM000494 Total									**23,000.00**
APPM000495	08/05/26	FREESE AND NICHOLS INC	0001404543	200	31685	CIP - DRAINAGE FUND 200	554900	Other Professional Services	6,782.50
APPM000495 Total									**6,782.50**
APPM000496	08/05/26	G VAN & ASSOCIATES INC	DISET 02-2026	295	29550	RMHIDTA TRAINING	554900	Other Professional Services	3,818.84
APPM000496	08/05/26	G VAN & ASSOCIATES INC	DISET 01-2026	295	29550	RMHIDTA TRAINING	554900	Other Professional Services	3,535.51
APPM000496 Total									**7,354.35**
APPM000497	08/05/26	GALLS LLC	1001751958\063026	100	0	DCSO	542400	Clothing and uniforms	31,604.37
APPM000497 Total									**31,604.37**
APPM000498	08/05/26	GARTNER INC	1GI00090145	100	18900	SOFTWARE MAINTENANCE	555400	Software/Hardware Support & Maintenance	55,242.50
APPM000498 Total									**55,242.50**
APPM000499	08/05/26	GROUND ENGINEERING CONSULTANTS INC	264166.0 - 4	200	31681	CIP - MAINTENANCE FUND 200	554900	Other Professional Services	25,300.00
APPM000499	08/05/26	GROUND ENGINEERING CONSULTANTS INC	264173.0 - 2	200	31681	CIP - MAINTENANCE FUND 200	554900	Other Professional Services	24,446.25
APPM000499	08/05/26	GROUND ENGINEERING CONSULTANTS INC	254052.0 - 14	200	31681	CIP - MAINTENANCE FUND 200	610200	Major Maintenance of Assets	22,972.50
APPM000499	08/05/26	GROUND ENGINEERING CONSULTANTS INC	264167.0 - 2	200	31681	CIP - MAINTENANCE FUND 200	554900	Other Professional Services	10,645.00
APPM000499	08/05/26	GROUND ENGINEERING CONSULTANTS INC	264226.0 - 2	200	31681	CIP - MAINTENANCE FUND 200	610200	Major Maintenance of Assets	7,727.50
APPM000499 Total									**91,091.25**
APPM000500	08/05/26	HDR ENGINEERING INC	1200840515	200	31682	CIP - ROADWAYS FUND 200	554900	Other Professional Services	5,331.00
APPM000500 Total									**5,331.00**
APPM000501	08/05/26	HEALTH ADVOCATE SOLUTIONS INC	DOUGLASCOUNT-260715	100	0	HR ADMIN	219812	Accrued Employee Assistance Plan	3,517.80
APPM000501 Total									**3,517.80**
APPM000502	08/05/26	HIRERIGHT LLC	G4377115	100	17100	HR ADMIN	559300	Recruitment Costs	3,797.74
APPM000502 Total									**3,797.74**
APPM000503	08/05/26	HUMANE SOCIETY OF PIKES PEAK	070626	100	55500	ANIMAL CONTROL	556310	Animal Control Services	45,239.33
APPM000503 Total									**45,239.33**
APPM000504	08/05/26	HUTH, RILEY KAY	072726-073126PERDIEM	217	46400	COMMUNITY HEALTH	557100	Travel Expense	377.20
APPM000504 Total									**377.20**
APPM000505	08/05/26	IC THREADS	5938	100	55251	FAIR BOARD ADMINISTRATION COMMITTEE	543900	County Fair Awards	150.00
APPM000505 Total									**150.00**
APPM000506	08/05/26	INCEED LLC	743489	100	18950	IT TECH PROJECTS	531100	Contract work / Temporary agency	24,016.00
APPM000506	08/05/26	INCEED LLC	743517	100	18950	IT TECH PROJECTS	531100	Contract work / Temporary agency	18,250.00
APPM000506	08/05/26	INCEED LLC	743501	100	18950	IT TECH PROJECTS	531100	Contract work / Temporary agency	10,535.00
APPM000506 Total									**52,801.00**
APPM000507	08/05/26	JANZ, JILL MARIE	ER-000031	100	18100	IT ADMINISTRATION	542200	Employee recognition supplies	94.00
APPM000507	08/05/26	JANZ, JILL MARIE	ER-000032	100	18100	IT ADMINISTRATION	542200	Employee recognition supplies	88.39
APPM000507 Total									**182.39**
APPM000508	08/05/26	JOHN ELWAY CHEVROLET	304059	220	22100	PATROL - LEA	674200	Cars, Vans, Pickups	55,230.00
APPM000508 Total									**55,230.00**
APPM000509	08/05/26	KNOTH III, JOHN FRANCIS	ER-000021	220	22670	MOUNTED PATROL - LEA	556900	Other Purchased Services	140.00
APPM000509 Total									**140.00**
APPM000510	08/05/26	KT DEVELOPMENT LLC	1017	250	53710	REGIONAL PARKS - FUND 250	672200	Building Construction	189,366.61

APPM000510 Total									**189,366.61**
APPM000511	08/05/26	LABORATORY CORP OF AMERICA	87854138	210	44900	CHILD SUPPORT ENFORCEMENT	554900	Other Professional Services	38.00
APPM000511 Total									**38.00**
APPM000512	08/05/26	LANGUAGE TESTING INTERNATIONAL	L113657-IN	100	19700	COMMUNITY JUSTICE SERVICES	559300	Recruitment Costs	63.00
APPM000512 Total									**63.00**
APPM000513	08/05/26	LIGHTING ACCESSORY & WARNING SYSTEMS	27299	100	19210	VEHICLE REPLACEMENT	674200	Cars, Vans, Pickups	14,236.00
APPM000513	08/05/26	LIGHTING ACCESSORY & WARNING SYSTEMS	27321	220	22100	PATROL - LEA	556160	Vehicle Graphics	945.00
APPM000513	08/05/26	LIGHTING ACCESSORY & WARNING SYSTEMS	27322	220	22100	PATROL - LEA	556160	Vehicle Graphics	945.00
APPM000513	08/05/26	LIGHTING ACCESSORY & WARNING SYSTEMS	27354	221	27100	SCHOOL PROGRAM ADMINISTRATION	556160	Vehicle Graphics	318.73
APPM000513 Total									**16,444.73**
APPM000514	08/05/26	MAINTENANCE RESOURCES INC	A2607163	100	55200	FAIRGROUND OPERATIONS	555500	Repair & Maintenance Service Contracts	1,359.36
APPM000514 Total									**1,359.36**
APPM000515	08/05/26	MARTIN MARIETTA MATERIALS INC	49802424	200	31400	MAINTENANCE OF CONDITION	546100	Aggregate products	2,310.41
APPM000515 Total									**2,310.41**
APPM000516	08/05/26	MORGAN STANLEY INST'L ADVISORS LLC	11367526188	100	17100	HR ADMIN	554900	Other Professional Services	15,000.00
APPM000516 Total									**15,000.00**
APPM000517	08/05/26	PACIFIC OFFICE AUTOMATION INC	AR00568464	295	29500	RMHIDTA MGMT & COORDINATION	552200	Copier charges	86.89
APPM000517 Total									**86.89**
APPM000518	08/05/26	PHOENIX SUPPLY LLC	41852	100	21500	DETENTION	543500	Prisoner Supplies	3,966.97
APPM000518	08/05/26	PHOENIX SUPPLY LLC	41217	100	21500	DETENTION	543500	Prisoner Supplies	1,008.00
APPM000518 Total									**4,974.97**
APPM000519	08/05/26	PINERY WATER DISTRICT	7102026	200	31400	MAINTENANCE OF CONDITION	546600	Bulk Water	2,924.83
APPM000519 Total									**2,924.83**
APPM000520	08/05/26	PMAM CORPORATION	202606064	220	22700	FALSE ALARM REDUCTION PROGRAM - LEA	442280	Alarm registration fees	1,760.55
APPM000520 Total									**1,760.55**
APPM000521	08/05/26	PROCOM LLC	152128	100	17100	HR ADMIN	554100	Medical, Dental & Vet Services	2,475.00
APPM000521 Total									**2,475.00**
APPM000522	08/05/26	RECREATION PLUS	13748	100	51100	PARK MAINTENANCE	547200	Controllable Assets - Other equipment	23,019.36
APPM000522 Total									**23,019.36**
APPM000523	08/05/26	RG LANDSCAPING SERVICES LLC	808	200	31685	CIP - DRAINAGE FUND 200	610200	Major Maintenance of Assets	21,050.00
APPM000523	08/05/26	RG LANDSCAPING SERVICES LLC	804	200	31681	CIP - MAINTENANCE FUND 200	555900	Other Repair & Maintenance Services	1,600.00
APPM000523 Total									**22,650.00**
APPM000524	08/05/26	ROCKY TOP RESOURCES INC	921061	275	32600	BIOCHAR	554900	Other Professional Services	9,750.00
APPM000524 Total									**9,750.00**
APPM000525	08/05/26	SAFEWARE INC	30360257	220	21725	ENVIRONMENTAL HAZARDS - LEA	555900	Other Repair & Maintenance Services	300.00
APPM000525 Total									**300.00**
APPM000526	08/05/26	SEDALIA LANDFILL	14135E313	200	31400	MAINTENANCE OF CONDITION	564400	Waste disposal services	2,348.73
APPM000526 Total									**2,348.73**
APPM000527	08/05/26	SEDALIA WATER & SANITATION DISTRICT	70/070326	200	31400	MAINTENANCE OF CONDITION	564300	Water and sewer	306.57
APPM000527 Total									**306.57**
APPM000528	08/05/26	SOURCE OFFICE & TECHNOLOGY	5015248-0	250	53500	OPEN SPACE OPERATIONS & MAINTENANCE	542100	Operating Supplies / Equipment & Accessories	161.96
APPM000528 Total									**161.96**
APPM000529	08/05/26	SPRADLIN PRINTING INC	24459	100	55256	FAIR BOARD LIVESTOCK SALE COMMITTEE	552100	Printing / Copying & Reports	282.00
APPM000529	08/05/26	SPRADLIN PRINTING INC	24475	100	55256	FAIR BOARD LIVESTOCK SALE COMMITTEE	552100	Printing / Copying & Reports	266.00
APPM000529	08/05/26	SPRADLIN PRINTING INC	24473	100	55252	FAIR BOARD MARKETING & SPONSORSHIP	552100	Printing / Copying & Reports	50.00
APPM000529	08/05/26	SPRADLIN PRINTING INC	24472	100	55252	FAIR BOARD MARKETING & SPONSORSHIP	552100	Printing / Copying & Reports	47.00
APPM000529 Total									**645.00**
APPM000530	08/05/26	TAILOR STUDIO	14928	100	21100	SHERIFF ADMINISTRATION	542400	Clothing and uniforms	218.00
APPM000530 Total									**218.00**
APPM000531	08/05/26	TRAFFIC SIGNAL CONTROLS INC	11268	200	31650	ENG-ITS / TRAFFIC SIGNAL OPS	545500	Traffic Signal Parts	943.29
APPM000531 Total									**943.29**
APPM000532	08/05/26	TRINITY SERVICES GROUP INC	3011500254	100	21500	DETENTION	556270	Inmate Meals	14,634.09
APPM000532 Total									**14,634.09**
APPM000533	08/05/26	TST INFRASTRUCTURE LLC	12268	350	72411	BANNOCK DR LID 2023	575100	Contributions - Miscellaneous	445.00
APPM000533	08/05/26	TST INFRASTRUCTURE LLC	12267	200	31681	CIP - MAINTENANCE FUND 200	673100	Roads, Streets, Drainage - Engineering	300.00
APPM000533 Total									**745.00**
APPM000534	08/05/26	UNIFIRST CORPORATION	2260266207	100	19910	FLEET MAINTENANCE	542400	Clothing and uniforms	240.43
APPM000534	08/05/26	UNIFIRST CORPORATION	2260266475	100	19910	FLEET MAINTENANCE	542400	Clothing and uniforms	87.43
APPM000534 Total									**327.86**
APPM000535	08/05/26	WELLS FARGO BANK - GOVERNMENT BANKING	JUN2026	100	13100	TREASURER	556100	Banking Service Fees	3,287.73
APPM000535 Total									**3,287.73**
APPM000536	08/05/26	WESTERN PAPER DISTRIBUTORS	5508653	100	19150	JUSTICE CENTER FACILITY MGMT	542300	Janitorial Supplies	1,197.88

APPM000536	08/05/26	WESTERN PAPER DISTRIBUTORS	5498681	100	21500	DETENTION	545900	Other Repair & Maintenance Supplies	919.90
APPM000536	08/05/26	WESTERN PAPER DISTRIBUTORS	5498684	100	21500	DETENTION	545900	Other Repair & Maintenance Supplies	526.98
APPM000536	08/05/26	WESTERN PAPER DISTRIBUTORS	5498683	100	21500	DETENTION	545900	Other Repair & Maintenance Supplies	354.01
APPM000536	08/05/26	WESTERN PAPER DISTRIBUTORS	5506168	100	55200	FAIRGROUND OPERATIONS	542300	Janitorial Supplies	217.60
APPM000536	08/05/26	WESTERN PAPER DISTRIBUTORS	5481511	100	21500	DETENTION	555900	Other Repair & Maintenance Services	148.75
APPM000536 Total									**3,365.12**
APPM000537	08/05/26	WESTON SOLUTIONS INC	APR2026-00802	275	32600	BIOCHAR	554900	Other Professional Services	17,284.75
APPM000537 Total									**17,284.75**
APPM000538	08/05/26	WILSON & COMPANY INC	150977	230	31382	CIP - ROADWAYS FUND 230	554900	Other Professional Services	41,817.62
APPM000538 Total									**41,817.62**
APPM000539	08/05/26	Y2K ENGINEERING LLC	4114	200	31684	CIP - TRAFFIC FUND 200	673350	Traffic Signals - Construction	9,625.75
APPM000539	08/05/26	Y2K ENGINEERING LLC	4159	200	31660	TRAFFIC SIGNAL ASSET MGMT PROG	554400	Engineering services	3,385.00
APPM000539 Total									**13,010.75**
APPM000540	08/05/26	ZEPESKI, ZACHARY SCOTT	060626-061026PERDIEM	220	0	DCSO	121403	AR - Sheriff Admin	304.00
APPM000540 Total									**304.00**
Grand Total									**1,633,413.27**

HANDWRITES

Payment reference	Payment Date	Vendor Name	Invoice #	Fund	Business Unit	Business unit description	Main account	Main account description	Invoice payment amount
APPM000283	07/24/26	TOWN OF PARKER	SHAREBACKMARAPR2026	230	82305	ROAD S/U TAX SHAREBACK - MUNIS	583800	Intergovernmental - Parker	304,975.71
APPM000283	07/24/26	TOWN OF PARKER	SHAREBACKFEBMAR2026	230	82305	ROAD S/U TAX SHAREBACK - MUNIS	583800	Intergovernmental - Parker	257,776.62
APPM000283	07/24/26	TOWN OF PARKER	SHAREBACKAPRMAY2026	230	82305	ROAD S/U TAX SHAREBACK - MUNIS	583800	Intergovernmental - Parker	292,503.53
APPM000283 Total									**855,255.86**
APPM000291	07/24/26	CITY OF LONE TREE	SHAREBACKAPRMAY2026	230	82305	ROAD S/U TAX SHAREBACK - MUNIS	583700	Intergovernmental - Lone Tree	180,354.25
APPM000291 Total									**180,354.25**
APPM000297	07/24/26	CITY OF CASTLE PINES	SHAREBACKAPRMAY2026	230	82305	ROAD S/U TAX SHAREBACK - MUNIS	583200	Intergovernmental - Castle Pines	27,427.42
APPM000297 Total									**27,427.42**
APPM000384	07/28/26	23RD JUDICIAL DIST JUVENILE ASMT CTR	SF1843	210	44500	CHILD WELFARE	443600	Other Professional Services	16,750.00
APPM000384 Total									**16,750.00**
APPM000279	07/24/26	CITY OF AURORA	R&BTAXES2Q26	200	82300	P TAX SHAREBACK MUNICIPALITIES	583100	Intergovernmental - Aurora	98,276.60
APPM000279 Total									**98,276.60**
APPM000280	07/24/26	CITY OF LITTLETON	R&BTAXES2Q26	200	82300	P TAX SHAREBACK MUNICIPALITIES	583600	Intergovernmental - Littleton	25,846.15
APPM000280 Total									**25,846.15**
APPM000282	07/24/26	TOWN OF LARKSPUR	R&BTAXES2Q26	200	82300	P TAX SHAREBACK MUNICIPALITIES	583500	Intergovernmental - Larkspur	11,244.82
APPM000282 Total									**11,244.82**
APPM000283	07/24/26	TOWN OF PARKER	R&BTAXES2Q26	200	82300	P TAX SHAREBACK MUNICIPALITIES	583800	Intergovernmental - Parker	1,414,172.67
APPM000283 Total									**1,414,172.67**
APPM000291	07/24/26	CITY OF LONE TREE	R&BTAXES2Q26	200	82300	P TAX SHAREBACK MUNICIPALITIES	583700	Intergovernmental - Lone Tree	1,017,477.79
APPM000291 Total									**1,017,477.79**
APPM000294	07/24/26	TOWN OF CASTLE ROCK	R&BTAXES2Q26	200	82300	P TAX SHAREBACK MUNICIPALITIES	583300	Intergovernmental - Castle Rock	1,677,224.57
APPM000294 Total									**1,677,224.57**
APPM000297	07/24/26	CITY OF CASTLE PINES	R&BTAXES2Q26	200	82300	P TAX SHAREBACK MUNICIPALITIES	583200	Intergovernmental - Castle Pines	390,720.69
APPM000297 Total									**390,720.69**
APPM000290	07/24/26	OUTPUT SERVICES INC	P5551	100	12400	MOTOR VEHICLE	551100	Postage & Delivery Service	13,100.00
APPM000290 Total									**13,100.00**
APPM000415	07/28/26	MANNA RESOURCE CENTER	JUNE2026TANF	210	44400	TANF BLOCK GRANT	443600	Other Professional Services	6,839.87
APPM000415 Total									**6,839.87**
APPM000416	07/28/26	OUTPUT SERVICES INC	INV130194	100	12400	MOTOR VEHICLE	551100	Postage & Delivery Service	4,504.86
APPM000416 Total									**4,504.86**
APPM000417	07/28/26	RESPEC COMPANY LLC	INV06261043	100	16200	PLANNING & ZONING SERVICES	554900	Other Professional Services	397.50
APPM000417 Total									**397.50**
APPM000413	07/28/26	HOME INSTEAD	HIPC0626	100	861001	STATE SENIOR SERVICES GRANT	443600	Other Professional Services	7,002.25
APPM000413	07/28/26	HOME INSTEAD	HIHMKR0626	100	861001	STATE SENIOR SERVICES GRANT	443600	Other Professional Services	11,229.50
APPM000413 Total									**18,231.75**
APPM000397	07/28/26	CASTLE ROCK SENIOR ACTIVITY CENTER	CRSCTRANS0626	100	861001	STATE SENIOR SERVICES GRANT	443600	Other Professional Services	19,110.00
APPM000397	07/28/26	CASTLE ROCK SENIOR ACTIVITY CENTER	CRSCOAIT0626	100	861587	ARPA AGING RESOURCES OLDER	443600	Other Professional Services	1,739.00
APPM000397	07/28/26	CASTLE ROCK SENIOR ACTIVITY CENTER	CRSCOAICC0626	100	861587	ARPA AGING RESOURCES OLDER	443600	Other Professional Services	705.00
APPM000397 Total									**21,554.00**
APPM000410	07/28/26	ELITE SURFACE INFRASTRUCTURE	CI2020029APP13	235	36182	CIP - ROADWAYS FUND 235	673150	Roads, Streets, Drainage - Construction	1,289,175.78
APPM000410	07/28/26	ELITE SURFACE INFRASTRUCTURE	CI2020029APP12	235	36182	CIP - ROADWAYS FUND 235	673150	Roads, Streets, Drainage - Construction	1,215,252.89
APPM000410	07/28/26	ELITE SURFACE INFRASTRUCTURE	CI2020029APP11	235	36182	CIP - ROADWAYS FUND 235	673150	Roads, Streets, Drainage - Construction	345,150.01
APPM000410	07/28/26	ELITE SURFACE INFRASTRUCTURE	CI2020029APP10	235	36182	CIP - ROADWAYS FUND 235	673150	Roads, Streets, Drainage - Construction	90,765.46
APPM000410 Total									**2,940,344.14**
APPM000386	07/28/26	AGING RESOURCES OF DOUGLAS COUNTY	CDOT5310JUN26	100	861633	2026 CDOT FTA 5310 CRSAC	443600	Other Professional Services	11,084.00
APPM000386 Total									**11,084.00**
APPM000397	07/28/26	CASTLE ROCK SENIOR ACTIVITY CENTER	CDOT5310JUN26	100	861633	2026 CDOT FTA 5310 CRSAC	443600	Other Professional Services	14,911.00
APPM000397 Total									**14,911.00**
APPM000304	07/24/26	BOSTON ENGLEWOOD LLC	Aug2026/Training	295	29550	RMHIDTA TRAINING	565100	Facility / Building / Land Rental	4,902.66
APPM000304	07/24/26	BOSTON ENGLEWOOD LLC	Aug2026/Intel	295	29505	RMHIDTA INTELLIGENCE	565100	Facility / Building / Land Rental	6,304.00
APPM000304	07/24/26	BOSTON ENGLEWOOD LLC	Aug2026/Admin	295	29500	RMHIDTA MGMT & COORDINATION	565100	Facility / Building / Land Rental	2,801.67
APPM000304 Total									**14,008.33**
APPM000386	07/28/26	AGING RESOURCES OF DOUGLAS COUNTY	ARDCTRANS0626	100	861001	STATE SENIOR SERVICES GRANT	443600	Other Professional Services	3,981.31
APPM000386	07/28/26	AGING RESOURCES OF DOUGLAS COUNTY	ARDCOAIT0626	100	861587	ARPA AGING RESOURCES OLDER	443600	Other Professional Services	5,365.00
APPM000386 Total									**9,346.31**
APPM000385	07/28/26	ACASA SENIOR CARE	ACASAPC0626	100	861001	STATE SENIOR SERVICES GRANT	443600	Other Professional Services	16,448.75
APPM000385	07/28/26	ACASA SENIOR CARE	ACASAHMKR0626	100	861001	STATE SENIOR SERVICES GRANT	443600	Other Professional Services	7,740.00
APPM000385 Total									**24,188.75**
APPM000400	07/28/26	COLORADO COMMUNITY MEDIA	A3JCV0GB0002	210	44500	CHILD WELFARE	440200	Newspaper Notices/Advertising	72.82
APPM000400	07/28/26	COLORADO COMMUNITY MEDIA	A3JCV0GB0001	210	44500	CHILD WELFARE	440200	Newspaper Notices/Advertising	73.70
APPM000400 Total									**146.52**
APPM000287	07/24/26	BLACK HILLS ENERGY	9989042724/071426	100	19100	FACILITIES ADMINISTRATION	564200	Gas	149.41
APPM000287 Total									**149.41**

APPM000286	07/24/26 BLACK HILLS ENERGY	9773152288/071426	100	19100	FACILITIES ADMINISTRATION	564200	Gas	171.92
APPM000286 Total								**171.92**
APPM000391	07/28/26 BLACK HILLS ENERGY	8272853933/072326	100	19100	FACILITIES ADMINISTRATION	564200	Gas	259.88
APPM000391 Total								**259.88**
APPM000396	07/28/26 BLACK HILLS ENERGY	7843906157/072326	100	19100	FACILITIES ADMINISTRATION	564200	Gas	364.34
APPM000396 Total								**364.34**
APPM000288	07/24/26 BLACK HILLS ENERGY	7233076932/071426	100	19100	FACILITIES ADMINISTRATION	564200	Gas	682.18
APPM000288 Total								**682.18**
APPM000394	07/28/26 BLACK HILLS ENERGY	7210915724/072326	100	19100	FACILITIES ADMINISTRATION	564200	Gas	167.43
APPM000394 Total								**167.43**
APPM000369	07/27/26 ROXBOROUGH WATER & SANITATION DIST	7130848/072426	100	19100	FACILITIES ADMINISTRATION	564300	Water and sewer	148.25
APPM000369 Total								**148.25**
APPM000249	07/23/26 ROXBOROUGH WATER & SANITATION DIST	7129571/063026	200	31400	MAINTENANCE OF CONDITION	546600	Bulk Water	1,089.00
APPM000249 Total								**1,089.00**
APPM000392	07/28/26 BLACK HILLS ENERGY	7014265168/072326	100	19100	FACILITIES ADMINISTRATION	564200	Gas	911.83
APPM000392 Total								**911.83**
APPM000296	07/24/26 CENTURY LINK	69677894/062426	100	18800	PHONE / COMMUNICATIONS	553100	Telephone / Communications	18.56
APPM000296 Total								**18.56**
APPM000390	07/28/26 BLACK HILLS ENERGY	6675672133/072326	100	19920	FLEET-CAR WASH FACILITY	564200	Gas	157.25
APPM000390 Total								**157.25**
APPM000389	07/28/26 BLACK HILLS ENERGY	6548784439/072326	100	19100	FACILITIES ADMINISTRATION	564200	Gas	141.72
APPM000389 Total								**141.72**
APPM000354	07/27/26 XCEL ENERGY	5397826603/072126	100	19175	HIGHLANDS RANCH SUBSTATION FAC	564100	Electric	10,421.57
APPM000354 Total								**10,421.57**
APPM000353	07/27/26 XCEL ENERGY	5382823110/071626	100	51100	PARK MAINTENANCE	564100	Electric	484.73
APPM000353 Total								**484.73**
APPM000363	07/27/26 XCEL ENERGY	5341164978/072326	100	19100	FACILITIES ADMINISTRATION	564200	Gas	53.25
APPM000363 Total								**53.25**
APPM000362	07/27/26 XCEL ENERGY	5341164978/071726	100	19100	FACILITIES ADMINISTRATION	564100	Electric	743.89
APPM000362 Total								**743.89**
APPM000357	07/27/26 XCEL ENERGY	5340382016/072026	100	19100	FACILITIES ADMINISTRATION	564100	Electric	1,260.81
APPM000357 Total								**1,260.81**
APPM000358	07/27/26 XCEL ENERGY	5340381888/071626	100	19100	FACILITIES ADMINISTRATION	564100	Electric	199.39
APPM000358 Total								**199.39**
APPM000359	07/27/26 XCEL ENERGY	5340381811/071626	100	19100	FACILITIES ADMINISTRATION	564100	Electric	1,572.07
APPM000359 Total								**1,572.07**
APPM000246	07/23/26 XCEL ENERGY	5340381720/071526	100	19100	FACILITIES ADMINISTRATION	564200	Gas	53.90
APPM000246 Total								**53.90**
APPM000361	07/27/26 XCEL ENERGY	5340380616/071626	100	19100	FACILITIES ADMINISTRATION	564100	Electric	240.22
APPM000361 Total								**240.22**
APPM000248	07/23/26 XCEL ENERGY	5321350461/071526	200	31400	MAINTENANCE OF CONDITION	564200	Gas	53.90
APPM000248 Total								**53.90**
APPM000355	07/27/26 XCEL ENERGY	5319854772/071626	100	19100	FACILITIES ADMINISTRATION	564100	Electric	98.65
APPM000355 Total								**98.65**
APPM000360	07/27/26 XCEL ENERGY	5319739830/072026	100	19100	FACILITIES ADMINISTRATION	564200	Gas	53.14
APPM000360 Total								**53.14**
APPM000247	07/23/26 XCEL ENERGY	5300112347562/070926	100	19100	FACILITIES ADMINISTRATION	564200	Gas	55.04
APPM000247 Total								**55.04**
APPM000356	07/27/26 XCEL ENERGY	5300104521330/071626	100	19100	FACILITIES ADMINISTRATION	564100	Electric	376.84
APPM000356 Total								**376.84**
APPM000395	07/28/26 BLACK HILLS ENERGY	4648262628/072326	100	19100	FACILITIES ADMINISTRATION	564200	Gas	204.29
APPM000395 Total								**204.29**
APPM000289	07/24/26 BLACK HILLS ENERGY	3652893639/071426	100	19100	FACILITIES ADMINISTRATION	564200	Gas	25.33
APPM000289 Total								**25.33**
APPM000393	07/28/26 BLACK HILLS ENERGY	3383073735/072326	100	19150	JUSTICE CENTER FACILITY MGMT	564200	Gas	9,286.72
APPM000393 Total								**9,286.72**
APPM000285	07/24/26 BLACK HILLS ENERGY	3099396829/071426	100	19100	FACILITIES ADMINISTRATION	564200	Gas	67.03
APPM000285 Total								**67.03**
APPM000370	07/27/26 DOUGLAS COUNTY EDC	26DCEDC_PSC	100	65500	ECONOMIC DEVELOPMENT SERVICES	554900	Other Professional Services	937,500.00
APPM000370 Total								**937,500.00**
APPM000366	07/27/26 BBC RESEARCH & CONSULTING	26020LLC001	100	16200	PLANNING & ZONING SERVICES	554900	Other Professional Services	3,885.00
APPM000366 Total								**3,885.00**
APPM000292	07/24/26 DLH ARCHITECTURE LLC	2528-7	330	33100	GENERAL GOVT FACILITIES	672200	Building Construction	20,106.25
APPM000292	07/24/26 DLH ARCHITECTURE LLC	2510-13	240	33225	EVOC OPERATIONS	672200	Building Construction	78,144.00

APPM000292	07/24/26 DLH ARCHITECTURE LLC	2508-7	330	33100	GENERAL GOVT FACILITIES	672200	Building Construction	2,350.00
APPM000292 Total								**100,600.25**
APPM000293	07/24/26 SCHEUBER & DARDEN ARCHITECTS	25-02-006-1	250	53600	HISTORIC PRESERVATION FUND 250	672300	Building Improvements	2,500.00
APPM000293 Total								**2,500.00**
APPM000292	07/24/26 DLH ARCHITECTURE LLC	2421-16	330	33000	CAPITAL FUND MAINTENANCE AND IMPROVEMENTS	672100	Building Design	16,000.00
APPM000292 Total								**16,000.00**
APPM000388	07/28/26 BLACK HILLS ENERGY	2154604510/072326	100	19100	FACILITIES ADMINISTRATION	564200	Gas	49.43
APPM000388 Total								**49.43**
APPM000250	07/23/26 KAREN F LAMB	2026FAIR	100	55257	FAIR BOARD SHOW MANAGEMENT COMMITTEE	556300	Election Judges / Referees fees	100.00
APPM000250 Total								**100.00**
APPM000251	07/23/26 KARLA MAYNE	2026FAIR	100	55257	FAIR BOARD SHOW MANAGEMENT COMMITTEE	556300	Election Judges / Referees fees	250.00
APPM000251 Total								**250.00**
APPM000253	07/23/26 DOUG WENTWORTH	2026FAIR	100	55257	FAIR BOARD SHOW MANAGEMENT COMMITTEE	556300	Election Judges / Referees fees	125.00
APPM000253 Total								**125.00**
APPM000254	07/23/26 PEAK BEVERAGE CATERING INC	2026FAIR	100	55253	FAIR BOARD EVENTS & ACTIVITIES COMMITTEE	556180	County Fair services	3,400.00
APPM000254 Total								**3,400.00**
APPM000256	07/23/26 DOUG SATREE	2026FAIR	100	55257	FAIR BOARD SHOW MANAGEMENT COMMITTEE	556300	Election Judges / Referees fees	200.00
APPM000256 Total								**200.00**
APPM000258	07/23/26 COMBO SWELL BEATS ENTERTAINMENT INC	2026FAIR	100	55253	FAIR BOARD EVENTS & ACTIVITIES COMMITTEE	556180	County Fair services	100,500.00
APPM000258 Total								**100,500.00**
APPM000259	07/23/26 ERIC HARPER	2026FAIR	100	55257	FAIR BOARD SHOW MANAGEMENT COMMITTEE	556300	Election Judges / Referees fees	125.00
APPM000259 Total								**125.00**
APPM000260	07/23/26 JON BARBA	2026FAIR	100	55257	FAIR BOARD SHOW MANAGEMENT COMMITTEE	556300	Election Judges / Referees fees	100.00
APPM000260 Total								**100.00**
APPM000264	07/23/26 FRIDAY PILOTS CLUB TOURING LLC	2026FAIR	100	55253	FAIR BOARD EVENTS & ACTIVITIES COMMITTEE	556180	County Fair services	500.00
APPM000264 Total								**500.00**
APPM000265	07/23/26 CARRIE J CALVERT	2026FAIR	100	55257	FAIR BOARD SHOW MANAGEMENT COMMITTEE	556300	Election Judges / Referees fees	100.00
APPM000265 Total								**100.00**
APPM000266	07/23/26 ABBY MELNIKOFF	2026FAIR	100	55257	FAIR BOARD SHOW MANAGEMENT COMMITTEE	556300	Election Judges / Referees fees	100.00
APPM000266 Total								**100.00**
APPM000267	07/23/26 JOSH TAYLOR	2026FAIR	100	55257	FAIR BOARD SHOW MANAGEMENT COMMITTEE	556300	Election Judges / Referees fees	1,200.00
APPM000267 Total								**1,200.00**
APPM000268	07/23/26 KENDRA MCCONNELL	2026FAIR	100	55257	FAIR BOARD SHOW MANAGEMENT COMMITTEE	556300	Election Judges / Referees fees	250.00
APPM000268 Total								**250.00**
APPM000269	07/23/26 SARA SCHUSTER	2026FAIR	100	55257	FAIR BOARD SHOW MANAGEMENT COMMITTEE	556300	Election Judges / Referees fees	75.00
APPM000269 Total								**75.00**
APPM000270	07/23/26 DIANNE PASCOE	2026FAIR	100	55257	FAIR BOARD SHOW MANAGEMENT COMMITTEE	556300	Election Judges / Referees fees	125.00
APPM000270 Total								**125.00**
APPM000271	07/23/26 MARTHA NELSON	2026FAIR	100	55257	FAIR BOARD SHOW MANAGEMENT COMMITTEE	556300	Election Judges / Referees fees	125.00
APPM000271 Total								**125.00**
APPM000272	07/23/26 CALLAN BROTHERS	2026FAIR	100	55257	FAIR BOARD SHOW MANAGEMENT COMMITTEE	556300	Election Judges / Referees fees	100.00
APPM000272 Total								**100.00**
APPM000273	07/23/26 LAURIE HAMILTON	2026FAIR	100	55257	FAIR BOARD SHOW MANAGEMENT COMMITTEE	556300	Election Judges / Referees fees	125.00
APPM000273 Total								**125.00**
APPM000274	07/23/26 CAROLYN EKSTRAND	2026FAIR	100	55257	FAIR BOARD SHOW MANAGEMENT COMMITTEE	556300	Election Judges / Referees fees	100.00
APPM000274 Total								**100.00**
APPM000275	07/23/26 DIXIE B FRICK	2026FAIR	100	55257	FAIR BOARD SHOW MANAGEMENT COMMITTEE	556300	Election Judges / Referees fees	75.00
APPM000275 Total								**75.00**
APPM000276	07/23/26 CONSTANCE HOPKINS	2026FAIR	100	55257	FAIR BOARD SHOW MANAGEMENT COMMITTEE	556300	Election Judges / Referees fees	100.00
APPM000276 Total								**100.00**
APPM000371	07/27/26 TEXAS ROADHOUSE OF PARKER	2026FAIR	100	55252	FAIR BOARD MARKETING & SPONSORSHIP	557300	Catered Meal Service	1,200.00
APPM000371 Total								**1,200.00**
APPM000372	07/27/26 MARIA GABRIELA GUANIPA ARCHILA	2026FAIR	100	55253	FAIR BOARD EVENTS & ACTIVITIES COMMITTEE	542100	Operating Supplies / Equipment & Accessories	650.00
APPM000372 Total								**650.00**
APPM000373	07/27/26 THE BRANDED MAVERICK	2026FAIR	100	55252	FAIR BOARD MARKETING & SPONSORSHIP	556180	County Fair services	4,500.00
APPM000373 Total								**4,500.00**
APPM000378	07/27/26 LIVING SPRINGS VETERINARY CARE	2026FAIR	100	55250	COUNTY FAIR	556180	County Fair services	2,500.00
APPM000378 Total								**2,500.00**
APPM000380	07/27/26 MELEA CHRISTENSEN	2026FAIR	100	55257	FAIR BOARD SHOW MANAGEMENT COMMITTEE	556300	Election Judges / Referees fees	450.00
APPM000380 Total								**450.00**
APPM000263	07/23/26 TAYLOR AUSTIN DYE	2026 FAIR	100	55253	FAIR BOARD EVENTS & ACTIVITIES COMMITTEE	556180	County Fair services	10,000.00
APPM000263 Total								**10,000.00**
APPM000264	07/23/26 FRIDAY PILOTS CLUB TOURING LLC	2026 FAIR	100	55253	FAIR BOARD EVENTS & ACTIVITIES COMMITTEE	556180	County Fair services	15,000.00
APPM000264 Total								**15,000.00**

APPM000300	07/24/26	WEMBER INC	2025.31-12	250	53710	REGIONAL PARKS - FUND 250	672100	Building Design	16,586.00
APPM000300 Total									**16,586.00**
APPM000405	07/28/26	CORE ELECTRIC COOPERATIVE	20159002/072026	100	19150	JUSTICE CENTER FACILITY MGMT	564100	Electric	168,063.81
APPM000405 Total									**168,063.81**
APPM000364	07/27/26	COLORADO STATE TREASURER	1317051/063026	620	19400	UI/WC/DISABILITY SELF-INS.	573300	Unemployment Claims	42,322.40
APPM000364 Total									**42,322.40**
APPM000376	07/27/26	DEEP ROOTS CRAFTSMEN	1168-9	250	53600	HISTORIC PRESERVATION FUND 250	554900	Other Professional Services	1,100.00
APPM000376 Total									**1,100.00**
APPM000352	07/27/26	PARKER WATER & SANITATION DISTRICT	1021691/070226	100	19100	FACILITIES ADMINISTRATION	564300	Water and sewer	2,068.16
APPM000352 Total									**2,068.16**
APPM000382	07/27/26	BRITNELL, PAXTON MICHAEL	072726-072926PERDIEM	200	31400	MAINTENANCE OF CONDITION	557100	Travel Expense	176.80
APPM000382 Total									**176.80**
APPM000348	07/31/26	SEDAM, PENNY	070126-073126	295	29500	RMHIDTA MGMT & COORDINATION	556900	Other Purchased Services	14,687.75
APPM000348 Total									**14,687.75**
APPM000349	07/31/26	WEIS, KEITH	070126-073126	295	29500	RMHIDTA MGMT & COORDINATION	554900	Other Professional Services	18,147.08
APPM000349 Total									**18,147.08**
APPM000399	07/28/26	CHURCH OF THE ROCK	063026CC	296	861582	ARPA CARE COMPACT	443600	Other Professional Services	3,735.75
APPM000399 Total									**3,735.75**
APPM000408	07/28/26	DYER, LARA LYNN	061826-061926PERDIEM	210	44550	CHILD WELFARE	445300	Travel Expense	144.00
APPM000408 Total									**144.00**
APPM000419	07/28/26	SINGER, BRADY SCOTT	060326-063026	210	44150	ADULT PROTECTION	445300	Travel Expense	438.99
APPM000419 Total									**438.99**
APPM000408	07/28/26	DYER, LARA LYNN	060326-061926	210	44500	CHILD WELFARE	445300	Travel Expense	2,232.92
APPM000408 Total									**2,232.92**
APPM000398	07/28/26	CBRE INC VALUATION AND ADVISORY SERVICES	055624-2-26	100	16200	PLANNING & ZONING SERVICES	554900	Other Professional Services	1,750.00
APPM000398 Total									**1,750.00**
APPM000412	07/28/26	GAZDZIAK, KYLEE HOPE	052726-062726	210	44500	CHILD WELFARE	445300	Travel Expense	282.32
APPM000412 Total									**282.32**
APPM000419	07/28/26	SINGER, BRADY SCOTT	050126-052126	210	44150	ADULT PROTECTION	445300	Travel Expense	294.21
APPM000419 Total									**294.21**
APPM000299	07/24/26	CCMSI (FEE PAYMENTS ONLY)	0178319-IN	620	19400	UI/WC/DISABILITY SELF-INS.	562300	Review Fees / Bonds	421.25
APPM000299 Total									**421.25**
APPM000374	07/27/26	GRANELLI'S PIZZERIA	#A1	100	55254	FAIR BOARD RODEO COMMITTEE	557300	Catered Meal Service	600.00
APPM000374 Total									**600.00**
APPM000418	07/28/26	RMS RECOVERY MONITORING SOLUTIONS	10247053	210	44500	CHILD WELFARE	443115	Drug Testing	2,387.07
APPM000418 Total									**2,387.07**
APPM000302	07/24/26	ALLIANT INSURANCE SERVICES INC	10187437	630	19450	LIABILITY AND PROPERTY INS.	562100	ISF Liability & Property Insurance Alloc	443,803.47
APPM000302	07/24/26	ALLIANT INSURANCE SERVICES INC	3623149	630	19450	LIABILITY AND PROPERTY INS.	562400	Property Insurance	82,424.71
APPM000302	07/24/26	ALLIANT INSURANCE SERVICES INC	3594237	630	19450	LIABILITY AND PROPERTY INS.	562500	Liability Insurance	8,413.92
APPM000302 Total									**534,642.10**
APPM000367	07/27/26	NMS LABS	1313369	223	28501	DA 23RD - STATE MANDATED COSTS	445300	Travel Expense	98.00
APPM000367	07/27/26	NMS LABS	1299537	223	28501	DA 23RD - STATE MANDATED COSTS	445300	Travel Expense	93.00
APPM000367	07/27/26	NMS LABS	1284797	223	28501	DA 23RD - STATE MANDATED COSTS	445300	Travel Expense	93.00
APPM000367 Total									**284.00**
APPM000262	07/23/26	NATIONAL INDEMNITY COMPANY	669429	630	19450	LIABILITY AND PROPERTY INS.	573200	Insurance Claims - Liability	24,351.53
APPM000262 Total									**24,351.53**
APPM000406	07/28/26	DANIELS LONG CHEVROLET	528851	100	19910	FLEET MAINTENANCE	555900	Other Repair & Maintenance Services	13,082.12
APPM000406 Total									**13,082.12**
APPM000281	07/24/26	ERO RESOURCES CORPORATION	111416	250	53600	HISTORIC PRESERVATION FUND 250	554900	Other Professional Services	2,833.00
APPM000281 Total									**2,833.00**
APPM000365	07/27/26	STATE OF COLORADO	67937	100	12400	MOTOR VEHICLE	551100	Postage & Delivery Service	18,258.27
APPM000365 Total									**18,258.27**
APPM000375	07/27/26	DOUGLAS COUNTY HEALTHY YOUTH COALITION	63026	217	861057	TPEP TOBACCO PREV & ED PROG	443600	Other Professional Services	13,637.28
APPM000375 Total									**13,637.28**
APPM000381	07/27/26	CLERK OF DISTRICT COURT - GOSHEN COUNTY	63026	223	28001	DA 23RD - DISTRICT MO ALLOC	552100	Printing / Copying & Reports	4.00
APPM000381 Total									**4.00**
APPM000420	07/28/26	WALZ, ELIZABETH ANNE	62926	210	44500	CHILD WELFARE	445300	Travel Expense	66.70
APPM000420 Total									**66.70**
APPM000257	07/23/26	ROBERT MOCK	53026	630	19450	LIABILITY AND PROPERTY INS.	573200	Insurance Claims - Liability	763.62
APPM000257 Total									**763.62**
APPM000349	07/31/26	WEIS, KEITH	46204	295	29500	RMHIDTA MGMT & COORDINATION	556900	Other Purchased Services	800.00
APPM000349 Total									**800.00**
APPM000284	07/24/26	TOWN OF PARKER	46174	100	0	CLERK & RECORDER	214371	Due to Parker- Auto Use Tax	532,515.81
APPM000284 Total									**532,515.81**

APPM000295	07/24/26	TOWN OF CASTLE ROCK	46174	100	0	CLERK & RECORDER	214321	Due to Castle Rock - Auto Use Tax	855,710.34
APPM000295 Total									**855,710.34**
APPM000401	07/28/26	COLORADO DEPARTMENT OF HEALTH & ENV.	46174	100	0	CLERK & RECORDER	214104	Due to State - Marriage license - Public Health	1,194.00
APPM000401 Total									**1,194.00**
APPM000402	07/28/26	COLORADO DEPARTMENT OF REVENUE	46174	100	0	CLERK & RECORDER	214102	Due to State - Drivers License fee	18,766.90
APPM000402 Total									**18,766.90**
APPM000403	07/28/26	COLORADO DEPARTMENT OF REVENUE	46174	100	0	CLERK & RECORDER	214109	Due to State - Motor Vehicle	4,280,509.62
APPM000403 Total									**4,280,509.62**
APPM000404	07/28/26	COLORADO DEPARTMENT OF STATE	46174	100	0	CLERK & RECORDER	214103	Due to State - eRecording	11,686.00
APPM000404 Total									**11,686.00**
APPM000263	07/23/26	TAYLOR AUSTIN DYE	32733	100	55253	FAIR BOARD EVENTS & ACTIVITIES COMMITTEE	556180	County Fair services	500.00
APPM000263 Total									**500.00**
APPM000298	07/24/26	LIGHTING ACCESSORY & WARNING SYSTEMS	27179	250	53500	OPEN SPACE OPERATIONS & MAINTENANCE	674200	Cars, Vans, Pickups	28,328.35
APPM000298 Total									**28,328.35**
APPM000301	07/24/26	COMMUNICATION INFRASTRUCTURE GROUP LLC	26234	200	31400	MAINTENANCE OF CONDITION	554900	Other Professional Services	13,683.01
APPM000301 Total									**13,683.01**
APPM000407	07/28/26	DOUGLAS COUNTY DEPUTY SHERIFF'S ASSOCIATION	13118	210	44100	ADMINISTRATION BLOCK GRANT	443350	Security Services	8,568.00
APPM000407 Total									**8,568.00**
APPM000387	07/28/26	AURORA MENTAL HEALTH & RECOVERY	12487	210	44500	CHILD WELFARE	443600	Other Professional Services	875.00
APPM000387 Total									**875.00**
APPM000347	07/27/26	CASTLETON CTR WATER & SANITATION DIST	4088	100	19100	FACILITIES ADMINISTRATION	564300	Water and sewer	658.00
APPM000347 Total									**658.00**
APPM000414	07/28/26	LEFTHAND MANAGEMENT LLC	4031	210	802021	TRANSFORMATIONAL HOMELESS RESP	443600	Other Professional Services	450.00
APPM000414 Total									**450.00**
APPM000379	07/27/26	FIRST IMPRESSION PRINT SOLUTION INC	2533	100	55255	FAIR BOARD GUEST SERVICES COMMITTEE	542100	Operating Supplies / Equipment & Accessories	440.94
APPM000379	07/27/26	FIRST IMPRESSION PRINT SOLUTION INC	2532	100	55255	FAIR BOARD GUEST SERVICES COMMITTEE	552100	Printing / Copying & Reports	251.73
APPM000379 Total									**692.67**
APPM000409	07/28/26	ELIME TECHNOLOGY	1498	100	802043	COMMUNITY MENTAL HEALTH SFY26	443600	Other Professional Services	181.00
APPM000409 Total									**181.00**
APPM000377	07/27/26	COAST2COAST CATERS LLC	1422	100	55253	FAIR BOARD EVENTS & ACTIVITIES COMMITTEE	556180	County Fair services	7,537.50
APPM000377 Total									**7,537.50**
APPM000383	07/27/26	KATHIE L JOHNSON	1058	100	55253	FAIR BOARD EVENTS & ACTIVITIES COMMITTEE	556180	County Fair services	300.00
APPM000383 Total									**300.00**
APPM000303	07/24/26	INTERPRET SITE LLC	1039	250	53600	HISTORIC PRESERVATION FUND 250	554900	Other Professional Services	6,659.25
APPM000303 Total									**6,659.25**
APPM000411	07/28/26	FORSGREN ASSOCIATES INC	555	100	19280	WATER INITIATIVES	554900	Other Professional Services	52,445.31
APPM000411 Total									**52,445.31**
APPM000261	07/23/26	CARRIE J MARTIN	153	100	55253	FAIR BOARD EVENTS & ACTIVITIES COMMITTEE	542600	Communications equipment accessories	500.00
APPM000261 Total									**500.00**
APPM000252	07/23/26	SHAWN STEINMETZ	87	100	55253	FAIR BOARD EVENTS & ACTIVITIES COMMITTEE	556180	County Fair services	300.00
APPM000252 Total									**300.00**
APPM000255	07/23/26	REDD DAWG ENTERPRISES LLC	83	200	31400	MAINTENANCE OF CONDITION	558300	Professional Memberships & Licenses	2,710.00
APPM000255 Total									**2,710.00**
Grand Total									**16,734,461.96**

MEETING DATE: August 11, 2026

STAFF PERSON RESPONSIBLE: Christie Guthrie, Director of Finance

DESCRIPTION: Approval of Vouchers August 11, 2026

SUMMARY: The attached printout lists vouchers and electronic funds transfers requiring Board approval.

Vouchers	$	1,937,347.67
Electronic Funds Transfers	$	
Handwritten Checks	$	2,133,103.77
Purchasing Card Charges	$	
Election Judges	$	1,517.74
TOTAL:	**$**	**4,071,969.18**

All vouchers, electronic fund transfers, and election judge payments have been approved and signed by a department authorized signer or an elected official. The department authorized signer or an elected official acknowledges the item or service is within the approved budgetary spending authority (Colorado Revised Statutes Title 29, Article 1) and is pursuant to Douglas County policies.

RECOMMENDED ACTION: Approval.

REVIEW:

Christie Guthrie	Approve	8/5/2026
Jeff Garcia	Approve	8/6/2026
Doug DeBord	Approve	8/6/2026

ATTACHMENTS:

08.11.26 BOCC

Payment reference	Payment Date	Vendor Name	Invoice #	Fund	Business Unit	Business unit description	Main account	Main account description	Invoice payment amount
APPM000615	08/11/26	AMAZON CAPITAL SERVICES INC	11HG-316N-PHPP	200	31400	MAINTENANCE OF CONDITION	542100	Operating Supplies / Equipment & Accessories	423.96
APPM000615	08/11/26	AMAZON CAPITAL SERVICES INC	16VN-9CNL-RWD3	200	31100	ROAD AND BRIDGE ADMIN	542100	Operating Supplies / Equipment & Accessories	62.27
APPM000615	08/11/26	AMAZON CAPITAL SERVICES INC	1DYP-6PP6-PPLK	275	32600	BIOCHAR	542100	Operating Supplies / Equipment & Accessories	750.36
APPM000615	08/11/26	AMAZON CAPITAL SERVICES INC	1GQ3-FWX4-P6K4	275	32600	BIOCHAR	542100	Operating Supplies / Equipment & Accessories	84.34
APPM000615	08/11/26	AMAZON CAPITAL SERVICES INC	1QGY-DVRD-Y149	200	31400	MAINTENANCE OF CONDITION	542100	Operating Supplies / Equipment & Accessories	120.22
APPM000615	08/11/26	AMAZON CAPITAL SERVICES INC	1QJY-FHGQ-9X1L	200	31550	WEED CONTROL	542100	Operating Supplies / Equipment & Accessories	100.26
APPM000615	08/11/26	AMAZON CAPITAL SERVICES INC	1QRQ-CKVH-PP3T	200	31400	MAINTENANCE OF CONDITION	547800	Controllable Assets - Tools	390.82
APPM000615 Total									**1,932.23**
APPM000616	08/11/26	ANARCHY OUTDOORS	200385	220	22680	SWAT TEAM – LEA	542400	Clothing and uniforms	4,185.62
APPM000616 Total									**4,185.62**
APPM000617	08/11/26	AWARDS WITH MORE	35164	100	55250	COUNTY FAIR	542100	Operating Supplies / Equipment & Accessories	333.60
APPM000617 Total									**333.60**
APPM000618	08/11/26	CANOPY TREE SERVICE INC	2486	100	21795	WILDFIRE MITIGATION COST SHARE	556900	Other Purchased Services	5,000.00
APPM000618 Total									**5,000.00**
APPM000619	08/11/26	CHARLES E DICK	62626	217	46100	DC HEALTH DEPT ADMIN	445100	Vital Records Fees	25.00
APPM000619 Total									**25.00**
APPM000620	08/11/26	COLORADO BUREAU OF INVESTIGATION	A271200019	100	0	GENERAL FUND	214113	Due to State - CBI - Concealed handgun permits	6,178.00
APPM000620 Total									**6,178.00**
APPM000621	08/11/26	COLORADO HOMICIDE INVESTIGATORS ASSOCIATION	72326	100	21200	INVESTIGATIONS	558300	Professional Memberships & Licenses	85.00
APPM000621 Total									**85.00**
APPM000622	08/11/26	COLORADO PUBLIC HEALTH ASSOCIATION	200002369	217	46100	DC HEALTH DEPT ADMIN	558100	Conference, seminars, training fees	620.00
APPM000622	08/11/26	COLORADO PUBLIC HEALTH ASSOCIATION	200002370	217	46100	DC HEALTH DEPT ADMIN	558100	Conference, seminars, training fees	620.00
APPM000622 Total									**1,240.00**
APPM000623	08/11/26	COMPARK BUSINESS CAMPUS MD	DV2025-284 RFND	100	30200	ENGINEERING	441685	Development review fees	300.00
APPM000623 Total									**300.00**
APPM000624	08/11/26	D L ADAMS ASSOCIATES	106486	100	16200	PLANNING & ZONING SERVICES	554900	Other Professional Services	1,450.00
APPM000624 Total									**1,450.00**
APPM000625	08/11/26	DENIS, ARIELLE JULIA	073026-080126PERDIEM	100	11200	COUNTY ATTORNEY	557100	Travel Expense	92.00
APPM000625 Total									**92.00**
APPM000626	08/11/26	DENVER HEALTH & HOSPITAL AUTHORITY	G115511	217	46200	EMERGENCY PREP / DISEASE CONTROL	554100	Medical, Dental & Vet Services	4,478.50
APPM000626 Total									**4,478.50**
APPM000627	08/11/26	DISALVO, LISA	050126-061626	100	60100	NATURAL RESOURCES	542100	Operating Supplies / Equipment & Accessories	125.43
APPM000627 Total									**125.43**
APPM000628	08/11/26	E3 SIGNS	8375-2	250	53500	OPEN SPACE OPERATIONS & MAINTENANCE	542100	Operating Supplies / Equipment & Accessories	1,765.07
APPM000628 Total									**1,765.07**
APPM000629	08/11/26	EG STAATS & CO INC	109133	100	55250	COUNTY FAIR	543900	County Fair Awards	297.05
APPM000629 Total									**297.05**
APPM000630	08/11/26	ELBERT WATER & SANITATION DISTRICT	INVMAY2026	200	31400	MAINTENANCE OF CONDITION	546600	Bulk Water	1,912.50
APPM000630 Total									**1,912.50**
APPM000631	08/11/26	ELIJAH I HENRY	24M2415	100	19700	COMMUNITY JUSTICE SERVICES	554900	Other Professional Services	347.00
APPM000631 Total									**347.00**
APPM000632	08/11/26	EWING IRRIGATION PRODUCTS INC	30468767	100	60100	NATURAL RESOURCES	555900	Other Repair & Maintenance Services	53.90
APPM000632 Total									**53.90**
APPM000633	08/11/26	FENCE POST, THE	330537	100	55256	FAIR BOARD LIVESTOCK SALE COMMITTEE	552300	Newspaper Notices / Advertising	1,150.00
APPM000633 Total									**1,150.00**
APPM000634	08/11/26	FOLEY HOAG LLP	4267383	100	11200	COUNTY ATTORNEY	554200	Legal Services	30,581.60
APPM000634	08/11/26	FOLEY HOAG LLP	4270882	100	11200	COUNTY ATTORNEY	554200	Legal Services	200.00
APPM000634 Total									**30,781.60**
APPM000635	08/11/26	FORENSIC TRUTH VERIFICATION GROUP	2175	100	21155	HIRING	559400	Pre-Employment Screenings	250.00
APPM000635 Total									**250.00**
APPM000636	08/11/26	FRONTIER BUSINESS PRODUCTS	1044867	295	29505	RMHIDTA INTELLIGENCE	555400	Software/Hardware Support & Maintenance	2,913.42
APPM000636 Total									**2,913.42**
APPM000637	08/11/26	GRANDSARD, MEGAN FAYE	ER-000033	100	51100	PARK MAINTENANCE	542200	Employee recognition supplies	97.20
APPM000637 Total									**97.20**
APPM000638	08/11/26	GREEDER, MICHAEL KEVIN THOMAS	082026-082326PERDIEM	220	0	LAW ENFORCEMENT AUTHORITY	121403	AR - Sheriff Admin	301.00
APPM000638 Total									**301.00**
APPM000639	08/11/26	HCDA ENGINEERING INC	2026-15523	100	19150	JUSTICE CENTER FACILITY MGMT	556900	Other Purchased Services	2,450.00
APPM000639 Total									**2,450.00**
APPM000640	08/11/26	HERITAGE LANDSCAPE SUPPLY GROUP INC	0027690459-001	200	31550	WEED CONTROL	542100	Operating Supplies / Equipment & Accessories	9,480.00
APPM000640 Total									**9,480.00**
APPM000641	08/11/26	HONEY BUCKET	308794/070126	250	53500	OPEN SPACE OPERATIONS & MAINTENANCE	556900	Other Purchased Services	290.00
APPM000641 Total									**290.00**
APPM000642	08/11/26	IMAGEFIRST	268966422	100	23100	CORONER	556900	Other Purchased Services	81.70

Payment reference	Payment Date	Vendor Name	Invoice #	Fund	Business Unit	Business unit description	Main account	Main account description	Invoice payment amount
APPM000642 Total									**81.70**
APPM000643	08/11/26	IRON BEAR TRAILER	#INV91959	100	19910	FLEET MAINTENANCE	545300	Equipment and motor vehicle parts	2,460.36
APPM000643 Total									**2,460.36**
APPM000644	08/11/26	JASON M GRAY & LINDSAY D GRAY	DV2023-439	200	0	ROAD AND BRIDGE ADMIN	221640	Escrow payable	11,760.00
APPM000644 Total									**11,760.00**
APPM000645	08/11/26	JEFFERSON COUNTY DEPT OF HUMAN SERVICES	72326	210	44500	CHILD WELFARE	554900	Other Professional Services	664.74
APPM000645 Total									**664.74**
APPM000646	08/11/26	JOSHUA TREE EXPERTS	3973	100	21795	WILDFIRE MITIGATION COST SHARE	556900	Other Purchased Services	1,820.00
APPM000646 Total									**1,820.00**
APPM000647	08/11/26	KIEWIT ENGINEERING GROUP INC	2026REBATE	100	65500	ECONOMIC DEVELOPMENT SERVICES	566300	BPPT Rebate	140,216.74
APPM000647 Total									**140,216.74**
APPM000648	08/11/26	KIEWIT INFRASTRUCTURE COMPANY	9100984923	200	31400	MAINTENANCE OF CONDITION	546200	Asphalt and asphalt filler	1,058.64
APPM000648 Total									**1,058.64**
APPM000649	08/11/26	LARKSPUR PET HOSPITAL	I-11260004047	217	46200	EMERGENCY PREP / DISEASE CONTROL	554100	Medical, Dental & Vet Services	140.00
APPM000649 Total									**140.00**
APPM000650	08/11/26	LAYTON CONSTRUCTION	DV2023-144	200	0	ROAD AND BRIDGE ADMIN	221640	Escrow payable	19,891.80
APPM000650 Total									**19,891.80**
APPM000651	08/11/26	LEWIS, TEREZA	071026-071926PERDIEM	100	12500	ELECTIONS AND REGISTRATION	557100	Travel Expense	760.00
APPM000651 Total									**760.00**
APPM000652	08/11/26	LIFELOC TECHNOLOGIES INC	434514	100	21500	DETENTION	542100	Operating Supplies / Equipment & Accessories	157.34
APPM000652 Total									**157.34**
APPM000653	08/11/26	M.R. HAULING	1441	100	21795	WILDFIRE MITIGATION COST SHARE	556900	Other Purchased Services	1,575.00
APPM000653 Total									**1,575.00**
APPM000654	08/11/26	MASEK ROCKY MOUNTAIN GOLF CARS	01-110691	100	55251	FAIR BOARD ADMINISTRATION COMMITTEE	565200	Vehicle & Equipment Rental	12,289.00
APPM000654 Total									**12,289.00**
APPM000655	08/11/26	MASTER'S TOUCH, THE	102313	100	13100	TREASURER	551100	Postage & Delivery Service	1,647.27
APPM000655 Total									**1,647.27**
APPM000656	08/11/26	MICAH A & CHRISTINA K CLAYCAMP	REC REFUND	100	0	GENERAL FUND	211450	Fee refunds - Clerk & Recorder	10.00
APPM000656 Total									**10.00**
APPM000657	08/11/26	MOHAMMAD A KANDAR	42426	217	46100	DC HEALTH DEPT ADMIN	445100	Vital Records Fees	25.00
APPM000657 Total									**25.00**
APPM000658	08/11/26	MOMENTUM TELECOM INC	680112	295	29500	RMHIDTA MGMT & COORDINATION	553100	Telephone / Communications	659.96
APPM000658 Total									**659.96**
APPM000659	08/11/26	MULLER ENGINEERING COMPANY INC	42781	230	31382	CIP - ROADWAYS FUND 230	673100	Roads, Streets, Drainage - Engineering	14,590.32
APPM000659 Total									**14,590.32**
APPM000660	08/11/26	NATIONAL FIRE & SAFETY INC	10032252	100	55200	FAIRGROUND OPERATIONS	555900	Other Repair & Maintenance Services	6,044.00
APPM000660	08/11/26	NATIONAL FIRE & SAFETY INC	10032345	100	19100	FACILITIES ADMINISTRATION	555500	Repair & Maintenance Service Contracts	2,145.00
APPM000660	08/11/26	NATIONAL FIRE & SAFETY INC	10032448	100	19100	FACILITIES ADMINISTRATION	555500	Repair & Maintenance Service Contracts	5,507.00
APPM000660 Total									**13,696.00**
APPM000661	08/11/26	NICOLA, KATHRYN MARY	070826-071526PERDIEM	100	21100	SHERIFF ADMINISTRATION	557100	Travel Expense	414.80
APPM000661 Total									**414.80**
APPM000662	08/11/26	NICOLETA MITTLEMAN	60526	217	46100	DC HEALTH DEPT ADMIN	445100	Vital Records Fees	45.00
APPM000662 Total									**45.00**
APPM000663	08/11/26	OPEN DOOR YOUTH GANG ALTERNATIVES	626	220	22115	TRAINING - LEA	558900	Other Training Services	300.00
APPM000663 Total									**300.00**
APPM000664	08/11/26	ORTHOPEDIC CENTERS OF COLORADO LLC	41026	100	11200	COUNTY ATTORNEY	554200	Legal Services	1,000.00
APPM000664	08/11/26	ORTHOPEDIC CENTERS OF COLORADO LLC	52826	100	11200	COUNTY ATTORNEY	554200	Legal Services	4,000.00
APPM000664 Total									**5,000.00**
APPM000665	08/11/26	PARKER WATER & SANITATION DISTRICT	1022403/070626	200	31400	MAINTENANCE OF CONDITION	546600	Bulk Water	44.85
APPM000665	08/11/26	PARKER WATER & SANITATION DISTRICT	1022405/070626	200	31400	MAINTENANCE OF CONDITION	546600	Bulk Water	812.68
APPM000665 Total									**857.53**
APPM000666	08/11/26	PHIL LONG FORD OF DENVER LLC	209354	275	32600	BIOCHAR	674200	Cars, Vans, Pickups	74,412.17
APPM000666 Total									**74,412.17**
APPM000667	08/11/26	PRESCOTT RODRIGUEZ OSTRANDER WALLSHEIN & TAYLOR PC	6361	100	11200	COUNTY ATTORNEY	554200	Legal Services	870.00
APPM000667 Total									**870.00**
APPM000668	08/11/26	REASSURANCE SOLUTIONS LLC	1335	100	21500	DETENTION	547200	Controllable Assets - Other equipment	36,750.00
APPM000668 Total									**36,750.00**
APPM000669	08/11/26	ROADSAFE TRAFFIC SYSTEMS	274811	200	31600	ENG - TRAFFIC SIGNS / STRIPING	545300	Equipment and motor vehicle parts	464.70
APPM000669	08/11/26	ROADSAFE TRAFFIC SYSTEMS	276090	200	31600	ENG - TRAFFIC SIGNS / STRIPING	546500	Paint & Road Striping Supplies	86.50
APPM000669 Total									**551.20**
APPM000670	08/11/26	ROCKY MOUNTAIN BOTTLED WATER	1263907	223	28001	DA 23RD - DISTRICT MO ALLOC	541500	Food and beverage supplies	36.95
APPM000670	08/11/26	ROCKY MOUNTAIN BOTTLED WATER	1263934	223	28001	DA 23RD - DISTRICT MO ALLOC	541500	Food and beverage supplies	36.95
APPM000670 Total									**73.90**

Payment reference	Payment Date	Vendor Name	Invoice #	Fund	Business Unit	Business unit description	Main account	Main account description	Invoice payment amount
APPM000671	08/11/26	ROCKY MTN LAND & FIRE COMPANY LLC	1031	100	21795	WILDFIRE MITIGATION COST SHARE	556900	Other Purchased Services	4,000.00
APPM000671	08/11/26	ROCKY MTN LAND & FIRE COMPANY LLC	1033	100	21795	WILDFIRE MITIGATION COST SHARE	556900	Other Purchased Services	3,000.00
APPM000671	08/11/26	ROCKY MTN LAND & FIRE COMPANY LLC	1034	100	21795	WILDFIRE MITIGATION COST SHARE	556900	Other Purchased Services	8,500.00
APPM000671	08/11/26	ROCKY MTN LAND & FIRE COMPANY LLC	1035	100	21795	WILDFIRE MITIGATION COST SHARE	556900	Other Purchased Services	2,500.00
APPM000671 Total									**18,000.00**
APPM000672	08/11/26	ROTH, JEFF	061026-062626	100	60100	NATURAL RESOURCES	542100	Operating Supplies / Equipment & Accessories	135.52
APPM000672 Total									**135.52**
APPM000673	08/11/26	SMH WEST LLC	DV2023-246	200	0	ROAD AND BRIDGE ADMIN	221640	Escrow payable	2,500.00
APPM000673 Total									**2,500.00**
APPM000674	08/11/26	STERLING RANCH COMMUNITY AUTHORITY BOARD	DV2024-079	200	0	ROAD AND BRIDGE ADMIN	221640	Escrow payable	2,500.00
APPM000674 Total									**2,500.00**
APPM000675	08/11/26	SUSAN C FIKANY	690	223	28501	DA 23RD - STATE MANDATED COSTS	543600	Transcriptions	46.80
APPM000675 Total									**46.80**
APPM000676	08/11/26	SWARCO COLORADO PAINT LLC	90073850	200	31600	ENG - TRAFFIC SIGNS / STRIPING	546500	Paint & Road Striping Supplies	34,850.00
APPM000676	08/11/26	SWARCO COLORADO PAINT LLC	90074044	200	31600	ENG - TRAFFIC SIGNS / STRIPING	546500	Paint & Road Striping Supplies	34,850.00
APPM000676	08/11/26	SWARCO COLORADO PAINT LLC	90074150	200	31600	ENG - TRAFFIC SIGNS / STRIPING	546500	Paint & Road Striping Supplies	34,850.00
APPM000676 Total									**104,550.00**
APPM000677	08/11/26	THREE PEAKS VETERINARY PLLC	127	220	22670	MOUNTED PATROL - LEA	554100	Medical, Dental & Vet Services	122.00
APPM000677 Total									**122.00**
APPM000678	08/11/26	TREE BEAVERS	1204	100	21100	SHERIFF ADMINISTRATION	556900	Other Purchased Services	11,000.00
APPM000678 Total									**11,000.00**
APPM000679	08/11/26	UCHEALTH	2087223602/093025	100	21200	INVESTIGATIONS	554100	Medical, Dental & Vet Services	1,261.81
APPM000679	08/11/26	UCHEALTH	2092247480/053126	100	21200	INVESTIGATIONS	554100	Medical, Dental & Vet Services	1,261.81
APPM000679 Total									**2,523.62**
APPM000680	08/11/26	US BANK NA	040126-063026	100	13100	TREASURER	556100	Banking Service Fees	308.00
APPM000680 Total									**308.00**
APPM000681	08/11/26	VENTANA CAPITAL, INC	DV2024-240	200	0	ROAD AND BRIDGE ADMIN	221640	Escrow payable	2,500.00
APPM000681 Total									**2,500.00**
APPM000682	08/11/26	VERONIKA HAASE	61426	217	46100	DC HEALTH DEPT ADMIN	445100	Vital Records Fees	25.00
APPM000682 Total									**25.00**
APPM000683	08/11/26	WASTE MANAGEMENT OF COLORADO	0002171-4804-8	275	32500	SOLID WASTE DISPOSAL	564400	Waste disposal services	24,612.85
APPM000683 Total									**24,612.85**
APPM000684	08/11/26	WIZARD WORKS SECURITY SYSTEMS INC	26800336	330	33100	GENERAL GOVT FACILITIES	555200	Repairs - Equipment/Motor Vehicles	35,570.94
APPM000684 Total									**35,570.94**
APPM000685	08/11/26	XCEL ENERGY	5300123634256/072726	100	19180	UNIFIED METROPOLITAN FORENSIC	564100	Electric	10,440.96
APPM000685 Total									**10,440.96**
APPM000686	08/12/26	ABSOLUTE GRAPHICS INC	36832	100	23150	MAJOR CRIMES SECTION	542400	Clothing and uniforms	65.92
APPM000686 Total									**65.92**
APPM000687	08/12/26	ACORN PETROLEUM INC	0050531-IN	100	19910	FLEET MAINTENANCE	545200	Fleet Tank Fuel	2,313.37
APPM000687	08/12/26	ACORN PETROLEUM INC	0044816-IN	100	19910	FLEET MAINTENANCE	545200	Fleet Tank Fuel	22,343.32
APPM000687	08/12/26	ACORN PETROLEUM INC	0044822-IN	100	19910	FLEET MAINTENANCE	545200	Fleet Tank Fuel	28,389.27
APPM000687	08/12/26	ACORN PETROLEUM INC	0051010-IN	100	19910	FLEET MAINTENANCE	545200	Fleet Tank Fuel	3,124.85
APPM000687	08/12/26	ACORN PETROLEUM INC	0044823-IN	100	19910	FLEET MAINTENANCE	545200	Fleet Tank Fuel	24,868.86
APPM000687 Total									**81,039.67**
APPM000688	08/12/26	AM SIGNAL LLC	M32290	200	31650	ENG-ITS / TRAFFIC SIGNAL OPS	545500	Traffic Signal Parts	1,691.34
APPM000688 Total									**1,691.34**
APPM000689	08/12/26	AMRIZE WEST CENTRAL INC	722740153	200	31400	MAINTENANCE OF CONDITION	546100	Aggregate products	11,863.54
APPM000689	08/12/26	AMRIZE WEST CENTRAL INC	722879097	200	31400	MAINTENANCE OF CONDITION	546200	Asphalt and asphalt filler	517.07
APPM000689	08/12/26	AMRIZE WEST CENTRAL INC	722833998	200	31400	MAINTENANCE OF CONDITION	546200	Asphalt and asphalt filler	1,287.72
APPM000689	08/12/26	AMRIZE WEST CENTRAL INC	722886562	200	31400	MAINTENANCE OF CONDITION	546200	Asphalt and asphalt filler	2,170.31
APPM000689	08/12/26	AMRIZE WEST CENTRAL INC	722900192	200	31400	MAINTENANCE OF CONDITION	546200	Asphalt and asphalt filler	1,298.85
APPM000689 Total									**17,137.49**
APPM000690	08/12/26	ARMORED KNIGHTS INC	11350	100	13100	TREASURER	556110	Armored car services	310.30
APPM000690	08/12/26	ARMORED KNIGHTS INC	11459	210	44100	ADMINISTRATION BLOCK GRANT	556900	Other Purchased Services	121.00
APPM000690	08/12/26	ARMORED KNIGHTS INC	11458	100	12400	MOTOR VEHICLE	555500	Repair & Maintenance Service Contracts	930.90
APPM000690 Total									**1,362.20**
APPM000691	08/12/26	AUTOAUTO WASH LLC	WO-61937	100	19920	FLEET-CAR WASH FACILITY	555900	Other Repair & Maintenance Services	267.16
APPM000691	08/12/26	AUTOAUTO WASH LLC	WO-61992	100	19920	FLEET-CAR WASH FACILITY	555900	Other Repair & Maintenance Services	529.66
APPM000691 Total									**796.82**
APPM000692	08/12/26	BACK 40 ACRES LLC	1918	200	31681	CIP - MAINTENANCE FUND 200	554900	Other Professional Services	30,361.26
APPM000692 Total									**30,361.26**
APPM000693	08/12/26	BASIS PARTNERS	2633	200	31681	CIP - MAINTENANCE FUND 200	554900	Other Professional Services	65,430.58
APPM000693 Total									**65,430.58**

Payment reference	Payment Date	Vendor Name	Invoice #	Fund	Business Unit	Business unit description	Main account	Main account description	Invoice payment amount
APPM000694	08/12/26	BDI DATALYNK LLC	2487	200	31650	ENG-ITS / TRAFFIC SIGNAL OPS	558100	Conference, seminars, training fees	6,600.00
APPM000694 Total									**6,600.00**
APPM000695	08/12/26	BENESCH	356119	200	31684	CIP - TRAFFIC FUND 200	673100	Roads, Streets, Drainage - Engineering	11,764.93
APPM000695 Total									**11,764.93**
APPM000696	08/12/26	BOB POPP BUILDING SERVICES LLC	130001366	100	33100	GENERAL GOVT FACILITIES	556900	Other Purchased Services	3,380.00
APPM000696 Total									**3,380.00**
APPM000697	08/12/26	BOND, KEVIN WALTER	071326-071626PERDIEM	200	31600	ENG - TRAFFIC SIGNS / STRIPING	557100	Travel Expense	170.00
APPM000697 Total									**170.00**
APPM000698	08/12/26	BRADLEY, JUSTIN REID	062426-062526	295	29505	RMHIDTA INTELLIGENCE	557100	Travel Expense	206.04
APPM000698 Total									**206.04**
APPM000699	08/12/26	BRANNAN AGGREGATES	428946	200	31400	MAINTENANCE OF CONDITION	546200	Asphalt and asphalt filler	4,886.70
APPM000699 Total									**4,886.70**
APPM000700	08/12/26	BREAKTHROUGHS INC	71026DCOP	250	53500	OPEN SPACE OPERATIONS & MAINTENANCE	558900	Other Training Services	850.00
APPM000700 Total									**850.00**
APPM000701	08/12/26	BROTHERS REDEVELOPMENT INC	BRICAP0726	296	29600	ARPA INTEREST	554900	Other Professional Services	12,998.96
APPM000701 Total									**12,998.96**
APPM000702	08/12/26	BROWNSTEIN HYATT FARBER SCHRECK LLP	1094893	100	11200	COUNTY ATTORNEY	554200	Legal Services	467.91
APPM000702 Total									**467.91**
APPM000703	08/12/26	BUCKEYE CLEANING CENTER OF DENVER	90772023	100	21500	DETENTION	542300	Janitorial Supplies	3,827.80
APPM000703 Total									**3,827.80**
APPM000704	08/12/26	C3 INTERIORS LLC	I-9032	240	33215	JUSTICE CNTR FACIL IMPRVMNTS	610200	Major Maintenance of Assets	128,538.37
APPM000704	08/12/26	C3 INTERIORS LLC	I-9034	240	33215	JUSTICE CNTR FACIL IMPRVMNTS	610200	Major Maintenance of Assets	35,925.59
APPM000704 Total									**164,463.96**
APPM000705	08/12/26	CARBON DYNAMICS LLP	132	275	32600	BIOCHAR	554900	Other Professional Services	600.00
APPM000705 Total									**600.00**
APPM000706	08/12/26	CASTLE ROCK SENIOR ACTIVITY CENTER	OAICRSCRS0726	296	29600	ARPA INTEREST	554900	Other Professional Services	5,840.27
APPM000706 Total									**5,840.27**
APPM000707	08/12/26	CENTER COPY BOULDER, INC.	73589	100	15100	FINANCE	541100	Office Supplies	33.60
APPM000707	08/12/26	CENTER COPY BOULDER, INC.	73706	220	22115	TRAINING - LEA	552100	Printing / Copying & Reports	36.75
APPM000707	08/12/26	CENTER COPY BOULDER, INC.	73707	220	22100	PATROL - LEA	552100	Printing / Copying & Reports	183.75
APPM000707	08/12/26	CENTER COPY BOULDER, INC.	73662	210	44900	CHILD SUPPORT ENFORCEMENT	552100	Printing / Copying & Reports	67.20
APPM000707 Total									**321.30**
APPM000708	08/12/26	CHANDLER ASSET MANAGEMENT INC	2606DOUGLASC	100	13100	TREASURER	554150	Accounting and financial services	10,958.33
APPM000708 Total									**10,958.33**
APPM000709	08/12/26	CHARM-TEX INC	0451705-IN	100	21500	DETENTION	542300	Janitorial Supplies	343.80
APPM000709 Total									**343.80**
APPM000710	08/12/26	COLES SCREEN PRINTING	44589	200	31400	MAINTENANCE OF CONDITION	542400	Clothing and uniforms	336.95
APPM000710	08/12/26	COLES SCREEN PRINTING	44582	200	31400	MAINTENANCE OF CONDITION	542400	Clothing and uniforms	329.48
APPM000710	08/12/26	COLES SCREEN PRINTING	44585	200	31400	MAINTENANCE OF CONDITION	542400	Clothing and uniforms	348.21
APPM000710	08/12/26	COLES SCREEN PRINTING	44584	200	31400	MAINTENANCE OF CONDITION	542400	Clothing and uniforms	337.34
APPM000710 Total									**1,351.98**
APPM000711	08/12/26	COLORADO CHILLER SERVICES	8923	100	19150	JUSTICE CENTER FACILITY MGMT	555900	Other Repair & Maintenance Services	5,590.00
APPM000711	08/12/26	COLORADO CHILLER SERVICES	8924	100	19150	JUSTICE CENTER FACILITY MGMT	555900	Other Repair & Maintenance Services	4,762.00
APPM000711 Total									**10,352.00**
APPM000712	08/12/26	COLORADO COMMUNITY MEDIA	5PGSXPH6-0014	200	31681	CIP - MAINTENANCE FUND 200	552300	Newspaper Notices / Advertising	60.97
APPM000712 Total									**60.97**
APPM000713	08/12/26	COLORADO DEPARTMENT OF PUBLIC HEALTH	070926	217	0	DC PUBLIC HEALTH	214115	Due to State - Health Dept Retail Food License Fees	2,420.00
APPM000713	08/12/26	COLORADO DEPARTMENT OF PUBLIC HEALTH	070926/2	217	0	DC PUBLIC HEALTH	214116	Due to State - OWTS Permits Surcharge	1,660.00
APPM000713	08/12/26	COLORADO DEPARTMENT OF PUBLIC HEALTH	VR202700000000000485	217	46100	DC HEALTH DEPT ADMIN	445100	Vital Records Fees	16,562.00
APPM000713 Total									**20,642.00**
APPM000714	08/12/26	COLUMBINE PAPER & MAINTENANCE	92842	100	51100	PARK MAINTENANCE	542300	Janitorial Supplies	1,287.75
APPM000714 Total									**1,287.75**
APPM000715	08/12/26	COMMUNICATION INFRASTRUCTURE GROUP LLC	26236	200	31681	CIP - MAINTENANCE FUND 200	554900	Other Professional Services	4,539.00
APPM000715	08/12/26	COMMUNICATION INFRASTRUCTURE GROUP LLC	26235	200	31681	CIP - MAINTENANCE FUND 200	554900	Other Professional Services	1,856.00
APPM000715 Total									**6,395.00**
APPM000716	08/12/26	CORE ELECTRIC COOPERATIVE	43469900/072026	100	32100	WASTE TRANSFER SITES	564100	Electric	77.91
APPM000716 Total									**77.91**
APPM000717	08/12/26	CPI GUARDIAN - CLEARWATER PACKAGING INC	6960	100	21500	DETENTION	542600	Communications equipment accessories	1,562.22
APPM000717	08/12/26	CPI GUARDIAN - CLEARWATER PACKAGING INC	6708	100	21500	DETENTION	542100	Operating Supplies / Equipment & Accessories	1,735.80
APPM000717 Total									**3,298.02**
APPM000718	08/12/26	CROWE LLP	CI-320863	100	18950	IT TECH PROJECTS	554900	Other Professional Services	56,000.00
APPM000718	08/12/26	CROWE LLP	CI-339737	100	15300	BUDGET	558500	Conference hosting expenses	5,250.00
APPM000718 Total									**61,250.00**

Payment reference	Payment Date	Vendor Name	Invoice #	Fund	Business Unit	Business unit description	Main account	Main account description	Invoice payment amount
APPM000719	08/12/26	CRUZ CONSTRUCTION INC	CI2026002APP2	200	31681	CIP - MAINTENANCE FUND 200	610200	Major Maintenance of Assets	10,355.00
APPM000719 Total									**10,355.00**
APPM000720	08/12/26	DEER CREEK FORESTRY LLC	30125	100	21100	SHERIFF ADMINISTRATION	556900	Other Purchased Services	10,000.00
APPM000720 Total									**10,000.00**
APPM000721	08/12/26	DESIGN CONCEPTS CLA INC	0024527	260	52125	REGIONAL PARKS - FUND 260	673400	Parks & Recreation Improvements	21,037.50
APPM000721 Total									**21,037.50**
APPM000722	08/12/26	DLH ARCHITECTURE LLC	2509-15	330	33000	CAPITAL FUND MAINTENANCE AND IMPROVEMENTS	672200	Building Construction	21,530.25
APPM000722 Total									**21,530.25**
APPM000723	08/12/26	DONAHUE, MARIELA GONZALEZ	072626-073126PERDIEM	217	46400	COMMUNITY HEALTH	557100	Travel Expense	404.80
APPM000723 Total									**404.80**
APPM000724	08/12/26	DOOLEY ENTERPRISES INC	71855	220	22680	SWAT TEAM – LEA	543300	Firearm supplies	20,325.00
APPM000724 Total									**20,325.00**
APPM000725	08/12/26	DOUGLAS COUNTY DEPUTY SHERIFF'S ASSOCIATION	13137	100	21750	EMERGENCY SERVICES UNIT	556330	Emergency response services	1,360.00
APPM000725	08/12/26	DOUGLAS COUNTY DEPUTY SHERIFF'S ASSOCIATION	13126	250	53500	OPEN SPACE OPERATIONS & MAINTENANCE	556170	Security Services	2,176.00
APPM000725 Total									**3,536.00**
APPM000726	08/12/26	DOVE CREEK FORESTRY INC	146233	100	21700	EMERGENCY MGMT.	556900	Other Purchased Services	40,130.00
APPM000726 Total									**40,130.00**
APPM000727	08/12/26	EAN SERVICES LLC	42299549	295	29500	RMHIDTA MGMT & COORDINATION	557100	Travel Expense	1,481.69
APPM000727 Total									**1,481.69**
APPM000728	08/12/26	EMERGENCY SYSTEMS COMPLIANCE SERVICES	INV-15767	100	19150	JUSTICE CENTER FACILITY MGMT	555900	Other Repair & Maintenance Services	3,924.46
APPM000728	08/12/26	EMERGENCY SYSTEMS COMPLIANCE SERVICES	INV-15770	100	19100	FACILITIES ADMINISTRATION	555900	Other Repair & Maintenance Services	2,128.56
APPM000728 Total									**6,053.02**
APPM000729	08/12/26	EMPLOYMENT LAW SOLUTIONS INC	071726	100	17200	HR EMPLOYEE AND ORG DEVLP	558600	Leadership Academy	1,200.00
APPM000729 Total									**1,200.00**
APPM000730	08/12/26	EMR ENTERPRISES LLC	24-041-12	200	31685	CIP - DRAINAGE FUND 200	610200	Major Maintenance of Assets	20,820.25
APPM000730 Total									**20,820.25**
APPM000731	08/12/26	ENNIS-FLINT INC	296485	200	31600	ENG - TRAFFIC SIGNS / STRIPING	546500	Paint & Road Striping Supplies	(340.00)
APPM000731	08/12/26	ENNIS-FLINT INC	296164	200	31600	ENG - TRAFFIC SIGNS / STRIPING	546500	Paint & Road Striping Supplies	1,001.50
APPM000731	08/12/26	ENNIS-FLINT INC	298054	200	31600	ENG - TRAFFIC SIGNS / STRIPING	546500	Paint & Road Striping Supplies	1,785.04
APPM000731 Total									**2,446.54**
APPM000732	08/12/26	EON WORKPLACE	FR-92-1	200	31100	ROAD AND BRIDGE ADMIN	547400	Controllable Assets - Furniture / Office systems	6,009.30
APPM000732	08/12/26	EON WORKPLACE	FR-FQ-30-1	200	31100	ROAD AND BRIDGE ADMIN	547400	Controllable Assets - Furniture / Office systems	9,539.70
APPM000732	08/12/26	EON WORKPLACE	OE-QT-510040-1	200	31100	ROAD AND BRIDGE ADMIN	547400	Controllable Assets - Furniture / Office systems	6,847.37
APPM000732 Total									**22,396.37**
APPM000733	08/12/26	ET TECHNOLOGIES INC	90552	330	33300	PUBLIC WORKS FACILITIES	674900	Other Machinery & Equipment	12,419.20
APPM000733 Total									**12,419.20**
APPM000734	08/12/26	EXTERIORS DENVER LLC	158	200	31400	MAINTENANCE OF CONDITION	554900	Other Professional Services	4,825.00
APPM000734 Total									**4,825.00**
APPM000735	08/12/26	EZ LINER INDUSTRIES	079317	100	19910	FLEET MAINTENANCE	545300	Equipment and motor vehicle parts	359.18
APPM000735 Total									**359.18**
APPM000736	08/12/26	FASTENAL COMPANY	COD1295031	200	31600	ENG - TRAFFIC SIGNS / STRIPING	542100	Operating Supplies / Equipment & Accessories	158.26
APPM000736 Total									**158.26**
APPM000737	08/12/26	FINLINSON, KATIE CALTON	062226-062426PERDIEM	295	29505	RMHIDTA INTELLIGENCE	557100	Travel Expense	279.71
APPM000737 Total									**279.71**
APPM000738	08/12/26	FIRESIDE MASONRY & CONSTRUCTION	1619	250	53500	OPEN SPACE OPERATIONS & MAINTENANCE	555900	Other Repair & Maintenance Services	2,750.00
APPM000738 Total									**2,750.00**
APPM000739	08/12/26	FORVIS MAZARS LLP	2974771	100	15100	FINANCE	547600	Controllable Assets - Computer Software / License	3,200.00
APPM000739	08/12/26	FORVIS MAZARS LLP	2988671	100	11102	AUDIT SERVICES	554150	Accounting and financial services	30,000.00
APPM000739 Total									**33,200.00**
APPM000740	08/12/26	GARCIA, JEFFERY ALLEN	073026-080126PERDIEM	100	11200	COUNTY ATTORNEY	557100	Travel Expense	92.00
APPM000740 Total									**92.00**
APPM000741	08/12/26	GRAINGER	9968203969	200	31650	ENG-ITS / TRAFFIC SIGNAL OPS	542100	Operating Supplies / Equipment & Accessories	360.65
APPM000741	08/12/26	GRAINGER	9958359102	200	31600	ENG - TRAFFIC SIGNS / STRIPING	542100	Operating Supplies / Equipment & Accessories	108.56
APPM000741	08/12/26	GRAINGER	9967362048	200	31600	ENG - TRAFFIC SIGNS / STRIPING	542100	Operating Supplies / Equipment & Accessories	110.21
APPM000741 Total									**579.42**
APPM000742	08/12/26	GROUND ENGINEERING CONSULTANTS INC	263531.0 - 5	200	31681	CIP - MAINTENANCE FUND 200	554900	Other Professional Services	2,080.00
APPM000742 Total									**2,080.00**
APPM000743	08/12/26	HDR ENGINEERING INC	1200818372	230	31382	CIP - ROADWAYS FUND 230	554900	Other Professional Services	7,773.13
APPM000743 Total									**7,773.13**
APPM000744	08/12/26	HEALTHCARE MEDICAL WASTE SERVICES	P 172166	100	23100	CORONER	553600	Biohazard Waste Removal	165.00
APPM000744	08/12/26	HEALTHCARE MEDICAL WASTE SERVICES	W 172165	100	23100	CORONER	553600	Biohazard Waste Removal	849.00
APPM000744 Total									**1,014.00**
APPM000745	08/12/26	HENDRY, MICHAEL DREW	071326-071726PERDIEM	217	46100	DC HEALTH DEPT ADMIN	557100	Travel Expense	352.00

Payment reference	Payment Date	Vendor Name	Invoice #	Fund	Business Unit	Business unit description	Main account	Main account description	Invoice payment amount
APPM000745 Total									**352.00**
APPM000746	08/12/26	HOCHSTETLER, KRISTIN MICHELLE	080226-080626PERDIEM	217	46100	DC HEALTH DEPT ADMIN	557100	Travel Expense	360.00
APPM000746 Total									**360.00**
APPM000747	08/12/26	HOKE, SARAH ELLEN	062226-062426PERDIEM	295	29505	RMHIDTA INTELLIGENCE	557100	Travel Expense	192.00
APPM000747 Total									**192.00**
APPM000748	08/12/26	HOLLAND SIGNS INC	26359	200	31681	CIP - MAINTENANCE FUND 200	610200	Major Maintenance of Assets	3,636.00
APPM000748 Total									**3,636.00**
APPM000749	08/12/26	ICON ENGINEERING INC	20956	200	31685	CIP - DRAINAGE FUND 200	554900	Other Professional Services	5,336.25
APPM000749 Total									**5,336.25**
APPM000750	08/12/26	JON P DICKEY LLC	26DC12-2	100	24100	BUILDING DEVELOPMENT SERVICES	554900	Other Professional Services	2,250.00
APPM000750	08/12/26	JON P DICKEY LLC	26DC14	100	24100	BUILDING DEVELOPMENT SERVICES	554900	Other Professional Services	3,810.00
APPM000750 Total									**6,060.00**
APPM000751	08/12/26	KNOTHEAD TREE AND LAWN CARE	26980	200	31400	MAINTENANCE OF CONDITION	554900	Other Professional Services	12,750.00
APPM000751 Total									**12,750.00**
APPM000752	08/12/26	LIGHTHOUSE TRANSPORTATION GROUP	2603-05	200	31684	CIP - TRAFFIC FUND 200	610300	Major Maintenance Repair Projects	1,320.00
APPM000752	08/12/26	LIGHTHOUSE TRANSPORTATION GROUP	2603-06	200	31684	CIP - TRAFFIC FUND 200	610300	Major Maintenance Repair Projects	820.00
APPM000752 Total									**2,140.00**
APPM000753	08/12/26	LIGHTING ACCESSORY & WARNING SYSTEMS	27290	223	28001	DA 23RD - DISTRICT MO ALLOC	674200	Cars, Vans, Pickups	8,353.14
APPM000753	08/12/26	LIGHTING ACCESSORY & WARNING SYSTEMS	27293	220	22120	FLEET - LEA	674200	Cars, Vans, Pickups	3,800.00
APPM000753	08/12/26	LIGHTING ACCESSORY & WARNING SYSTEMS	27397	220	22150	TRAFFIC SECTION	556160	Vehicle Graphics	191.25
APPM000753 Total									**12,344.39**
APPM000754	08/12/26	MTM RECOGNITION	6293837	100	17100	HR ADMIN	559100	Recognition Programs	256.35
APPM000754 Total									**256.35**
APPM000755	08/12/26	NATIONAL ELECTRICAL CONSTRUCTION INC	2026-01-H	100	51100	PARK MAINTENANCE	554900	Other Professional Services	150.00
APPM000755	08/12/26	NATIONAL ELECTRICAL CONSTRUCTION INC	2026-01-I	100	51100	PARK MAINTENANCE	554900	Other Professional Services	787.00
APPM000755 Total									**937.00**
APPM000756	08/12/26	PETALAS, JASON JOHN	ER-000041	100	19100	FACILITIES ADMINISTRATION	557300	Catered Meal Service	16.65
APPM000756	08/12/26	PETALAS, JASON JOHN	ER-000042	100	55251	FAIR BOARD ADMINISTRATION COMMITTEE	542100	Operating Supplies / Equipment & Accessories	1,541.37
APPM000756 Total									**1,558.02**
APPM000757	08/12/26	POTTER, SHAWNA FAY	0626TAXREFUND	100	0	GENERAL FUND	219600	Accrued State W/H	66.57
APPM000757 Total									**66.57**
APPM000758	08/12/26	PSYCHOLOGICAL DIMENSIONS LLC	11548	100	21155	HIRING	559300	Recruitment Costs	3,125.00
APPM000758 Total									**3,125.00**
APPM000759	08/12/26	QDC RANCH SERVICES LLC	2569	100	19150	JUSTICE CENTER FACILITY MGMT	556310	Animal Control Services	1,539.20
APPM000759 Total									**1,539.20**
APPM000760	08/12/26	RG LANDSCAPING SERVICES LLC	810	200	31400	MAINTENANCE OF CONDITION	554900	Other Professional Services	2,220.00
APPM000760	08/12/26	RG LANDSCAPING SERVICES LLC	809	200	31681	CIP - MAINTENANCE FUND 200	555900	Other Repair & Maintenance Services	1,500.00
APPM000760 Total									**3,720.00**
APPM000761	08/12/26	ROGERS, DINA OLEGOVNA	071326-071626PERDIEM	200	31620	TRAFFIC ENGINEERING	557100	Travel Expense	136.00
APPM000761 Total									**136.00**
APPM000762	08/12/26	ROYAL PROCESS SERV & PARALEGAL SVC	37837	100	11200	COUNTY ATTORNEY	554200	Legal Services	65.00
APPM000762 Total									**65.00**
APPM000763	08/12/26	RS & H INC	10240260001-7	235	36182	CIP - ROADWAYS FUND 235	673100	Roads, Streets, Drainage - Engineering	84,704.30
APPM000763 Total									**84,704.30**
APPM000764	08/12/26	RUARK, WENDY SUE MCCRACKEN	MGT 6304 Managing Complex Projects	100	17100	HR ADMIN	558200	Tuition Reimbursement	415.62
APPM000764 Total									**415.62**
APPM000765	08/12/26	SANDOVAL ELEVATOR COMPANY LLC	14784	100	19150	JUSTICE CENTER FACILITY MGMT	555900	Other Repair & Maintenance Services	220.00
APPM000765	08/12/26	SANDOVAL ELEVATOR COMPANY LLC	14071	100	19100	FACILITIES ADMINISTRATION	555900	Other Repair & Maintenance Services	94.50
APPM000765 Total									**314.50**
APPM000766	08/12/26	SEWALD HANFLING PUBLIC AFFAIRS	8319	100	11100	OFFICE OF THE BOARD	554900	Other Professional Services	6,250.00
APPM000766 Total									**6,250.00**
APPM000767	08/12/26	SICARD, SKYLER DAWN	080226-080626PERDIEM	217	46100	DC HEALTH DEPT ADMIN	557100	Travel Expense	360.00
APPM000767 Total									**360.00**
APPM000768	08/12/26	SINGER, BRADY SCOTT	070126-071026	210	44150	ADULT PROTECTION	557100	Travel Expense	123.73
APPM000768 Total									**123.73**
APPM000769	08/12/26	STONE SECURITY	91072	200	31660	TRAFFIC SIGNAL ASSET MGMT PROG	674900	Other Machinery & Equipment	96,104.09
APPM000769	08/12/26	STONE SECURITY	90623	200	31660	TRAFFIC SIGNAL ASSET MGMT PROG	674900	Other Machinery & Equipment	30,853.20
APPM000769 Total									**126,957.29**
APPM000770	08/12/26	SUPPLY 38 LLC	18383	200	31650	ENG-ITS / TRAFFIC SIGNAL OPS	545500	Traffic Signal Parts	4,445.28
APPM000770	08/12/26	SUPPLY 38 LLC	18418	200	31650	ENG-ITS / TRAFFIC SIGNAL OPS	545500	Traffic Signal Parts	4,445.28
APPM000770 Total									**8,890.56**
APPM000771	08/12/26	THE MJ COMPANIES	4674	100	0	GENERAL FUND	219802	Accrued consulting fees	37,500.00
APPM000771 Total									**37,500.00**

Payment reference	Payment Date	Vendor Name	Invoice #	Fund	Business Unit	Business unit description	Main account	Main account description	Invoice payment amount
APPM000772	08/12/26	THEOREM DESIGN GROUP INC	251501-03	230	31382	CIP - ROADWAYS FUND 230	582110	State - CDOT	52,896.84
APPM000772 Total									**52,896.84**
APPM000773	08/12/26	TOLIN MECHANICAL SYSTEMS CO.	SV587552	295	29500	RMHIDTA MGMT & COORDINATION	556900	Other Purchased Services	967.98
APPM000773 Total									**967.98**
APPM000774	08/12/26	TRAFFIC SIGNAL CONTROLS INC	11340	200	31650	ENG-ITS / TRAFFIC SIGNAL OPS	545500	Traffic Signal Parts	1,128.22
APPM000774 Total									**1,128.22**
APPM000775	08/12/26	TRINITY GROUP COMPANIES INC	29586-IN	200	31600	ENG - TRAFFIC SIGNS / STRIPING	542400	Clothing and uniforms	918.94
APPM000775	08/12/26	TRINITY GROUP COMPANIES INC	29782-IN	200	31600	ENG - TRAFFIC SIGNS / STRIPING	545700	Sign Parts & Supplies	2,202.00
APPM000775	08/12/26	TRINITY GROUP COMPANIES INC	29783-IN	200	31600	ENG - TRAFFIC SIGNS / STRIPING	542100	Operating Supplies / Equipment & Accessories	421.25
APPM000775 Total									**3,542.19**
APPM000776	08/12/26	TRINITY SERVICES GROUP INC	3011500255	100	21500	DETENTION	556270	Inmate Meals	14,523.38
APPM000776 Total									**14,523.38**
APPM000777	08/12/26	TWISTED TIMBER	43	100	21795	WILDFIRE MITIGATION COST SHARE	556900	Other Purchased Services	2,150.00
APPM000777	08/12/26	TWISTED TIMBER	58	100	21795	WILDFIRE MITIGATION COST SHARE	556900	Other Purchased Services	2,100.00
APPM000777 Total									**4,250.00**
APPM000778	08/12/26	TWOPENNY PRODUCTIONS LLC	TWP 26-029	100	21525	RESTRICTED BOOKING FEES (40%)	558900	Other Training Services	5,184.00
APPM000778 Total									**5,184.00**
APPM000779	08/12/26	UBEO BUSINESS SERVICES	INVW5333347	100	12300	E-RECORDING	554900	Other Professional Services	2.11
APPM000779 Total									**2.11**
APPM000780	08/12/26	UNIFIRST CORPORATION	2260268176	100	19910	FLEET MAINTENANCE	542400	Clothing and uniforms	87.43
APPM000780	08/12/26	UNIFIRST CORPORATION	2260268285	100	19910	FLEET MAINTENANCE	542400	Clothing and uniforms	240.43
APPM000780 Total									**327.86**
APPM000781	08/12/26	VANCE BROTHERS LLC	8794	200	31400	MAINTENANCE OF CONDITION	546200	Asphalt and asphalt filler	**230.30**
APPM000781 Total									**230.30**
APPM000782	08/12/26	VOLKERT, INC	00606006	230	31382	CIP - ROADWAYS FUND 230	554900	Other Professional Services	64,571.76
APPM000782 Total									**64,571.76**
APPM000783	08/12/26	WELLS FARGO BANK - GOVERNMENT BANKING	JUN2026/2	295	29500	RMHIDTA MGMT & COORDINATION	556100	Banking Service Fees	38.72
APPM000783 Total									**38.72**
APPM000784	08/12/26	WELLSPRING COMMUNITY	IDDHOUS726	215	45100	DEVELOPMENTAL DISABILITIES-ADM	575300	Developmental Disabilities Grant	38,024.81
APPM000784 Total									**38,024.81**
APPM000785	08/12/26	WESTERN PAPER DISTRIBUTORS	5513737	100	19125	FACILITIES MANAGEMENT	542300	Janitorial Supplies	5,745.64
APPM000785	08/12/26	WESTERN PAPER DISTRIBUTORS	5515536	100	19150	JUSTICE CENTER FACILITY MGMT	542300	Janitorial Supplies	918.53
APPM000785	08/12/26	WESTERN PAPER DISTRIBUTORS	5516536	100	19150	JUSTICE CENTER FACILITY MGMT	542300	Janitorial Supplies	347.28
APPM000785 Total									**7,011.45**
APPM000786	08/12/26	WESTSIDE TOWING	26-6215776	100	23200	CRIME LAB / EVIDENCE SECTION	555300	Vehicle Tow-In Services	2,111.51
APPM000786 Total									**2,111.51**
APPM000787	08/12/26	WILSON & COMPANY INC	151798	230	31382	CIP - ROADWAYS FUND 230	554900	Other Professional Services	9,431.25
APPM000787 Total									**9,431.25**
APPM000788	08/12/26	WRINN, MATTHEW CAMERON	080226-080626PERDIEM	217	46100	DC HEALTH DEPT ADMIN	557100	Travel Expense	360.00
APPM000788 Total									**360.00**
Grand Total									**1,937,347.67**

HANDWRITES

Payment reference	Payment Date	Vendor Name	Invoice #	Fund	Business Unit	Business unit description	Main account	Main account description	Invoice payment amount
APPM000545	07/30/26	XCEL ENERGY	5300151499670/072426	100	19100	FACILITIES ADMINISTRATION	564100	Electric	1,316.67
APPM000545 Total									**1,316.67**
APPM000549	07/30/26	LITTLETON EQUINE MEDICAL CENTER	2026FAIR	100	55257	FAIR BOARD SHOW MANAGEMENT COMMITTEE	556180	County Fair services	6,000.00
APPM000549 Total									**6,000.00**
APPM000550	07/30/26	THOMAS R MCMANUS	2026FAIR	100	55254	FAIR BOARD RODEO COMMITTEE	556180	County Fair services	2,254.00
APPM000550 Total									**2,254.00**
APPM000551	07/30/26	ZACHARY QUINN HOOKER	2026FAIR	100	55257	FAIR BOARD SHOW MANAGEMENT COMMITTEE	556300	Election Judges / Referees fees	200.00
APPM000551 Total									**200.00**
APPM000552	07/30/26	TOSHIBA AMERICA BUSINESS SOLUTIONS INC	2423050	100	55200	FAIRGROUND OPERATIONS	541200	Office Equipment Supplies & Accessories	156.00
APPM000552 Total									**156.00**
APPM000553	07/30/26	ANNA OWENS	2026FAIR	100	55257	FAIR BOARD SHOW MANAGEMENT COMMITTEE	556300	Election Judges / Referees fees	100.00
APPM000553 Total									**100.00**
APPM000554	07/30/26	LINEV SYSTEMS US INC	20260232	100	21500	DETENTION	555500	Repair & Maintenance Service Contracts	19,255.60
APPM000554 Total									**19,255.60**
APPM000555	07/30/26	CATAFFO, MACKENZIE LYN	080226-080626PERDIEM	100	21200	INVESTIGATIONS	557100	Travel Expense	360.00
APPM000555 Total									**360.00**
APPM000556	07/30/26	WIZARD WORKS SECURITY SYSTEMS INC	26800275	330	33100	GENERAL GOVT FACILITIES	555200	Repairs - Equipment/Motor Vehicles	1,699.92
APPM000556	07/30/26	WIZARD WORKS SECURITY SYSTEMS INC	26800218	330	33100	GENERAL GOVT FACILITIES	555200	Repairs - Equipment/Motor Vehicles	248.00
APPM000556 Total									**1,947.92**
APPM000557	07/30/26	RICK ROMANIN	2026FAIR	100	55257	FAIR BOARD SHOW MANAGEMENT COMMITTEE	556300	Election Judges / Referees fees	125.00
APPM000557 Total									**125.00**
APPM000558	07/30/26	HAVEN VETERINARY SERVICES	2026FAIR	100	55257	FAIR BOARD SHOW MANAGEMENT COMMITTEE	556180	County Fair services	2,000.00
APPM000558 Total									**2,000.00**
APPM000559	07/30/26	COLORADO DRAFT HORSE ASSOCIATION INC	2026FAIR	100	55253	FAIR BOARD EVENTS & ACTIVITIES COMMITTEE	556180	County Fair services	5,000.00
APPM000559 Total									**5,000.00**
APPM000562	07/31/26	ARCHITERRA GROUP INC	8518	100	51125	PARK MAINTENANCE - CASH IN LIEU	673400	Parks & Recreation Improvements	12,682.20
APPM000562 Total									**12,682.20**
APPM000563	07/31/26	BAUEN STUDIOS LLC (BIOCHAR/ESCROW ONLY)	BAUENAPP1	275	32600	BIOCHAR	672200	Building Construction	527,368.16
APPM000563 Total									**527,368.16**
APPM000564	07/31/26	CHATO'S CONCRETE LLC	CI2026001APP3	200	36181	CIP - MAINTENANCE FUND 200	610200	Major Maintenance of Assets	644,952.62
APPM000564 Total									**644,952.62**
APPM000565	07/31/26	CITY OF AURORA	CI000386	100	36181	CRIME LAB / EVIDENCE SECTION	610200	Contributions - Miscellaneous	51,051.78
APPM000565 Total									**51,051.78**
APPM000566	07/31/26	GROUND ENGINEERING CONSULTANTS INC	264166.0-3	200	31681	CIP - MAINTENANCE FUND 200	554900	Other Professional Services	38,275.00
APPM000566 Total									**38,275.00**
APPM000567	07/31/26	SEDALIA LANDFILL	2026BIOCHARLEASE	275	32600	BIOCHAR	680400	Finance Purchase Agreement Principal	105,000.00
APPM000567 Total									**105,000.00**
APPM000568	07/31/26	WESTERN PAPER DISTRIBUTORS	5481384	100	19125	FACILITIES MANAGEMENT	542300	Janitorial Supplies	6,594.38
APPM000568	07/31/26	WESTERN PAPER DISTRIBUTORS	5482281	100	19125	FACILITIES MANAGEMENT	542300	Janitorial Supplies	93.58
APPM000568 Total									**6,687.96**
APPM000569	07/31/26	WESTERN WRECKING	CI2025004APP7	200	36181	CIP - MAINTENANCE FUND 200	610200	Major Maintenance of Assets	91,580.00
APPM000569 Total									**91,580.00**
APPM000572	07/31/26	ATSSA	INV-137677-W3L2Q9	200	31400	MAINTENANCE OF CONDITION	558100	Conference, seminars, training fees	11,500.00
APPM000572 Total									**11,500.00**
APPM000573	07/31/26	LYFT INC	1001246456	100	21500	DETENTION	447500	Other Purchased Services	1,399.04
APPM000573 Total									**1,399.04**
APPM000574	08/03/26	AGING RESOURCES OF DOUGLAS COUNTY	MMOFJUN26	100	802039	CDOT MMOF MULTI-MODAL OPTION	443600	Other Professional Services	385.00
APPM000574 Total									**385.00**
APPM000575	08/03/26	FAMILY TREE INC	DRAWDOWN12	210	44950	HOUSING AND URBAN DEVELOPMENT	443600	Other Professional Services	10,932.02
APPM000575 Total									**10,932.02**
APPM000576	08/03/26	LUJAN, NATASHA RENEE	060326-062926	210	44500	CHILD WELFARE	445300	Travel Expense	214.60
APPM000576 Total									**214.60**
APPM000577	08/03/26	MCLAUGHLIN COUNSELING	MSCOURT445	210	44500	CHILD WELFARE	443200	Legal Services	75.00
APPM000577	08/03/26	MCLAUGHLIN COUNSELING	SLCOURT456	210	44500	CHILD WELFARE	443200	Legal Services	75.00
APPM000577 Total									**150.00**
APPM000578	08/03/26	WELLPATH LLC	INV0141319	100	802045	JAIL BASED BEHAVIORAL 25-26	443100	Medical, Dental & Vet Services	1,814.65
APPM000578 Total									**1,814.65**

Payment reference	Payment Date	Vendor Name	Invoice #	Fund	Business Unit	Business unit description	Main account	Main account description	Invoice payment amount
APPM000579	08/03/26	WESTPHAL, STEPHANIE ANNE	060926-063026	210	44550	CHILD WELFARE	445300	Travel Expense	250.63
APPM000579 Total									**250.63**
APPM000586	08/03/26	TEXAS ROADHOUSE OF PARKER	2026FAIR2	100	55254	FAIR BOARD RODEO COMMITTEE	557300	Catered Meal Service	3,000.00
APPM000586 Total									**3,000.00**
APPM000587	08/03/26	WOODHILL SMALL BATCH BBQ	2026FAIR	100	55250	COUNTY FAIR	559100	Recognition Programs	2,140.00
APPM000587 Total									**2,140.00**
APPM000588	08/03/26	BELLARE INC	2026FAIR	100	55250	COUNTY FAIR	559100	Recognition Programs	140.00
APPM000588 Total									**140.00**
APPM000589	08/03/26	GRANNY'S PANTRY LLC	2026FAIR	100	55250	COUNTY FAIR	559100	Recognition Programs	540.00
APPM000589 Total									**540.00**
APPM000590	08/03/26	CABA COLORADO	DC-002750	100	51100	PARK MAINTENANCE	444110	Facilities use fees	1,620.00
APPM000590 Total									**1,620.00**
APPM000591	08/03/26	RUNNING CREEK RANCH	2026FAIR	100	55253	FAIR BOARD EVENTS & ACTIVITIES COMMITTEE	556180	County Fair services	5,000.00
APPM000591 Total									**5,000.00**
APPM000599	08/04/26	ALLHEALTH NETWORK	2666	296	861582	ARPA - CARE COMPACT	443600	Other Professional Services	8,460.28
APPM000599 Total									**8,460.28**
APPM000600	08/04/26	ARAPAHOE/DOUGLAS WORKS WORKFORCE CENTER	1800009442	210	44275	EMPLOYMENT FIRST	443600	Other Professional Services	21,212.15
APPM000600	08/04/26	ARAPAHOE/DOUGLAS WORKS WORKFORCE CENTER	1800009442BCA	210	44400	TANF BLOCK GRANT	443600	Other Professional Services	9,537.88
APPM000600	08/04/26	ARAPAHOE/DOUGLAS WORKS WORKFORCE CENTER	1800009442TANF	210	44400	TANF BLOCK GRANT	443600	Other Professional Services	12,097.27
APPM000600 Total									**42,847.30**
APPM000601	08/04/26	PINERY WATER DISTRICT	4623/070626	100	51100	PARK MAINTENANCE	564300	Water and sewer	34.14
APPM000601 Total									**34.14**
APPM000602	08/04/26	DOUGLAS COUNTY DEPUTY SHERIFF'S ASSOCIATION	13105	100	55400	HISTORIC PRESERVATION FUND 100	556170	Security Services	204.00
APPM000602 Total									**204.00**
APPM000603	08/04/26	SAVIO HOUSE	46174	100	861608	CONGRESSIONAL DIRECTED SPEND	443600	Other Professional Services	23,928.83
APPM000603 Total									**23,928.83**
APPM000604	08/04/26	IC THREADS	5908	100	55251	FAIR BOARD ADMINISTRATION COMMITTEE	543900	County Fair Awards	325.00
APPM000604 Total									**325.00**
APPM000605	08/04/26	AXIOM HUMAN RESOURCE SOLUTIONS	QB26073994	210	44100	ADMINISTRATION BLOCK GRANT	433210	Computer Supplies	80.75
APPM000605 Total									**80.75**
APPM000606	08/04/26	MORRISSEY, KATE M	080226-080626PERDIEM	100	21100	SHERIFF ADMINISTRATION	557100	Travel Expense	360.00
APPM000606 Total									**360.00**
APPM000607	08/04/26	INTERPRET SITE LLC	1040	250	53600	HISTORIC PRESERVATION FUND 250	554900	Other Professional Services	4,179.50
APPM000607 Total									**4,179.50**
APPM000608	08/04/26	KATHERINE NESTER	60126	217	861615	CHILD CARE DEVELOPMENT BLOCK GRANT	443600	Other Professional Services	3,059.00
APPM000608 Total									**3,059.00**
APPM000609	08/04/26	FULLER, KATHERINE LOUISE	060126-062926	210	44150	ADULT PROTECTION	445300	Travel Expense	367.14
APPM000609 Total									**367.14**
APPM000610	08/04/26	HAMON INFRASTRUCTURE INC	CI2020019APP2	235	PWD	Public Works	211300	Retainage Payable - County Asset	493,858.98
APPM000610 Total									**493,858.98**
Grand Total									**2,133,103.77**

ELECTION JUDGES

Batch Number - 635582

Bank Account - 00421939 Checks Payable - Wells Far

. . . Payment . . . Number	Date	Address Number	Name	Ty	. . . Document . . . Number	Itm	Key Co	Amount	Invoice Number	Payment Stub Message
208715	07/31/26	1123516	EUNICE SANTOS ABBEY	PV	586096	001	00100	53.46	13060000EJ_JOB_1	2026 STATEWIDE PRIMARY
			Payment Amount					53.46		
208716	07/31/26	1539093	CAROLYN BORGOS	PV	586097	001	00100	54.36	13060001EJ_JOB_2	2026 STATEWIDE PRIMARY
			Payment Amount					54.36		
208717	07/31/26	1642189	TRAVIS BRAY	PV	586098	001	00100	128.80	13060002EJ_JOB_3	2026 STATEWIDE PRIMARY
			Payment Amount					128.80		
208718	07/31/26	1713209	SUSAN CARPARELLI	PV	586099	001	00100	53.10	13060003EJ_JOB_4	2026 STATEWIDE PRIMARY
			Payment Amount					53.10		
208719	07/31/26	1711365	KYRIE COLLINS	PV	586100	001	00100	51.66	13060004EJ_JOB_5	2026 STATEWIDE PRIMARY
			Payment Amount					51.66		
208720	07/31/26	1539140	PATRICIA HANRAHAN	PV	586101	001	00100	54.00	13060005EJ_JOB_6	2026 STATEWIDE PRIMARY
			Payment Amount					54.00		
208721	07/31/26	1513860	LINDA JOHNSON	PV	586102	001	00100	53.10	13060006EJ_JOB_7	2026 STATEWIDE PRIMARY
			Payment Amount					53.10		
208722	07/31/26	1539156	BENJAMIN KRIEGER	PV	586103	001	00100	53.10	13060007EJ_JOB_8	2026 STATEWIDE PRIMARY
			Payment Amount					53.10		
208723	07/31/26	1713234	BARBARA LEVITT	PV	586104	001	00100	35.52	13060008EJ_JOB_9	2026 STATEWIDE PRIMARY
			Payment Amount					35.52		
208724	07/31/26	1171106	RUBY JOANN MARTINEZ	PV	586105	001	00100	48.96	13060009EJ_JOB_10	2026 STATEWIDE PRIMARY
			Payment Amount					48.96		
208725	07/31/26	1653274	BRIDGET ANNE MCEOWEN	PV	586106	001	00100	51.84	13060010EJ_JOB_11	2026 STATEWIDE PRIMARY
			Payment Amount					51.84		
208726	07/31/26	1409740	SALLY A MISARE	PV	586107	001	00100	54.36	13060011EJ_JOB_12	2026 STATEWIDE PRIMARY
			Payment Amount					54.36		
208727	07/31/26	1713247	SUSAN O'ROURKE	PV	586108	001	00100	52.74	13060012EJ_JOB_13	2026 STATEWIDE PRIMARY
			Payment Amount					52.74		
208728	07/31/26	1529242	BRIGITTE PARKER	PV	586109	001	00100	52.56	13060013EJ_JOB_14	2026 STATEWIDE PRIMARY
			Payment Amount					52.56		
208729	07/31/26	1653277	JENNIFER ANN PATTERSON	PV	586110	001	00100	76.50	13060014EJ_JOB_15	2026 STATEWIDE PRIMARY
			Payment Amount					76.50		
208730	07/31/26	1620100	IVONNE PEREZ	PV	586111	001	00100	53.10	13060015EJ_JOB_16	2026 STATEWIDE PRIMARY
			Payment Amount					53.10		
208731	07/31/26	1448861	JANELLE I PETERS	PV	586112	001	00100	51.84	13060016EJ_JOB_17	2026 STATEWIDE PRIMARY
			Payment Amount					51.84		
208732	07/31/26	1565573	CHRISTINE SACCARDI-WILLIAMS	PV	586113	001	00100	48.96	13060017EJ_JOB_18	2026 STATEWIDE PRIMARY
			Payment Amount					48.96		
208733	07/31/26	1582114	REBECCA SCRIVANICH	PV	586114	001	00100	76.50	13060018EJ_JOB_19	2026 STATEWIDE PRIMARY
			Payment Amount					76.50		
208734	07/31/26	1513871	PAMELA SHEARER	PV	586115	001	00100	53.46	13060019EJ_JOB_20	2026 STATEWIDE PRIMARY
			Payment Amount					53.46		
208735	07/31/26	1690470	SIDNEY E SIMONSON	PV	586116	001	00100	48.96	13060020EJ_JOB_21	2026 STATEWIDE PRIMARY

Batch Number - 635582

Bank Account - 00421939 Checks Payable - Wells Far

. . . Payment . . . Number	Date	Address Number	Name	Ty	. . . Document . . . Number	Itm	Key Co	Amount	Invoice Number	Payment Stub Message
			Payment Amount					48.96		
208736	07/31/26	1620104	LELAND SLOAN	PV	586117	001	00100	52.74	13060021EJ_JOB_22	2026 STATEWIDE PRIMARY
			Payment Amount					52.74		
208737	07/31/26	1656605	JACQUELYN SUNDQUIST	PV	586118	001	00100	76.50	13060022EJ_JOB_23	2026 STATEWIDE PRIMARY
			Payment Amount					76.50		
208738	07/31/26	1642202	EMILY SUYAT	PV	586119	001	00100	76.50	13060023EJ_JOB_24	2026 STATEWIDE PRIMARY
			Payment Amount					76.50		
208739	07/31/26	1171192	PHYLLIS A TUMEY	PV	586120	001	00100	52.56	13060024EJ_JOB_25	2026 STATEWIDE PRIMARY
			Payment Amount					52.56		
208740	07/31/26	1529250	SAMMYE WHEELER-CLOUSE	PV	586121	001	00100	52.56	13060025EJ_JOB_26	2026 STATEWIDE PRIMARY
			Payment Amount					52.56		
			Total Amount of Payments Written					1,517.74		
			Total Number of Payments Written					26		

MEETING DATE: August 11, 2026

STAFF PERSON RESPONSIBLE: Ashley Chamberlain, Paralegal

DESCRIPTION: Resolution Approving the Abatement Settlement Recommendations of the Assessor's Office.

SUMMARY: The Assessor has reviewed the petitions requesting adjustment to the properties' valuations submitted by the Petitioners listed in the attached resolutions. In those instances where a taxpayer's petition for refund or abatement of property taxes to the Board has been reviewed by the Douglas County Assessor and recommended for approval or partial approval, the Board has the authority to settle all such appeals and accept the recommendations of the Assessor. The Assessor is requesting that the Board approve the recommendations and direct the Clerk to the Board to issue a resolution ordering adjustment in value for the subject property.

RECOMMENDED ACTION: Approve Resolution.

REVIEW:

Jeff Garcia	Approve	8/4/2026
Christie Guthrie	Approve	8/5/2026
Doug DeBord	Approve	8/6/2026

ATTACHMENTS:

Cover Page
Abatement Settlement Approval Resolution - July 2026
Abatement Settlement Approval Docs

MEETING DATE: August 11, 2026

STAFF PERSON RESPONSIBLE: Ashley Chamberlain, Paralegal

DESCRIPTION: Resolution Approving the Abatement Settlement Recommendations of the Assessor's Office.

SUMMARY: The Assessor has reviewed the petitions requesting adjustment to the properties' valuations submitted by the Petitioners listed in the attached resolutions. In those instances where a taxpayer's petition for refund or abatement of property taxes to the Board has been reviewed by the Douglas County Assessor and recommended for approval or partial approval, the Board has the authority to settle all such appeals and accept the recommendations of the Assessor. The Assessor is requesting that the Board approve the recommendations and direct the Clerk to the Board to issue a resolution ordering adjustment in value for the subject property.

RECOMMENDED ACTION: Approve Resolution.

REVIEW:

Jeff Garcia	Approve	8/4/2026
Christie Guthrie	Approve	8/5/2026
Doug DeBord	Approve	8/6/2026

ATTACHMENTS:

Abatement Settlement Approval Resolution - July 2026
Abatement Settlement Approval Docs

RESOLUTION NO. R-026-_____

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO

A RESOLUTION APPROVING THE ABATEMENT SETTLEMENT RECOMMENDATIONS OF THE ASSESSOR'S OFFICE

WHEREAS, the Board of County Commissioners ("Board") is responsible for hearing petitions for refunds or abatement of property taxes pursuant to §§ 39-1-113 and 39-10-114, C.R.S.; and

WHEREAS, in those instances where a taxpayer's petition for refund or abatement of property taxes to the Board has been reviewed by the Assessor for the County of Douglas ("Assessor") and recommended for approval or partial approval, the Board has the authority to settle all such appeals and accept the recommendations of the Assessor; and

WHEREAS, the Assessor has reviewed the following petition for refund or abatement of property taxes and has determined that an adjustment to value is appropriate:

Abatement No.	**Petitioner**
202600102	Richard & Melinda Lodwig

and

WHEREAS, the Assessor has conferred with the taxpayer petitioning for refund or abatement of property taxes and the taxpayer has agreed with the Assessor's recommendation; and

WHEREAS, the Assessor wishes to submit the recommendation for adjustment to value for approval by the Board; now, therefore,

BE IT RESOLVED by the Board of County Commissioners of the County of Douglas, State of Colorado, that the Board accepts the recommendation of the Assessor and orders a separate resolution be prepared for this abatement petition and that the petitioner be notified of this decision.

PASSED AND ADOPTED this 11th day of August, 2026, in Castle Rock, Douglas County, Colorado.

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS. COLORADO

BY:_____
GEORGE TEAL, Chair

ATTEST:

_____
HAYLEY HALL, Deputy Clerk

DOUGLAS COUNTY
COLORADO

June 16, 2026

Richard & Melinda Lodwig
lodwig@comcast.net
44792 Ashlar Terrace, Apt. 200
Ashburn, VA 20147

Reference Log Number(s): 202600102
Account Number: R0445556
Owner: Richard & Melinda Lodwig
Address of Property: 17910 Calendula Dr.

*****PLEASE NOTE*****

Your abatement hearing(s) will be held telephonically using the County's telephone conferencing program. Instructions to access the hearing will follow by separate e-mail invitation.

Dear Mr. and Mrs. Lodwig:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number(s) 202600102 and is recommending adjustment of the petition for tax year 2025. The enclosed Transmittal Sheet provides details of the Assessor's decision and recommended adjusted values for each Log Number. Please note that the tax dollar references are an estimate only, the actual tax dollar amounts will be determined by the Douglas County Treasurer. Please review the following options below and indicate your choice by initialing on the appropriate line.

ML — I accept the Assessor's recommended reduction in value and terminate any further appeal.

_____ I wish to withdraw my petition without any reduction in value and end any further appeal.

_____ I wish to take an Administrative Denial which allows me to proceed to a higher level of appeal.

_____ I wish to have a hearing of my petition before a referee appointed by the County Board of Commissioners. The hearing will be held on **July 15, 2026** at **12:00 p.m.**

Dated this 17 day of June, 2026.

Please send refund to Melinda + Richard Lodwig
5417 Zoysia Ct
Haymarket VA 20169

2026001 02 - 2025

Petition For Abatement Or Refund Of Taxes

County: Douglas

Date Received _____
(Use Assessor's or Commissioners' Date Stamp)

Received
MAR 09 2026
Douglas County Assessor's Office

Section I: Petitioner, please complete Section I only.

Date: 3 (Month) 9 (Day) 2025 (Year)

Petitioner's Name: Melinda + Richard Ludwig

Petitioner's Mailing Address: 44792 Ashlar Terrace, Apt 200
Ashburn (City or Town) VA (State) 20147 (Zip Code)

SCHEDULE OR PARCEL NUMBER(S)
2233331050001
R0445556

PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
17910 Calendula Drive
Parker CO 80134

Rev FAE to Owner 3/10/26

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for property tax year(s) 2025 and ~~2026~~ are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error or overvaluation. Attach additional sheets if necessary.) House went on the market Nov 2025 for $880,000 and sold on 2/3/2026 for 850,000

Petitioner's estimate of value: $~~850,000~~ (~~2026~~) and $850,000 (2025)
Value (Year) Value (Year)

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information and belief, is true, correct, and complete.

Melinda Ludwig
Petitioner's Signature

Phone Number 7038675942 Email ludwig@comcast.net

By _____ Phone Number _____ Email _____
Agent's Signature*

*Letter of agency must be attached when petition is submitted by an agent.

The assessed value and resulting tax amounts are calculated from the adjusted actual value. If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

Section II:

Assessor's Recommendation
(For Assessor's Use Only)

Tax Year _____

	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax
Original							
Corrected							
Abate/Refund							

Tax Year _____

	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax
Original							
Corrected							
Abate/Refund							

☐ **Assessor recommends approval as outlined above.**

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(I)(D), C.R.S.

Tax year: _____ Protest? ☐ No ☐ Yes (If a protest was filed, please attach a copy of the NOD.)

Tax year: _____ Protest? ☐ No ☐ Yes (If a protest was filed, please attach a copy of the NOD.)

☐ **Assessor recommends denial for the following reason(s):**

_____
Assessor's or Deputy Assessor's Signature

15-DPT-AR No. 920-66/15

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY
(Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

Section III: **Written Mutual Agreement of Assessor and Petitioner**
(Only for abatements up to $10,000)

The Commissioners of _____ County authorize the Assessor by Resolution No. _____ to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of $10,000 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S.

The Assessor and Petitioner mutually agree to the values and tax abatement/refund of:

Tax Year_____

	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax
Original							
Corrected							
Abate/Refund							

Tax Year_____

	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax
Original							
Corrected							
Abate/Refund							

Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information.

Petitioner Signature: _____ **Date:**_____

Assessor's or Deputy Assessor's Signature: _____ **Date:**_____

Section IV: **Decision of the County Commissioners**
(Must be completed if Section III does not apply)

WHEREAS, the County Commissioners of _____ County, State of Colorado, at a duly and lawfully called regular meeting held on (month/day/year)_____/_____/_____, at which meeting there were present the following members:

_____ with

notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor

_____ ***(being present--not present)*** and Petitioner_____
Name Name

(being present--not present), and WHEREAS, the said County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED, that the Board ***(agrees--does not agree)*** with the recommendation of the Assessor and the petition be ***(approved--approved in part--denied)*** with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund	Year	Assessed Value	Taxes Abate/Refund

_____
Chairperson of the Board of County Commissioners' Signature

I, _____, County Clerk and Ex-officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County

this _____ day of_____, _____. _____
Month Year **County Clerk's or Deputy County Clerk's Signature**

Note: Abatements greater than $10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review.

Section V: **Action of the Property Tax Administrator**
(For all abatements greater than $10,000)

The action of the Board of County Commissioners, relative to this abatement petition, is hereby

☐ Approved ☐ Approved in part $_____ ☐ Denied for the following reason(s):

_____ _____ _____
Secretary's Signature Property Tax Administrator's Signature Date

15-DPT-AR No. 920-66/15

From: DCTreasurer <DCTreasurer@douglas.co.us>
Sent: Tuesday, March 10, 2026 12:28 PM
To: Assessors <Assessors@douglas.co.us>
Cc: lodwig@comcast.net
Subject: Fw: Lodwig 17910 Calendula Dr Parker CO 80134

Good Afternoon,

This form should go to the Assessor's Office. I have forwarded it to them.

Regards,

Vicki

Douglas County Treasurer's Office

100 Third St., Suite 120

Castle Rock, CO 80104

303.660.7455

douglascotax.com

Is your mailing address current? Please update to ensure timely delivery of property tax and value information.

DOUGLAS COUNTY
TREASURER'S OFFICE COLORADO

From: Mindy Lodwig <lodwig@comcast.net>
Sent: Monday, March 9, 2026 8:54 AM
To: DCTreasurer <DCTreasurer@douglas.co.us>
Subject: Lodwig 17910 Calendula Dr Parker CO 80134

Caution: This email originated outside the organization. Be cautious with links and attachments.

Hi. Please see attached abatement or refund of tax form

Sent from my iPhone

2026001 02 - 2025

Petition For Abatement Or Refund Of Taxes

County Douglas

Date Received _____
(Use Assessor's or Commissioners' Date Stamp)

Received
MAR 09 2026
Douglas County Assessor's Office

Section I: Petitioner, please complete Section I only.

Date 3 9 2025
Month Day Year

Petitioner's Name Melinda + Richard Ludwig

Petitioner's Mailing Address 44792 Ashlar Terrace Apt 200
Ashburn VA 20147
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)
2233331050 01
R0445556

PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
17910 Calendula Drive
Parker CO 80134

Per the Owner 3/10/26

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for property tax year(s) 2025 and 2026 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error or overvaluation. Attach additional sheets if necessary.) House went on the market Nov 2025 for $880,000 and sold on 2/3/2026 for 850,000

Petitioner's estimate of value: $~~850,000~~ (~~2026~~) and $850,000 (2025)
Value Year Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information and belief, is true, correct, and complete.

Melinda Ludwig
Petitioner's Signature

Phone Number 7038675942 Email ludwig@comcast.net

By _____ Phone Number _____ Email _____
Agent's Signature*

*Letter of agency must be attached when petition is submitted by an agent.

The assessed value and resulting tax amounts are calculated from the adjusted actual value. If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

Section II: **Assessor's Recommendation**
(For Assessor's Use Only)

Tax Year _____

	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax
Original							
Corrected							
Abate/Refund							

Tax Year _____

	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax
Original							
Corrected							
Abate/Refund							

☒ **Assessor recommends approval as outlined above.**

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(I)(D), C.R.S.

Tax year: 2025 Protest? ☒ No ☐ Yes (If a protest was filed, please attach a copy of the NOD.)

Tax year: _____ Protest? ☐ No ☐ Yes (If a protest was filed, please attach a copy of the NOD.)

☐ **Assessor recommends denial for the following reason(s):**

A See transmittal

Julie Enbratten
Assessor's or Deputy Assessor's Signature

15-DPT-AR No. 920-66/15

Section 5: Mutual Agreement

The Commissioners of Douglas County authorize the assessor by Resolution No. R-010-155 to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of $ 10,000 or less per tract, parcel, or lot of land or per schedule or personal property in accordance with § 39-1-113(1.5), C.R.S. The Petitioner and Assessor mutually agree with the values and taxes as outlined in Section 4 or in the table below.

Petitioner Signature:	Date:
Assessor or Deputy Assessor Signature: Julie Everatter	Date: 4/28/2026

	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax Amount
Original	$896,091	$0	$896,091	0.0625	$56,010	0.084088	$4,709.77
Corrected	$860,000	$0	$860,000	0.0625	$53,750	0.084088	$4,519.73
Abated	$36,091	$0	$36,091	0.0625	$2,260	0.084088	$190.04

	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax Amount
Original	$896,091	$0	$896,091	0.0705	$63,170	0.045528	$2,876.00
Corrected	$860,000	$0	$860,000	0.0705	$60,630	0.045528	$2,760.36
Abated	$36,091	$0	$36,091	0.0705	$2,540	0.045528	$115.64

	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax Amount
Original							
Corrected							
Abated							

Section 6: Decision of the County Commissioners
(Must be completed if Section 5 does not apply)

The County Commissioners of _____ County, State of Colorado, held a meeting on __/__/__.
The following members were present:

_____

_____

Notice of the meeting and an opportunity to appear were given to the Petitioner ☐ **p** ☐ **not present** and the County Assessor ☐ **p** ☐ **not present**

The Board of County Commissioners (BOCC) are fully advised and have considered the petition. The Board ☐ **agrees** ☐ **does not agree** with the recommendation of the Assessor. The petition has been ☐ **approved** ☐ **approved in part** ☐ **denied** with an abatement/refund as follows:

Year	Taxes Abate/Refund	**BOCC Chairperson's Signature**	**Date**

I, _____ County Clerk and Ex-Officio Clerk of the Board of County Commissioners, do hereby certify that the above order is truly copied from the record of the proceedings of the Board of County Commissioners.

County Clerk's or Deputy County Clerk's Signature **Date**

Note: Abatements greater than $10,000 per schedule per year must be submitted in duplicate to the Property Tax Administrator for review.

Section 7: Action of the Property Tax Administrator

Division Review	Approved ☐	Denied ☐	Code:	Reviewer:
Tax Year:	Amount:			
Timely Filed:	Yes ☐	No ☐	Date Completed:	

Administrative Assistant's Signature **Date** **Property Tax Administrator's Signature** **Date**

15-DPT-AR 920-66/26

Transmittal Sheet for Abatement #: 202600102

Abatement #	202600102	**Staff Appraiser**	EAW
Tax Year	2025	**Review Appraiser**	BAF
Date Received	3/9/2026	**Recommendation**	Adjust
Petitioner	RICHARD ARTHUR LODWIG & MELINDA SUE LODWIG	**Reason**	A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.
Agent			
Petitioner's Request	Value Too High		
Petitioner's Requested Value	$850,000	**Assessor Final Review Value**	$860,000

The subject property is an average-quality, two-story home located in the Anthology neighborhood of Parker. The petitioner contends that the 2025 assessed value of $896,091 exceeds market level, citing the property's listing at $880,000 in November 2025 and subsequent sale at $850,000 on February 3, 2026. The petitioner requests a revised value of $850,000.
The Assessor's Office was unable to consider the subject's February 2026 sale in this market analysis because it occurred after the conclusion of the study period, which ended on June 30, 2024. The subject's most recent sale will be incorporated into the next reappraisal cycle ending on June 30, 2026.
For the current valuation, the Assessor conducted a market analysis using six comparable sales of similar size, style, and location. The adjusted sale prices of these comparable sales ranged from $810,350 to $925,213, positioning the subject's assessed value near the upper end of this range. Greater weight was given to sales that occurred near the end of the study period, concluding on June 30, 2024. Consistent with statutory requirements, the Assessor is required to use valid sales that occurred during the study period to determine the 2025 value, with an appraisal date of June 30, 2024. Based on this analysis, market anaylsis indicates a reduction to $860,000.

Local Government

Original Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0445556	1112	3461	$156,754	$0	$156,754	6.250%	$9,800	8.4088%	$824.06
	1212	3461	$739,337	$0	$739,337	6.250%	$46,210	8.4088%	$3,885.71
	Account Total:		**$896,091**	**$0**	**$896,091**		**$56,010**		**$4,709.77**

Final Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0445556	1112	3461	$156,754	$0	$156,754	6.250%	$9,800	8.4088%	$824.06
	1212	3461	$703,246	$0	$703,246	6.250%	$43,950	8.4088%	$3,695.67
	Account Total:		**$860,000**	**$0**	**$860,000**		**$53,750**		**$4,519.73**

Refund Amounts - Local Government

Account #	Original Total Actual Value	Original Adj Total Assessed	Original Total Taxes	Final Total Actual Value	Final Adj Total Assessed	Final Total Taxes	Refund Amount
R0445556	$896,091	$56,010	$4,709.77	$860,000	$53,750	$4,519.73	$190.04
Totals	**$896,091**	**$56,010**	**$4,709.77**	**$860,000**	**$53,750**	**$4,519.73**	**$190.04**

Transmittal Sheet for Abatement #: 202600102

Schools

Original Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0445556	1112	3461	$156,754	$0	$156,754	7.050%	$11,050	4.5528%	$503.08
	1212	3461	$739,337	$0	$739,337	7.050%	$52,120	4.5528%	$2,372.92
	Account Total:		**$896,091**	**$0**	**$896,091**		**$63,170**		**$2,876.00**

Final Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0445556	1112	3461	$156,754	$0	$156,754	7.050%	$11,050	4.5528%	$503.08
	1212	3461	$703,246	$0	$703,246	7.050%	$49,580	4.5528%	$2,257.28
	Account Total:		**$860,000**	**$0**	**$860,000**		**$60,630**		**$2,760.36**

Refund Amounts - Schools

Account #	Original Total Actual Value	Original Adj Total Assessed	Original Total Taxes	Final Total Actual Value	Final Adj Total Assessed	Final Total Taxes	Refund Amount
R0445556	$896,091	$63,170	$2,876.00	$860,000	$60,630	$2,760.36	$115.64
Totals	**$896,091**	**$63,170**	**$2,876.00**	**$860,000**	**$60,630**	**$2,760.36**	**$115.64**

Total Tax Refund (Local Government + Schools)

Original Tax Local Govt	Corrected Tax Local Govt	Tax Refund Local Govt	Original Tax Schools	Corrected Tax Schools	Tax Refund Schools	Total Tax Refund
$4,709.77	$4,519.73	$190.04	$2,876.00	$2,760.36	$115.64	**$305.68**

MEETING DATE: August 11, 2026

STAFF PERSON RESPONSIBLE: Ashley Chamberlain, Paralegal

DESCRIPTION: Resolution Approving the Recommendation of the Abatement Hearing Referee.

SUMMARY: On July 15, 2026 Referee Jeffrey Hamilton conducted abatement hearings on behalf of the Board of County Commissioners pursuant to the authority granted by Resolution No. R-008-083. The attached resolution approves the referee's recommendations and orders a separate resolution be prepared for each abatement petition and to notify the petitioners of the Board's decision.

RECOMMENDED ACTION: Approve Resolution.

REVIEW:

Jeff Garcia	Approve	8/4/2026
Christie Guthrie	Approve	8/5/2026
Doug DeBord	Approve	8/6/2026

ATTACHMENTS:

Cover Page
Abatement Approval Resolution - July 2026
Abatement Approval Resolution Attachment - July 2026

MEETING DATE: August 11, 2026

STAFF PERSON RESPONSIBLE: Ashley Chamberlain, Paralegal

DESCRIPTION: Resolution Approving the Recommendation of the Abatement Hearing Referee.

SUMMARY: On July 15, 2026 Referee Jeffrey Hamilton conducted abatement hearings on behalf of the Board of County Commissioners pursuant to the authority granted by Resolution No. R-008-083. The attached resolution approves the referee's recommendations and orders a separate resolution be prepared for each abatement petition and to notify the petitioners of the Board's decision.

RECOMMENDED ACTION: Approve Resolution.

REVIEW:

Jeff Garcia	Approve	8/4/2026
Christie Guthrie	Approve	8/5/2026
Doug DeBord	Approve	8/6/2026

ATTACHMENTS:

Abatement Approval Resolution - July 2026
Abatement Approval Resolution Attachment - July 2026

RESOLUTION NO. R-026-_____

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO

A RESOLUTION APPROVING THE RECOMMENDATIONS
OF THE ABATEMENT HEARINGS REFEREE

WHEREAS, pursuant to Resolution No. R-008-083, A Resolution Appointing Independent Referees to Conduct Abatement Hearings on Behalf of the Board of County Commissioners Beginning July 1, 2008, the Board finds as follows:

1. Referee Jeffrey Hamilton heard about the abatement petition on July 15, 2026; and

2. After hearing all the evidence, Referee Hamilton makes the recommendations contained in the attached Referee Worksheets for the following Abatement Numbers:

Abatement Nos.	**Petitioner(s)**
202600081	Ryan & Jaclyn Storey
202600082	Ryan & Jaclyn Storey
202600103	Luke & Naomi Donovan
202600104	Luke & Naomi Donovan
202600110	KCA Concord LLC
202600119	TGS Industrial Property LLC
202600129	IMA Loaner Inc.
202600191	Castle Rock Flex LLC

3. Having reviewed the recommendations of Referee Hamilton, the Board of County Commissioners ("Board") approves his findings and recommendations.

NOW, THEREFORE, be it resolved by the Board of County Commissioners of the County of Douglas, State of Colorado, that the Board accepts the recommendations of Referee Hamilton and orders that a separate resolution be prepared for each abatement petition contained in the attached worksheets and to notify the petitioners of this decision.

PASSED AND ADOPTED this 11th day of August 2026 in Castle Rock, Douglas County, Colorado.

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO

BY:_____
GEORGE TEAL, Chair

ATTEST:

_____

HAYLEY HALL, Deputy Clerk

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: Ryan & Jaclyn Storey Agent:

Parcel No.: R0116151 Abatement Number: 202600081 & 202600082

Assessor's Original Value: 2024 value - $765,000 2025 original value - $867,226 reduced to $800,000

Hearing Date: July 15, 2026 Hearing Time: 8:30 a.m.

1. The Douglas County Assessor was represented at the hearing by Erik Williams

2. The Petitioner was:
   a. ☒ present
   b. ☐ not present
   c. ☐ present/represented by Click here to enter text.
   d. ☐not present/represented by Click here to enter text.

3. Assessor's Recommended Value: 2024 value - $765,000 no change 2025 value – recommended $800,000

   Petitioner's Requested Value: 2024 value - $680,500 2025 value - $680,500

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner reported purchasing the property on 1-27-2022 for $701,000. She stated that the property remained in its original condition and had not been updated or remodeled since its construction in 1981. For tax year 2024, she submitted four comparable sales dated between 8-15-2024 and 11-26-2024, with sale prices ranging from $610,000 to $715,000 and sizes ranging from 3,101 sf to 3,940 sf. She requested that the 2024 value be reduced to $680,500. For tax year 2025, she submitted four comparable sales dated between 3-14-2025 and 12-10-2025, with sale prices ranging from $605,000 to $700,000 and sizes ranging from 3,589 sf to 4,573 sf. Based on these sales, she requested a 2025 value of $680,500.

5. The Assessor presented the following testimony and documents in support of the Assessor's position:

a. ☒data from sales of comparable properties which sold during the applicable time period; and /or
b. ☐valuation using the cost approach; and/or
c. ☐a valuation using the income approach; and/or
d. ☐other Click here to enter text.

THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND ACTUAL VALUE OF THE PROPERTY ARE:

Classification: (1212) Single family residence

Total Actual Value: 2024 - $757,443 2025 - $800,000

Reasons are as follows: For tax year 2024, none of the petitioner's sales could be considered except the January 2022 sale of the subject property. The remaining sales occurred outside the statutory data collection period of 7-1-2020 to 6-30-2022.For tax year 2024, the assessor provided six comparable sales, including the subject property's sale with a time-adjusted price of $757,443. Although the subject sale was at the low end of the adjusted sales range, it remains the best indicator of its own value. I recommend reducing the 2024 value to the time-adjusted sale price of $757,443. For tax year 2025, none of the petitioner's sales could be considered because they all occurred after the statutory data collection period of 7-1-2022 to 6-30-2024.The assessor provided six comparable sales with adjusted values ranging from $632,147 to $897,564. The original assigned value of $867,226 was reduced to $800,000 at the first level of appeal. Because the assessor's recommended value of $800,000 falls toward the lower end of the adjusted sales range and below the average, I recommend no further adjustment for tax year 2025.

IT IS THEREFORE RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:

a. ☐Approved and the value of the subject property is reduced as set forth in the Findings and Recommendations herein

b. ☒ Approved in part as set forth in the Findings and Recommendations herein

c. ☐ Denied after abatement hearing

d. ☐ Administrative Denial is Granted

REFEREE:

s/ Jeffrey Hamilton *7-15-2026*
Name Date

2026000081-2024
2026000082-2025

Petition For Abatement Or Refund Of Taxes

County: Douglas

Date Received _____
(Use Assessor's or Commissioners' Date Stamp)

Received
FEB 18 2026
Douglas County Assessor's Office

Section I: Petitioner, please complete Section I only.

Date: February 18, 2026
Month Day Year

Petitioner's Name: Ryan Storey

Petitioner's Mailing Address: 6356 Ponderosa Way
Parker (City or Town) CO (State) 80134 (Zip Code)

SCHEDULE OR PARCEL NUMBER(S)

Parcel:
2347-073-02-033
R0116151

PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY

6356 Ponderosa Way, Parker CO 80134

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for property tax year(s) 2024 and 2025 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error or overvaluation. Attach additional sheets if necessary.)

Reason due to erroneous valuation of home.
Please see attached.

Petitioner's estimate of value: $ 680, 500 (Value) (2024) (Year) and $ 680,500 (Value) (2025) (Year)

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information and belief, is true, correct, and complete.

_____ Phone Number 913-593-3172 Email rjstorey1381@gmail.com
Petitioner's Signature

By _____ Phone Number _____ Email _____
Agent's Signature*

*Letter of agency must be attached when petition is submitted by an agent.

The assessed value and resulting tax amounts are calculated from the adjusted actual value. If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

Section II:

Assessor's Recommendation
(For Assessor's Use Only)

Tax Year _____

	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax
Original							
Corrected							
Abate/Refund							

Tax Year _____

	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax
Original							
Corrected							
Abate/Refund							

☐ **Assessor recommends approval as outlined above.**

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer. § 39-10-114(1)(a)(I)(D), C.R.S.

Tax year: _____ Protest? ☐ No ☐ Yes (If a protest was filed, please attach a copy of the NOD.)

Tax year: _____ Protest? ☐ No ☐ Yes (If a protest was filed, please attach a copy of the NOD.)

☐ **Assessor recommends denial for the following reason(s):**

_____
Assessor's or Deputy Assessor's Signature

15-DPT-AR No. 920-66/15

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY
(Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

Section III: **Written Mutual Agreement of Assessor and Petitioner**
(Only for abatements up to $10,000)

The Commissioners of _____ County authorize the Assessor by Resolution No. _____ to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of $10,000 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S.

The Assessor and Petitioner mutually agree to the values and tax abatement/refund of:

Tax Year_____

	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax
Original							
Corrected							
Abate/Refund							

Tax Year_____

	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax
Original							
Corrected							
Abate/Refund							

Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information.

Petitioner Signature: _____ **Date:** _____

Assessor's or Deputy Assessor's Signature: _____ **Date:** _____

Section IV: **Decision of the County Commissioners**
(Must be completed if Section III does not apply)

WHEREAS, the County Commissioners of _____ County, State of Colorado, at a duly and lawfully called regular meeting held on (month/day/year)_____/_____/_____, at which meeting there were present the following members:

_____ with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor

_____ ***(being present--not present)*** and Petitioner_____
Name Name

(***being present--not present)***, and WHEREAS, the said County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED, that the Board ***(agrees--does not agree)*** with the recommendation of the Assessor and the petition be ***(approved--approved in part--denied)*** with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund	Year	Assessed Value	Taxes Abate/Refund

_____
Chairperson of the Board of County Commissioners' Signature

I, _____, County Clerk and Ex-officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County

this _____ day of_____, _____.
Month Year

_____
County Clerk's or Deputy County Clerk's Signature

Note: Abatements greater than $10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review.

Section V: **Action of the Property Tax Administrator**
(For all abatements greater than $10,000)

The action of the Board of County Commissioners, relative to this abatement petition, is hereby

☐ Approved ☐ Approved in part $_____ ☐ Denied for the following reason(s):

_____ _____ _____
Secretary's Signature Property Tax Administrator's Signature Date

15-DPT-AR No. 920-66/15

Brenda Davis

From:	Assessors
Sent:	Monday, February 23, 2026 9:48 AM
To:	Brenda Davis
Cc:	Felice Entratter
Subject:	FW: Abatement Documentation - 6356 Ponderosa Way, Parker CO 80134
Attachments:	Storey-6356PonderosaWay-Abatement.pdf

From: Jaclyn Storey <jaclynbruce@gmail.com>
Sent: Wednesday, February 18, 2026 6:55 PM
To: Assessors <Assessors@douglas.co.us>
Subject: Abatement Documentation - 6356 Ponderosa Way, Parker CO 80134

Caution: This email originated outside the organization. Be cautious with links and attachments.

Hello! We filled out abatement paperwork and I was not 100 percent sure where to send it, is sending it to this email okay?

Please see attached required documentation.

Supporting Documentation- Google Doc Link:
https://docs.google.com/document/d/11lmqg0xg6JtFSZNJO3xdGZk_xpMVd4rbH3shuJNaCXI/edit?usp=sharing

--
Jaclyn M. Storey, M.A.,CCC-SLP
Owner, Social Sandbox Speech Therapy, LLC
Early Intervention Specialist

February 18, 2026

To Whom It May Concern:

We respectfully submit this request for a property tax abatement for tax years 2024 and 2025 due to what we believe are erroneous and excessive valuations of our home located at 6356 Ponderosa Way, Parker CO 80134.

We purchased our home on January 27, 2022, for $701,000 reflecting fair market value at that time. This purchase occurred during a competitive real estate environment and represents a verified open-market sale.

The valuation history of the property is as follows:

- **2022 Assessed Value:** $573,678
- **2023 Assessed Value:** $854,122
  - Reduced upon appeal to **$765,000,** which was still high compared to market value
- **2024 Assessed Value:** $765,000
- **2025 Assessed Value:** $867,226

The increase to $867,226 represents a valuation more than $166,000 above our 2022 verified purchase price.

2024 Abatement Request

The 2024 assessed value of $765,000 does not reflect market conditions during that tax year.

Following our January 2022 purchase, mortgage interest rates increased substantially. The resulting reduction in buyer purchasing power materially softened housing demand and price growth. Market appreciation slowed considerably compared to prior peak conditions.

Additionally:

- The home was built in 1981
- No renovations, updates, or improvements were made in 2024
- No square footage or structural changes occurred
- The property remains largely in original condition

Given the absence of improvements and the measurable shift in market conditions, we respectfully request that the 2024 assessed value be adjusted to **680,500** which more accurately reflects fair market value based on comparable sales during that period.

Comparable Sales Support-2024

Preliminary review of comparable sales in our area for properties:

OUR PROPERTY	Sale Date	Sale Price	Basement	Lot	SQFT	Year Built	Extra Info
6356 Ponderosa Way Parker, CO 80134	1/27/2022	701, 000	Walkout	.25 Acres	4,406	1981	Pinery, Not updated, Smaller Lot, No Air,

2024:

Address	Sale Date	Sale Price	Basement	Lot	SQFT	Year Built	Extra Info
6457 Wind Hollow Court, Parker CO 80134	8/15/2024	650,000	Walkout	.44 Acres	3,940	1979	Pinery, Not updated, Larger Lot, Central Air
9031 E Zebulon Circle Parker, CO 80134	9/20/2024	710,000	Walkout	.27 Acres	3,322	1982	Pinery. Cul-de-sac, Forced Air, Updated
6331 Ponderosa Way Parker, CO 80134	10/28/2024 4	610,000	Finished	.32 Acres	3,101	1978	Pinery, Forced Air, Updated
5526 Irish Pat Murphy Drive Parker, CO 80134	11/26/2024	715,000	Walkout	.45 Acres	3,702	1984	Pinery, Cul-de-sac, ,Not updated, Larger lot, Central Air

2025 Abatement Request

The 2025 valuation of $867,226 represents a $102,226 increase over 2024 with no physical or market-based justification.

Mortgage rates remained elevated throughout 2025, continuing to constrain affordability and suppress demand relative to the 2021–early 2022 market cycle. There were no upgrades, remodeling, modernization, or capital improvements made to the property that would support a six-figure increase in value.

Based on comparable sales of similarly sized and similarly aged homes in comparable condition, we respectfully request that the 2025 assessed value be adjusted to **680,500.**

Comparable Sales Support-2025

OUR PROPERTY	Sale Date	Sale Price	Basement	Lot	SQFT	Year Built	Extra Info
6356 Ponderosa Way Parker, CO 80134	1/27/2022	701, 000	Walkout	.25 Acres	4,406	1981	Pinery, Not updated, Small Lot, No Air

2025:

Address	Sale Date	Sale Price	Basement	Lot	SF	Year Built	Extra
6770 Ridgeway Circle, Parker CO 80134	3/14/2025	695,000	Yes, Partial Finished	.33 Acres	3,589	1979	Pinery, Cul-de-sac location, larger lot, Not updated, No Central Air
6225 Pine Hollow Parker, CO 80134	9/2/2025	605,000	Walkout	.37 Acres	4,033	1987	Pinery, Not updated when sold in 2025
8332 Carriage Circle Parker, CO 80134	12/10/25	700,000	Walkout	.35 Acres	3,793	1985	Pinery, Updated, remodeled kitchen,, Forced Air, Backs to Open Space
8865 Thunderbird Rd Parker, CO 80134	12/10/2025	635,000	Walkout	.39 Acres	4,573	1979	Pinery. Not Updated, Larger Lot, No Central Air

Conclusion

Property tax assessments must reflect fair market value as of the applicable assessment period. Fair market value is defined as the price a willing buyer would pay and a willing seller would accept in an open and competitive market. Based on the property's age, condition, lack of improvements in the noted 2024 and 2025 years, and comparable sales within The Pinery, the current assessed values exceed what a knowledgeable and informed buyer would reasonably pay for the property under prevailing market conditions.

Our verified purchase on January 27, 2022, for $701,000 establishes a documented market benchmark. Since that time:

- No renovations, upgrades, or capital improvements have been made to the property.
- The home remains in largely original 1981 condition.
- Mortgage interest rates increased substantially, reducing buyer purchasing power.
- Market conditions did not support appreciation at the magnitude reflected in the 2024 and 2025 assessed values.

The 2025 assessment of $867,226 exceeds our purchase price by more than $166,000 without any physical or market justification. The 2024 valuation similarly fails to reflect prevailing economic conditions.

Based on the property's condition, comparable sales, and broader market realities, the current assessed values materially exceed what the property would have commanded in an open market transaction during the respective tax years.

For these reasons, we respectfully request that:

- The 2024 assessed value be adjusted to $680,500; and
- The 2025 assessed value be adjusted to $680,500.

These requested values more accurately reflect fair market value and align with both comparable sales and the property's unchanged condition.

We appreciate your review of this matter and respectfully request formal reconsideration of the assessments.

Sincerely, Ryan Storey

913-593-3172

6356 Ponderosa Way, Parker CO 80134

Transmittal Sheet for Abatement #: 202600081

Abatement #	202600081	**Staff Appraiser**	EAW
Tax Year	2024	**Review Appraiser**	BAF
Date Received	2/18/2026	**Recommendation**	Revised as per Hearing Officer's recommendation
Petitioner	RYAN STOREY	**Reason**	Data collected from the preceding 24 month study period supports the current assessment on your property.
Agent			
Petitioner's Request	Value Too High		
Petitioner's Requested Value	$680,500	**Assessor Final Review Value**	$757,443

Original Recommendation: The subject property is a good quality, two-story home located in The Pinery neighborhood of Parker. The petitioner has requested an adjusted value of $680,500, stating that the 2024 assessed value does not reflect market conditions that occurred during 2024. In the abatement petition, the petitioner provided four comparable sales, all of which occurred in 2024. However, under Colorado State law, property values for the 2023 and 2024 assessment years must be based on sales that occurred between July 1, 2020, and June 30, 2022, with an appraisal date of June 30, 2022. Because all the petitioner's sales occurred after June 30, 2022, they could not be used in the Assessor's market analysis.
The Assessor's Office developed its market analysis using six comparable sales similar in size, style, condition, and location to the subject property. This analysis included the sale of the subject property itself, which sold on January 26, 2022, with a time-adjusted sale price of $757,443. The adjusted sale prices of all comparable sales ranged from $757,443 to $854,666. The Assessor placed the most weight on the subject's own verified sale, as it represents the most reliable indicator of market value during the statutory time frame. Based on this analysis, the subject's 2024 assessed value of $765,000 is well-supported, falling on the lower end of the adjusted sales range. The Assessor is required to use valid sales that occurred during the study period to determine the 2024 value, with an appraisal date of June 30, 2022. Market analysis from the approved study period indicates that the 2024 value should remain at $765,000. Hearing Officer Recommendation: **Further adjusted at the 7/15/26 hearing based on comparable sales.**

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0116151	1112	0367	$157,309	$0	$157,309	6.700%	$10,540	8.3474%	$879.82
	1212	0367	$607,691	($55,000)	$552,691	6.700%	$37,030	8.3474%	$3,091.04
	Account Total:		**$765,000**	**($55,000)**	**$710,000**		**$47,570**		**$3,970.86**

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0116151	1112	0367	$157,309	$0	$157,309	6.700%	$10,540	8.3474%	$879.82
	1212	0367	$600,134	($55,000)	$545,134	6.700%	$36,520	8.3474%	$3,048.47
	Account Total:		**$757,443**	**($55,000)**	**$702,443**		**$47,060**		**$3,928.29**

Refund Amounts

Account #	Original Total Actual Value	Original Adj Total Assessed	Original Total Taxes	Final Total Actual Value	Final Adj Total Assessed	Final Total Taxes	Refund Amount
R0116151	$765,000	$47,570	$3,970.86	$757,443	$47,060	$3,928.29	$42.57
Totals	**$765,000**	**$47,570**	**$3,970.86**	**$757,443**	**$47,060**	**$3,928.29**	**$42.57**

*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0116151	SB-001 Residential 55k Exemption	($55,000)

Transmittal Sheet for Abatement #: 202600082

Abatement #	202600082	**Staff Appraiser**	EAW
Tax Year	2025	**Review Appraiser**	BAF
Date Received	2/18/2026	**Recommendation**	Adjust
Petitioner	RYAN STOREY	**Reason**	A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.
Agent			
Petitioner's Request	Value Too High		
Petitioner's Requested Value	$680,500	**Assessor Final Review Value**	$800,000

The subject property is a good quality, two-story home located in The Pinery neighborhood of Parker. The petitioner has requested an adjusted value of $680,500, stating that the 2025 assessed value does not reflect market conditions that occurred during 2025. In the abatement petition, the petitioner provided four comparable sales, all of which occurred in 2025. However, under Colorado State law, property values for the 2025 and 2026 assessment years must be based on sales that occurred between July 1, 2022, and June 30, 2024, with an appraisal date of June 30, 2024. Because all the petitioner's sales occurred after June 30, 2024, they could not be used in the Assessor's market analysis. These sales will be considered in the 2027 reappraisal period.
The Assessor's Office developed its market analysis using six comparable sales similar in size, style, and location to the subject property. The comparable sales were chosen to bracket the subject's characteristics. The adjusted sale prices of all comparable sales ranged from $632,147 to $897,564. Based on this analysis, the subject's assessed value falls on the higher end of the adjusted sales price range. Due to the stated condition of the subject property, an adjustment towards the lower half of the adjusted sale price range seems warranted. The Assessor is required to use valid sales that occurred during the study period to determine the 2025 value, with an appraisal date of June 30, 2024. Market analysis from the approved study period indicates that the 2025 value be adjusted to $800,000.

Local Government

Original Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0116151	1112	0367	$165,127	$0	$165,127	6.250%	$10,320	4.1493%	$428.21
	1212	0367	$702,099	$0	$702,099	6.250%	$43,880	4.1493%	$1,820.71
	Account Total:		**$867,226**	**$0**	**$867,226**		**$54,200**		**$2,248.92**

Final Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0116151	1112	0367	$165,127	$0	$165,127	6.250%	$10,320	4.1493%	$428.21
	1212	0367	$634,873	$0	$634,873	6.250%	$39,680	4.1493%	$1,646.44
	Account Total:		**$800,000**	**$0**	**$800,000**		**$50,000**		**$2,074.65**

Refund Amounts - Local Government

Account #	Original Total Actual Value	Original Adj Total Assessed	Original Total Taxes	Final Total Actual Value	Final Adj Total Assessed	Final Total Taxes	Refund Amount
R0116151	$867,226	$54,200	$2,248.92	$800,000	$50,000	$2,074.65	$174.27
Totals	**$867,226**	**$54,200**	**$2,248.92**	**$800,000**	**$50,000**	**$2,074.65**	**$174.27**

Transmittal Sheet for Abatement #: 202600082

Schools

Original Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0116151	1112	0367	$165,127	$0	$165,127	7.050%	$11,640	4.5528%	$529.95
	1212	0367	$702,099	$0	$702,099	7.050%	$49,500	4.5528%	$2,253.64
	Account Total:		**$867,226**	**$0**	**$867,226**		**$61,140**		**$2,783.59**

Final Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0116151	1112	0367	$165,127	$0	$165,127	7.050%	$11,640	4.5528%	$529.95
	1212	0367	$634,873	$0	$634,873	7.050%	$44,760	4.5528%	$2,037.83
	Account Total:		**$800,000**	**$0**	**$800,000**		**$56,400**		**$2,567.78**

Refund Amounts - Schools

Account #	Original Total Actual Value	Original Adj Total Assessed	Original Total Taxes	Final Total Actual Value	Final Adj Total Assessed	Final Total Taxes	Refund Amount
R0116151	$867,226	$61,140	$2,783.59	$800,000	$56,400	$2,567.78	$215.81
Totals	**$867,226**	**$61,140**	**$2,783.59**	**$800,000**	**$56,400**	**$2,567.78**	**$215.81**

Total Tax Refund (Local Government + Schools)

Original Tax Local Govt	Corrected Tax Local Govt	Tax Refund Local Govt	Original Tax Schools	Corrected Tax Schools	Tax Refund Schools	Total Tax Refund
$2,248.92	$2,074.65	$174.27	$2,783.59	$2,567.78	$215.81	**$390.08**

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: TGS Industrial Property LLC Agent: Scott Martin

Parcel No.: R0350843 Abatement Number: 202600119

Assessor's Original Value: 2025 - $1,232,050

Hearing Date: July 15, 2026 Hearing Time: 9:00 a.m.

1. The Douglas County Assessor was represented at the hearing by Ed Weller

2. The Petitioner was:
   a. ☐ present
   b. ☐ not present
   c. ☒ present/represented by Roger Bruhn
   d. ☐not present/represented by Click here to enter text.

3. Assessor's Recommended Value: 2025 - $1,232,050 (no change)

   Petitioner's Requested Value: 2025 - $932,000

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner submitted a five-year lease for the subject property dated 7-14-2022, with starting rent of $60,000 per year and annual escalations. He also provided an appraisal dated 7-5-2025 concluding a value of $910,000, along with four lease comparables ranging from $11.50/sf NNN to $16.00/sf NNN. Using a pro forma income approach with a rental rate of $12.30/sf, 5% vacancy, 8% owner expenses, and a 6% capitalization rate, he requested a value of $932,000.

5. The Assessor presented the following testimony and documents in support of the Assessor's position:

a. ☒data from sales of comparable properties which sold during the applicable time period; and /or
b. ☐valuation using the cost approach; and/or
c. ☒a valuation using the income approach; and/or
d. ☐other Click here to enter text.

THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND ACTUAL VALUE OF THE PROPERTY ARE:

Classification: (3212) Service garage

Total Actual Value: 2025 - $1,232,050 (no change)

Reasons are as follows: The assessor questioned whether the lease was arm's length, noting that it may have involved related parties and may not reflect market value. The appraisal was completed one year after the study period and was based on a leased-fee interest using the disputed lease. Because statute requires fee simple market value, sales provide the best indication of value. The sales used by both the petitioner in the appraisal and the assessor support the assigned value; therefore, no further reduction is warranted.

IT IS THEREFORE RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:

a. ☐Approved and the value of the subject property is reduced as set forth in the Findings and Recommendations herein

b. ☐ Approved in part as set forth in the Findings and Recommendations herein

c. ☒ Denied after abatement hearing

d. ☐ Administrative Denial is Granted

REFEREE:

s/ Jeffrey Hamilton — *7-15-2026*
Name — Date

Abatement Log No. 202600119

202600119 - 2025

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Douglas

Date Received: _____

Assessor or Commissioner Date Stamp

Section 1: Property Details

Date Completed:	3/30/2026
Owner Name:	TGS INDUSTRIAL PROPERTY LLC
Owner Mailing Address:	4982 S MILLER CT
Schedule/Parcel Number:	235313300005 R0350843
Property Address/Legal Description:	4100 RIO GRANDE AVE

Received
APR 02 2026
Douglas County Assessor's Office

Section 2: Abatement or Refund Reason(s)

Property Tax Year: 2025	Petitioner Estimate of Value: $932,000
Reason for abatement or refund request: **Please see attached documentation**	

Section 3: Attestation

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge is true and correct.

Print Name of Person Signing: **Scott Martin**

Email Address: scott@propertyts.com	Phone Number: 7197496507
Signature: Scott Martin	Date: 3/30/2026

*Signing as: ☐ Owner ☒ Agent *Letter of agency must be attached when petition is submitted by an agent.

Section 4: Assessor Recommendation (Assessor Use Only) Check each box applicable if mixed use. Property Type: ☐ Residential ☐ Commercial ☐ Industrial ☐ Agricultural ☐ Mixed-Use ☐ Other

	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax Amount
Original							
Corrected							
Abated							

	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax Amount
Original							
Corrected							
Abated							

	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax Amount
Original							
Corrected							
Abated							

Assessor Recommendation:	Approve ☐	Deny ☐
Protest in Abatement/Refund Tax Year:*	No ☐	Yes ☐ (If a protest was filed, attach a copy of the NOD)
Reason for Denial Recommendation:		
Assessor or Deputy Assessor Signature:		Date:

Section 5: Mutual Agreement

The Commissioners of _____ County authorize the assessor by Resolution No._____ to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of $_____ or less per tract, parcel, or lot of land or per schedule or personal property in accordance with § 39-1-113(1.5), C.R.S. The Petitioner and Assessor mutually agree with the values and taxes as outlined in Section 4 or in the table below.

Petitioner Signature:	Date: 3/30/2026
Assessor or Deputy Assessor Signature:	Date:

	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax Amount
Original							
Corrected							
Abated							
	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax Amount
Original							
Corrected							
Abated							
	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax Amount
Original							
Corrected							
Abated							

Section 6: Decision of the County Commissioners
(Must be completed if Section 5 does not apply)

The County Commissioners of _____ County, State of Colorado, held a meeting on __/__/__. The following members were present:

_____

_____

Notice of the meeting and an opportunity to appear were given to the Petitioner ☐ **present** ☐ **not present** and the County Assessor ☐ **present** ☐ **not present**

The Board of County Commissioners (BOCC) are fully advised and have considered the petition. The Board ☐ **agrees** ☐ **does not agree** with the recommendation of the Assessor. The petition has been ☐ **approved** ☐ **approved in part** ☐ **denied** with an abatement/refund as follows:

_____	_____	_____	_____
Year	Taxes Abate/Refund	**BOCC Chairperson's Signature**	**Date**

I, _____County Clerk and Ex-Officio Clerk of the Board of County Commissioners, do hereby certify that the above order is truly copied from the record of the proceedings of the Board of County Commissioners.

_____ _____
County Clerk's or Deputy County Clerk's Signature **Date**

Note: Abatements greater than $10,000 per schedule per year must be submitted in duplicate to the Property Tax Administrator for review.

Section 7: Action of the Property Tax Administrator

Division Review		Approved ☐	Denied ☐	Code:	Reviewer:
Tax Year:		Amount:			
Timely Filed:		Yes ☐	No ☐	Date Completed:	

_____ _____ _____ _____
Administrative Assistant's Signature **Date** **Property Tax Administrator's Signature** **Date**

FOR VALUATION YEARS 2024-2026

AGENCY AUTHORIZATION

I, the undersigned, hereby designate Property Tax Service to act on my/our behalf in all matters pertaining to the review and appeal of real and/or personal property valuation and/or assessment classification with the Assessor, County Board of Equalization, County Commissioners, or Colorado Board of Assessment Appeals. This authorization is limited to the properties listed below and on the attached continuation form(s).

Notices issued by the Assessor, County Board of Equalization, County Commissioners, or Colorado Board of Assessment Appeals relating to the review of the valuation and/or assessment classification of that/ (those) property(s) shall be sent to:

Property Tax Service, LLC
Attn: Scott Martin
4610 S. Ulster St. Suite 150
Denver, CO 80237
(719) 257-9602
Email- Scott@PropertyTS.com

Owner of Record **TGS Industrial Property LLC**

Giovana Ricci — Signatory's Name (Printed)
managing member — Signatory's Position
720-2103498 — Signatory's Phone Number
coloradodg7@gmail.com — Signatory's Email

4982 S. Miller Ct Littleton CO 80127
Address of Signatory

Signature of Person Owning, Controlling, or Possessing Property

February 24, 2026

Telephone Number of Property Owner 7202103498 Email address of Property Owner coloradodg7@gmail.com

County	Property Address	Schedule Number
Douglas	4100 RIO GRANDE AVE	235313300005

Subscribed and affirmed before me in the county of Denver, State of Colorado, this 25th day of Feb, 2026

Jackie Staples
(Notary's official signature)

Feb 7 2029
(Commission Expiration)

JACKIE STAPLES
Notary Public
State of Colorado
Notary ID # 19964012902
My Commission Expires 02-07-2029

Exhibit A
Abatement Petition Dated March 30, 2026

Parcel Number – 235313300005
Property Address – 4100 RIO GRANDE AVE SEDALIA
Owner's Name - TGS INDUSTRIAL PROPERTY LLC

Agent – Property Tax Service LLC, Scott Martin
4610 S. Ulster St. Suite 150, Denver, CO 80237
(719) 749-6507
Scott@PropertyTS.com

Our estimate of value for the above captioned property as of June 30, 2024, is $932,000.

The basis for our estimate of value is as follows:
The subject property is a 5,227 square foot service garage that is currently occupied by an arm's length tenant. Property was purchased in August of 2025 for $1,000,050 with the current tenant in place achieving $11.93 NNN. Both income and sales comps were researched to arrive at value.

Income approach: $12.30 NNN was selected as the market lease rate for the subject property. This was based on a survey of four comparable leases of most similar properties. An 8% adjustment made to the lease rates of the comparables due to their superior location and then averaged. A cap rate of 6.0% and a vacancy rate of 5% was used. The value indicated by the income approach is $932,000 or $178 per foot.

Sales approach: Limited sale comparables were found to the subject in far superior locations. Sales were not used as the basis for the protest in value.

Verification: I, Scott Martin, Agent for the above owner, state that to the best of my knowledge, the information and facts contained in this Protest and any attachments constitute true and complete statements.

Scott Martin

Subject 4100 Rio Grande Ave

Direct Capitalization Value (Market Averages)

Property Tax Service, LLC

Parcel Number	235313300005	Property County	Douglas
Property Address	4100 RIO GRANDE AVE	Owner Name	TGS INDUSTRIAL PROPERTY LLC
Gross Building Area	5,227.00	Net Rentable Area	
Market Cap Rate	**6.00**		

		Assumptions	
Gross Potential Base Rent	64,292.00	$12.30	Base Rent per S/F
Vacancy & Bad Debt	3,215.00	0.05	% of Gross Base Rent
Effective Base Rent	61,077.00		
Owner's Expense	5,143.00	0.08	
Net Operating Income	55,934.00		

	Assessor's Value	**Indicated Value**	**Value S/F**
2024	$735,413.00		
2025	$1,232,050.00	$932,235.00	$178.00

Comparable Leases for 4100 Rio Grande Ave

Lease Activity Summary Statistics

Rent Attributes	Deals	Low	Average	Median	High
Asking Rent per SF	4	$13.00	$14.25	$14.00	$16.00
Starting Rent per SF	3	$11.50	$12.42	$11.50	$14.25
Effective Rent per SF	-	-	-	-	-
Asking Rent Discount	3	5.0%	9.4%	11.5%	11.5%
Improvement Allowance per SF	-	-	-	-	-
Months Free Rent	-	-	-	-	-

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	4	1	4	4	5
Lease Size	4	3,150 SF	5,629 SF	5,962 SF	7,440 SF
Term	4	5.0	5.0	5.0	5.0
Floor	4	1	1	1	1

2026 CoStar Group - Licensed to Property Tax Service, LLC - 1583937

Comparable Leases for 4100 Rio Grande Ave

Lease Activity List

	Property Name/Address	Rating	Floor	Space Use	Sign Date	Adjustment	SF Leased	Rent
1	8080 E Mississippi Ave	★★☆☆☆	1	Auto Repair	January 2024	Superior Loc -$1/SF NNN	5,720	$16.00/SF NNN
2	4700 S Broadway	★★☆☆☆	1	Auto Repair	April 2023	Superior Loc -$1/SF NNN	7,440	$14.25/SF NN
3	Chase Automotive 15601 E 6th Ave	★★☆☆☆	1	Auto Repair	June 2023	Superior Loc -$1/SF NNN	6,204	$11.50/SF NNN
4	Chase Automotive 15601 E 6th Ave	★★☆☆☆	1	Auto Repair	June 2023	Superior Loc -$1/SF NNN	3,150	$11.50/SF NNN

1 5,720 SF Direct Lease • $16.00/SF NNN Asking Rent

8080 E Mississippi Ave, Denver, CO 80247

Retail Space

Size Leased (% of Building)	5,720 SF (100%)	Net Expenses	$7.00/SF/Year
Signed	January 4, 2024	Lease Type	Direct, New Lease
Asking Rent (Annual)	$16.00/SF/Year ($91,520)	Term	5 Years
CAM (Annual)	$7.00/SF/Year ($40,040)	Commencement	January 15, 2024
Services	Triple Net	Floor/Suite	1
Yearly Service Charges	$40,040	Landlord	3410 Brighton Blvd, LLC

2 7,440 SF Direct Lease • $14.25/SF NN Starting Rent

4700 S Broadway, Englewood, CO 80113

Retail Space

Size Leased (% of Building)	7,440 SF (100%)	Term	5 Years
Signed	April 13, 2023	Commencement	June 12, 2023
Starting Rent (Annual)	$14.25/SF/Year ($106,020)	Tenant	Speedy Novus Glass LLC
Asking Rent (Annual)	$15.00/SF/Year ($111,600)	Floor/Suite	1
Services	Double Net	Landlord	Harris Rosenthal
Lease Type	Direct, New Lease		

3 6,204 SF Direct Lease • $11.50/SF NNN Starting Rent

Chase Automotive • 15601 E 6th Ave, Aurora, CO 80011

Flex Space

Size Leased (% of Building)	6,204 SF (29.5%)	Net Expenses	$2.50/SF/Year
Signed	June 13, 2023	Lease Type	Direct, New Lease
Starting Rent (Annual)	$11.50/SF/Year ($71,346)	Term	5 Years
Asking Rent (Annual)	$13.00/SF/Year ($80,652)	Commencement	August 18, 2023
CAM (Annual)	$2.50/SF/Year ($15,510)	Floor/Suite	1
Services	Triple Net	Landlord	Chase Automotive Repair Service
Yearly Service Charges	$15,510		

4 3,150 SF Direct Lease • $11.50/SF NNN Starting Rent

Chase Automotive • 15601 E 6th Ave, Aurora, CO 80011

Flex Space

Size Leased (% of Building)	3,150 SF (15%)	Net Expenses	$2.50/SF/Year
Signed	June 13, 2023	Lease Type	Direct, New Lease
Starting Rent (Annual)	$11.50/SF/Year ($36,225)	Term	5 Years
Asking Rent (Annual)	$13.00/SF/Year ($40,950)	Commencement	August 1, 2023
CAM (Annual)	$2.50/SF/Year ($7,875)	Floor/Suite	1
Services	Triple Net	Landlord	Chase Automotive Repair Service
Yearly Service Charges	$7,875		

Brenda Davis

From: Assessors
Sent: Thursday, April 2, 2026 6:58 PM
To: Brenda Davis
Cc: Felice Entratter
Subject: Fw: Abatement for 4100 Rio Grande Ave, Sedalia, CO
Attachments: Abatement Package.pdf

Douglas County Assessor's Office
Mail: 301 Wilcox, Castle Rock, CO 80104
Email: assessors@douglas.co.us
Public Assistance Line: 303-660-7450
Web: douglas.co.us/assessor

From: Scott Martin <scott@propertyts.com>
Sent: Thursday, April 2, 2026 4:45 PM
To: Assessors <Assessors@douglas.co.us>
Subject: Abatement for 4100 Rio Grande Ave, Sedalia, CO

> **Caution:** This email originated outside the organization. Be cautious with links and attachments.

Hello Assessor,

Please process this abatement petition for 2025 value on 4100 Rio Grande Ave.
Please confirm receipt.

Thank you,
Scott Martin

Transmittal Sheet for Abatement #: 202600119

Abatement #	202600119	**Staff Appraiser**	EGW
Tax Year	2025	**Review Appraiser**	SJH
Date Received	4/2/2026	**Recommendation**	Deny
Petitioner	TGS INDUSTRIAL PROPERTY LLC	**Reason**	The Market Approach to value was used in determining the subjects value, resulting in no change.
Agent	PROPERTY TAX SERVICE LLC		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	$932,000	**Assessor Final Review Value**	$1,232,050

The subject property consists of a 5,227 square foot service garage constructed in 2006 and a 768 square foot utility building constructed in 1970. Documentation provided by the petitioner's agent did not support any valuation adjustment. The lease comparables provided to support the agent's pro forma income approach were deemed to be not comparable to the subject due to differences in location, age, and utility. The lease provided for the subject appears to be between related parties/business affiliates and is therefore not a reliable indicator of market rent for the subject. For the 2025 tax year, the property was valued using the sales comparison approach. The valuation market model selected for the subject is supported by comparable sales within the study period, indicating a value of $235 per square foot. Based on this analysis, denial of the appeal is recommended.

Local Government

Original Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0350843	3112	0553	$294,030	$0	$294,030	27.000%	$79,390	3.9150%	$3,108.12
	3212	0553	$938,020	$0	$938,020	27.000%	$253,270	3.9150%	$9,915.52
	Account Total:		**$1,232,050**	**$0**	**$1,232,050**		**$332,660**		**$13,023.64**

Final Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0350843	3112	0553	$294,030	$0	$294,030	27.000%	$79,390	3.9150%	$3,108.12
	3212	0553	$938,020	$0	$938,020	27.000%	$253,270	3.9150%	$9,915.52
	Account Total:		**$1,232,050**	**$0**	**$1,232,050**		**$332,660**		**$13,023.64**

Refund Amounts - Local Government

Account #	Original Total Actual Value	Original Adj Total Assessed	Original Total Taxes	Final Total Actual Value	Final Adj Total Assessed	Final Total Taxes	Refund Amount
R0350843	$1,232,050	$332,660	$13,023.64	$1,232,050	$332,660	$13,023.64	$0.00
Totals	**$1,232,050**	**$332,660**	**$13,023.64**	**$1,232,050**	**$332,660**	**$13,023.64**	**$0.00**

Transmittal Sheet for Abatement #: 202600119

Schools

Original Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0350843	3112	0553	$294,030	$0	$294,030	27.000%	$79,390	4.5528%	$3,614.47
	3212	0553	$938,020	$0	$938,020	27.000%	$253,270	4.5528%	$11,530.88
	Account Total:		**$1,232,050**	**$0**	**$1,232,050**		**$332,660**		**$15,145.35**

Final Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0350843	3112	0553	$294,030	$0	$294,030	27.000%	$79,390	4.5528%	$3,614.47
	3212	0553	$938,020	$0	$938,020	27.000%	$253,270	4.5528%	$11,530.88
	Account Total:		**$1,232,050**	**$0**	**$1,232,050**		**$332,660**		**$15,145.35**

Refund Amounts - Schools

Account #	Original Total Actual Value	Original Adj Total Assessed	Original Total Taxes	Final Total Actual Value	Final Adj Total Assessed	Final Total Taxes	Refund Amount
R0350843	$1,232,050	$332,660	$15,145.35	$1,232,050	$332,660	$15,145.35	$0.00
Totals	**$1,232,050**	**$332,660**	**$15,145.35**	**$1,232,050**	**$332,660**	**$15,145.35**	**$0.00**

Total Tax Refund (Local Government + Schools)

Original Tax Local Govt	Corrected Tax Local Govt	Tax Refund Local Govt	Original Tax Schools	Corrected Tax Schools	Tax Refund Schools	Total Tax Refund
$13,023.64	$13,023.64	$0.00	$15,145.35	$15,145.35	$0.00	**$0.00**

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: Castle Rock Flex LLC Agent: Peter Rosato

Parcel No.: R0353552 Abatement Number: 202600191

Assessor's Original Value: 2025 - $5,392,200

Hearing Date: July 15, 2026 Hearing Time: 9:30 a.m.

1. The Douglas County Assessor was represented at the hearing by Ed Weller

2. The Petitioner was:
   a. ☐ present
   b. ☐ not present
   c. ☒ present/represented by Aaron Anderson
   d. ☐not present/represented by Click here to enter text.

3. Assessor's Recommended Value: 2025 - $5,392,200 (no change)

   Petitioner's Requested Value: 2025 - $5,000,000

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner submitted 2023 and 2024 actual income and expense statements, six leases ranging from $12.16/sf to $14.00/sf, and six sales comparables ranging from $142.37/sf to $239.66/sf. He prepared two income approaches—one using the actuals and one using lease comparables at $14.00/sf—both capitalized at 6.75%. He requested a value of $5,000,000, which fell between the leased-fee income approach and the sales comparison approach.

5. The Assessor presented the following testimony and documents in support of the Assessor's position:

a. ☒data from sales of comparable properties which sold during the applicable time period; and /or
b. ☐valuation using the cost approach; and/or
c. ☒a valuation using the income approach; and/or
d. ☐other Click here to enter text.

THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND ACTUAL VALUE OF THE PROPERTY ARE:

Classification: (3212) – Industrial flex

Total Actual Value: 2025 - $5,392,200 (no change)

Reasons are as follows: The assessor requested rent rolls to determine whether the reported actual income reflected market value. By statute, income and expense statements and rent rolls must be provided for income-producing properties. The petitioner did not provide sufficient information to support a lower value.

IT IS THEREFORE RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:

a. ☐Approved and the value of the subject property is reduced as set forth in the Findings and Recommendations herein

b. ☐ Approved in part as set forth in the Findings and Recommendations herein

c. ☒ Denied after abatement hearing

d. ☐ Administrative Denial is Granted

REFEREE:

s/ Jeffrey Hamilton *7-15-2026*
Name Date

Abatement Log No. 202600191

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Douglas

Date Received
(Use Assessor's or Commissioners' Date Stamp)

Received
APR 28 2026
Douglas County Assessor's Office
Email

Section I: **Petitioner, please complete Section I only.**

Date: 04/28/2026 (Month Day Year) 2026001 91-2025

Petitioner's Name: Castle Rock Flex LLC in care of Catalyst Property Tax Consultants

Petitioner's Mailing Address: 2101 Pearl Street

Boulder	CO	80302
City or Town	State	Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
R0353552	3194 N Industrial Way

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2025 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. Attach additional sheets if necessary.)

Overvalued, please see Issues and Concerns Document.

Petitioner's estimate of value: $5,000,000 (Value) (2025) (Year)

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

Petitioner's Signature — Daytime Phone Number ( )

By Peter Rosato — Daytime Phone Number (303) 859.1575
Agent's Signature*

Name: Peter Rosato Email: peter@catalystpropertytax.com

***Letter of agency must be attached when petition is submitted by an agent.**

If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

Section II: **Assessor's Recommendation**
(For Assessor's Use Only)

Tax Year _____

	Actual	Assessed	Tax
Original			
Corrected			
Abate/Refund			

☐ **Assessor recommends approval as outlined above.**

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(I)(D), C.R.S.

Tax year: _____ Protest? ☐ No ☐ Yes (If a protest was filed, please attach a copy of the NOD.)

☐ **Assessor recommends denial for the following reason(s):**

Assessor's or Deputy Assessor's Signature

15-DPT-AR No. 920-66/11

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY

(Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

Section III: Written Mutual Agreement of Assessor and Petitioner

(Only for abatements up to $10,000)

The Commissioners of _____ County authorize the Assessor by Resolution No. _____ to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of $10,000 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S.

The Assessor and Petitioner mutually agree to the values and tax abatement/refund of:

Tax Year _____

	Actual	Assessed	Tax
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____

Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information.

_____ _____

Petitioner's Signature **Date**

_____ _____

Assessor's or Deputy Assessor's Signature **Date**

Section IV: Decision of the County Commissioners

(Must be completed if Section III does not apply)

WHEREAS, the County Commissioners of _____ County, State of Colorado, at a duly and lawfully called regular meeting held on ____/____/____, at which meeting there were present the following members:
Month Day Year

_____

_____

with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor _____ ***(being present--not present)*** and
Name

Petitioner _____ ***(being present--not present)***, and WHEREAS, the said
Name

County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED that the Board ***(agrees--does not agree)*** with the recommendation of the Assessor, and that the petition be ***(approved--approved in part--denied)*** with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund
_____	_____	_____

_____

Chairperson of the Board of County Commissioners' Signature

I, _____ County Clerk and Ex-Officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County this _____ day of _____, _____.
Month Year

_____

County Clerk's or Deputy County Clerk's Signature

Note: Abatements greater than $10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review.

Section V: Action of the Property Tax Administrator

(For all abatements greater than $10,000)

The action of the Board of County Commissioners, relative to this petition, is hereby

☐ Approved ☐ Approved in part $_____ ☐ Denied for the following reason(s):

_____ _____ _____

Secretary's Signature Property Tax Administrator's Signature Date

15-DPT-AR No. 920-66/11

Docusign Envelope ID: 7DB4E222-6AF2-4A13-9F19-802E7AC30E22

CATALYST
PROPERTY TAX CONSULTANTS

STATEMENT OF AGENCY

This Agreement made on February 12, 2026, by and between

CASTLE ROCK FLEX LLC
5500 E YALE AVE STE 300
Denver, CO 80222
Telephone: (720) 464-7484
(Hereinafter "Taxpayer")

Catalyst Property Tax Consultants, LLC
2101 Pearl St
Boulder, CO 80302
Telephone: 720.744.3237
(Hereinafter "Catalyst")

Taxpayer hereby appoints Catalyst as its representative and agent for assessment years 2025-2026 in connection with the valuations for assessment of Taxpayer's real property in Colorado:

3194 N Industrial Way

(Hereinafter "the Property")

Catalyst shall have full authority to:

1. Review all applicable records relating to the valuation for assessment for the Property;
2. Discuss the valuation for assessment of the Property with the County Auditor/Assessor, or any of his representatives, as to the amount of valuation which Catalyst deems appropriate in the circumstances;
3. Accept on behalf of Taxpayer any valuation for assessment; and
4. Pursue any statutory remedies which Taxpayer may possess, before the County Auditor/Assessor, County Board of Equalization, State Assessment Appeals Board, or in binding arbitration, in Taxpayer's name and on Taxpayer's behalf with regard to the Property.

This appointment of agency shall remain in effect until revoked in writing by both parties.

Signed by:
By: Christina Tucker (Signature)
EA08D998228341E...

Print Name: Christina Tucker

2/12/2026

STATE OF _____ COUNTY OF _____

In_____, on the ____ day of _____, 20___, before me, a Notary Public in and for the above state and county, personally appeared _____, known to me or proved to be the person named in and who executed the foregoing instrument, and being first duly sworn, such person acknowledged that he or she executed said instrument for the purposes therein contained as his or her free and voluntary act and deed.

_____
NOTARY PUBLIC
My Commission Expires: _____

(SEAL)

Catalyst Property Tax Consultants, LLC
2101 Pearl St
Boulder, CO 80302

Jason Flynn
720.744.3237
flynn@Catalystpropertytax.com

Catalyst Property Tax Consultants

Friday, April 24, 2026

ISSUES AND CONCERNS STATEMENT
3194 N INDUSTRIAL WAY
DOUGLAS COUNTY
ACCOUNT R0353552
2025 ABATEMENT

COUNTY VALUATION:	$5,392,200
INCOME APPROACH (LEASED FEE):	$5,181,200
INCOME APPROACH (COSTAR LEASE COMPS):	$4,890,061
SALES APPROACH:	$4,536,620
REQUESTED VALUE	**$5,000,000**

1.) Subject is an industrial flex building built in 2005 consisting of 26,686 sf located in Castle Rock.
2.) Property is multi-tenant and financials have been included.
3.) Utilizing the average of the previous two year's NOI and a 6.75% cap rate (PwC Non-Institutional Industrial Survey) provides a value of $5,181,200.
4.) Similar leases in the area support a rate of $14.00/SF NNN for the subject, near the top of the range. Applying this to the subject's size as well as 5% vacancy and 7% expenses and the same 6.75% cap rate provides a value of $4,890,061.
5.) A search of similar properties to the subject in Douglas County from 1/1/2023 to 6/30/2024 did not include enough significant comparables. Thus, we have expanded our search into southern portion of the Denver Metro area. The sales support an average of $170/SF. Applied to the subject's size provides a value of $4,536,620.
6.) **We place full weighting on the two income approaches as the property would likely be purchased by an investor and request a value of $5,000,000.**

Catalyst Property Tax Consultants, LLC
2291 Arapahoe Avenue
Boulder, CO 80302

Jason Flynn
720.744.3237
Flynn@Catalystpropertytax.com

CATALYST

PROPERTY TAX CONSULTANTS

Aaron Anderson assisted in this consulting assignment as an employee of Catalyst Property Tax Consultants. Aaron is certified as a general commercial appraiser in Colorado. The information presented is not intended to be represented as an independent appraisal assignment, as there is a contingent fee associated with this assignment. Further, the consultants involved with this assignment are acting as advocates for the petitioner.

The Colorado Appraiser Regulations allow advocacy regarding property tax assessments and appeals. The Code of Colorado Regulations published by the Division of Real Estate requires the following statements be found in a report prepared for consulting service:

A Contingent Fee is being paid; the Licensee is performing a consulting service and not an independent appraisal; the attainment of a stipulated result is not subject to compliance with USPAP.

Catalyst Property Tax Consultants, LLC
2101 Peart St
Boulder, CO 80302

Jason Flynn
720.744.3237
Flynn@Catalystpropertytax.com

Property Summary and Appeal Request

County	Douglas		
Legal Owner Name	Castle Rocl Flex LLC		
Legal Owner Address	5500 E Yale Ave, 300, Denver 80222		
Parcel Number(s)	R0353552		
Schedule Number			
Situs Address, City, ST, Zip	3194 N Industrial Way, Castle Rock, 80109		
Contact	Don Brennan, Tom Ethington		
Contact Ph.			
Contact Email			
Referred by:			
SELECT FROM DROPDOWN **IN ORDER**			
City	Denver		
Type	Industrial		
Sub-Market	Southwest		
Property Class	R&D/Flex		
	Denver Southwest R&D/Flex		
Tenant Structure	leased		
Financials	are not supplied		
Lease Structure	NNN		
Assessor Land SF	71,351		
2025 Mill Rate	98.834		
Tax Rate (mill/10)	9.883		
2025 Effective Tax Rate	2.87%		
Last Purchase Date	3/27/2017		
Last Purchase $	$ 3,800,000.00		
Assessor Value Year	2025		
Economic Date of Value	1/1/25		
Property Name	3194 N Industrial Way, Castle Rock, 80109		
City	Boulder		
Complete Below to Populate Cap & Occupancy Rates			
Cap Rate	6.75%		
Submarket Stablized Occupancy	93.0%		
Year of Construction	2005		
Owner Improved SF	26,686	6/30/24	
Actual Occupancy	100%	6/30/24	
2025 County Land Value	$856,215	$12.00	Per SF
2025 County Imp. Value	$4,535,985	$169.98	Per SF
2025 Total Value	$5,392,200	$202.06	Per SF
Income approach based on actual financials	$5,181,200	$194.15	
IndicatedFee Simple Value (Rounded) CoStar	$4,890,061	$183.24	Per SF
Sales Approach (Sales Comps average x SF)	$4,536,620	$170.00	
Requested Value	$5,000,000	$187.36	

Direct Capitalization NOI Valuation Analysis

3194 N Industrial Way, Castle Rock, 80109

2023

Income approach utilizing income and expense statement from owner

			2023		2024
Total Income			*$572,669*		*$613,884*
Vacancy and Collection Loss		0.0%	$0.00	0.0%	$0.00
Effective Gross Income			$572,669		$613,884
Expenses					
Total Operating Expenses			$260,262.43		$226,826.92
Less: Real Estate Taxes			$0.00		$0.00
Reserves		0.0%	$0.00		$0.00
Total Expenses			$260,262		$226,827
Net Operating Income			$312,407		$387,057
Average NOI			$349,732.06		
Capitalization Rate	6.75%	2.87%	6.75%		
Indicated Value			**$5,181,216**		
Rounded			**$5,181,200**		

Direct Capitalization of Pro Forma NOI Valuation Analysis

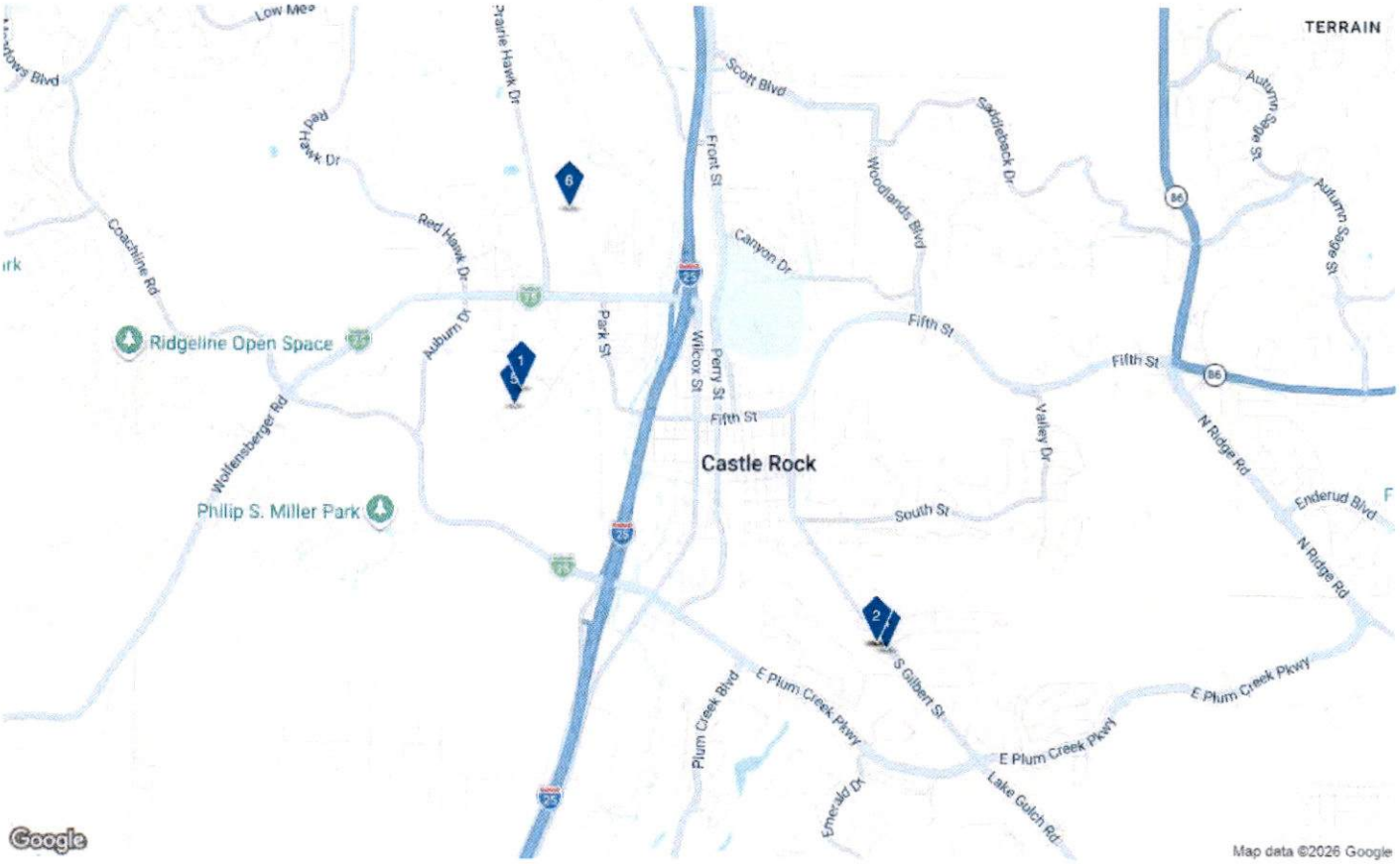
3194 N Industrial Way, Castle Rock, 80109

2025

Based on CoStar Lease Comps

		Rent	SF	NNN Rent/SF
Potential Retail Rents		$373,604	26,686	$14.00
Other Income				CoStar Comps
Total Rents/Income		$373,604		=
Vacancy & Credit Loss	5.00%	$18,680		
Effective Gross Income		$354,924		
Expenses	7.0%	$24,844.67		
Reserve For Replacement/SF		$0		
Net Operating Income		$330,079		
Base Direct Capitalization Rate		6.75%		
Real Estate Tax Load		2.87%		
Loaded Direct Capitalization Rate		6.75%		
Indicated Value		$4,890,061		
Less - Lease Up Costs		$0		
Indicated Value After Lease Up Costs		$4,890,061		

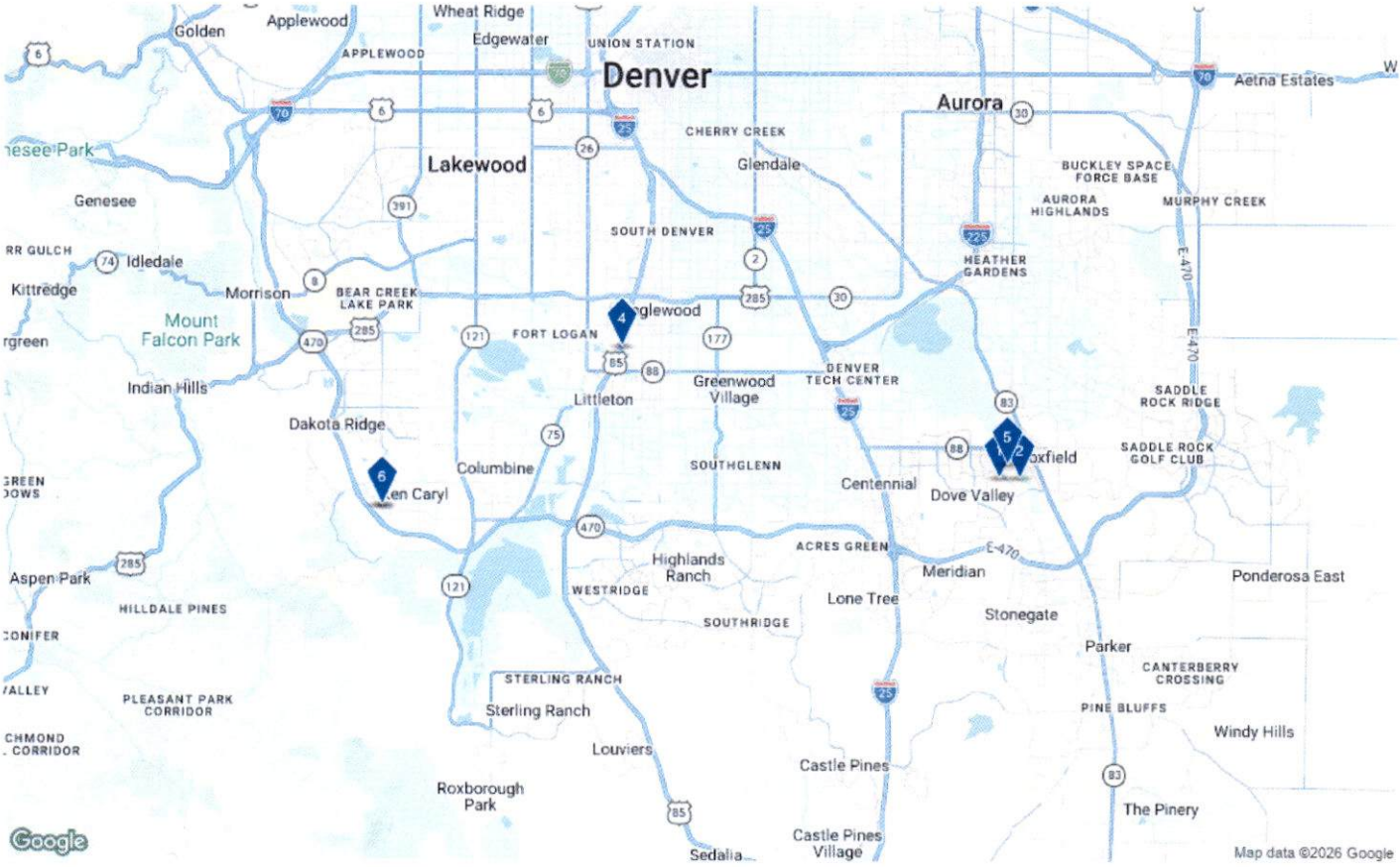
Map, Summary, and List of Leases



Lease Activity List

	Property Name/Address	Rating	Floor	Space Use	Sign Date	Deal Type	SF Leased	Rent
1	Bldg A 680 Atchison Way	★★☆☆☆	1	Flex	April 2024	Direct	3,000	$14.00/SF NNN Asking
2	607 & 647 S Gilbert St	★★☆☆☆	1	Flex	June 2023	Direct	5,000	$13.70/SF NNN Starting
3	607 & 647 S Gilbert St	★★☆☆☆	1	Industrial	June 2023	Direct	5,000	$13.70/SF NNN Starting
4	647 S Gilbert St	★☆☆☆☆	1	Industrial	May 2023	Direct	5,150	$14.00/SF NNN Starting
5	701 Topeka Way	★★★☆☆	1	Industrial	June 2023	Direct	17,625	$12.16/SF NNN Starting
6	385 Park Ct	★☆☆☆☆	1	Industrial	November 2022	Direct	2,337	$14.00/SF NNN Starting

Sale Comps Map & List



Sale Comparables Summary Statistics

Sale Attributes	Low	Average	Median	High
Sale Price	$1,200,000	$2,665,278	$2,949,950	$3,241,770
Sale Price Per SF	$96	$170	$172	$240
Cap Rate	3.6%	3.6%	3.6%	3.6%
Land Price Per AC	$1,257,862	$2,251,080	$2,364,290	$3,118,172
Property Attributes	**Low**	**Average**	**Median**	**High**
Building SF	12,100 SF	15,697 SF	13,787 SF	22,770 SF
Year Built	1965	1993	1999	2011
% Leased At Sale	71.4%	92.9%	100%	100%
Star Rating	★★☆☆☆ 2	★★☆☆☆ 2.5	★★☆☆☆ 2.5	★★★☆☆ 3

Summary Statistics exclude For Sale and Under Contract listings

Sale Comps List

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
1	14824 E Hinsdale Ave Centennial, CO 80112	Warehouse ★★☆☆☆	1984	12,500 SF	5/23/2024	$1,200,000 ($96.00/SF)	-

Sale Comps List (Continued)

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
2	15534 E Hinsdale Cir Centennial, CO 80112	Light Distribution ★★★☆☆	2001	14,000 SF (71.4%)	7/31/2023	$2,600,000 ($185.71/SF)	-
3	Ken Caryl Business Center 8101 S Shaffer Pky Littleton, CO 80127	Light Distribution ★★★☆☆	1999	22,770 SF (100%)	2/24/2023	$3,241,770 ($142.37/SF)	3.61% Actual
4	4695 S Windermere St Englewood, CO 80110	Warehouse ★★☆☆☆	1965	19,240 SF (100%)	1/26/2023	$3,050,000 ($158.52/SF)	-
5	15152 E Fremont Dr Englewood, CO 80112	Warehouse ★★☆☆☆	1998	12,100 SF	4/29/2024	$2,899,900 ($239.66/SF)	-
6	8091 Shaffer Pky Littleton, CO 80127	Flex ★★★☆☆	2011	13,574 SF (100%)	7/3/2023	$3,000,000 ($221.01/SF)	-

2026 CoStar Group - Licensed to Catalyst Property Tax Consultants, LLC - 1675696

Profit & Loss Previous Year Comparison

Comparison Periods: 01/01/24 to 12/31/24, 01/01/23 to 12/31/23
Cash Basis
Property: 3194- 3196 N. Industrial Way

Account	Amounts from 01/01/24 - 12/31/24	Amounts from 01/01/23 - 12/31/23	$ Change	% Change
Income				
4020 Income - Rental	362,045.92	389,270.07	-27,224.15	-7.0%
4330 Income - Energy Rebate	266.84	59.00	207.84	352.3%
4080 Income - Late Fee	0.00	924.58	-924.58	-100.0%
4170 Income - OER	204,490.22	197,247.16	7,243.06	3.7%
4172 OER Rec	16,058.18	20,637.65	-4,579.47	-22.2%
4260 Income - Prepaid	-9,924.85	5,804.59	-15,729.44	-271.0%
Total Income	**572,936.31**	**613,943.05**	**-41,006.74**	**-6.7%**
Expense				
5010 Insurance	23,089.57	27,176.00	-4,086.43	-15.0%
5020 Property Taxes	123,585.56	95,604.68	27,980.88	29.3%
5030 Utility				
5031 Electric & Gas	22,060.37	29,548.29	-7,487.92	-25.3%
5032 Water/ Sewer/ Storm	8,562.06	11,319.73	-2,757.67	-24.4%
Total 5030 Utility	30,622.43	40,868.02	-10,245.59	-25.1%
5040 Trash	8,815.37	8,141.54	673.83	8.3%
5050 Repairs & Maintenance				
5051 Cleaning / Porter	400.00	0.00	400.00	0.0%
5053 Pest Control	500.00	975.00	-475.00	-48.7%
5055 Maintenance Supplies	270.57	1,868.32	-1,597.75	-85.5%
5058 Maintenance Labor	1,101.25	1,895.00	-793.75	-41.9%
5059 Landscaping	6,901.95	5,134.88	1,767.07	34.4%
5060 Snow Removal	17,341.17	5,217.30	12,123.87	232.4%
5061 Sprinkler & Irrigation Repair	2,224.51	891.56	1,332.95	149.5%
5063 Fire Protection	9,512.39	4,782.00	4,730.39	98.9%
5064 HVAC Repairs	552.00	1,986.26	-1,434.26	-72.2%
5069 Lot Maintenance	4,800.00	0.00	4,800.00	0.0%
5090 Contractor Maintenance	526.82	3,428.50	-2,901.68	-84.6%
5092 Electrical Repair	1,038.01	0.00	1,038.01	0.0%
5093 Roof Repair	2,203.00	309.00	1,894.00	612.9%
Total 5050 Repairs & Maintenance	47,371.67	26,487.82	20,883.85	78.8%
5070 Administration				
5073 Bank Charges	24.00	36.00	-12.00	-33.3%
5075 Phone & Internet	3,246.38	3,006.57	239.81	8.0%
5079 Fees, Permits, Tags	10.00	817.50	-807.50	-98.8%
5070 Other Administration	0.00	80.00	-80.00	-100.0%
Total 5070 Administration	3,280.38	3,940.07	-659.69	-16.7%
5110 Travel & Entertainment				
5111 Mileage & Parking	5,760.00	5,760.00	0.00	0.0%
Total 5110 Travel & Entertainment	5,760.00	5,760.00	0.00	0.0%
5120 Management Fees	17,657.45	18,848.79	-1,191.34	-6.3%
5160 Technology				
5162 Software / Subscriptions	80.00	0.00	80.00	0.0%
Total 5160 Technology	80.00	0.00	80.00	0.0%
Total Expense	**260,262.43**	**226,826.92**	**33,435.51**	**14.7%**
NOI	**312,673.88**	**387,116.13**	**-74,442.25**	**-19.2%**
Non Operating Expense				
6071 Non-CAM Income Tax	0.00	9,000.00	-9,000.00	-100.0%
6030 Mortgage Interest	104,302.10	119,762.13	-15,460.03	-12.9%
6040 Leasing Commission	23,498.13	4,414.50	19,083.63	432.3%
6050 Renovations/ TI / Capital Improvements				
6051 Electrical Upgrades	11,865.00	0.00	11,865.00	0.0%
6053 HVAC Replacement	0.00	915.99	-915.99	-100.0%
Total 6050 Renovations/ TI / Capital Improvements	11,865.00	915.99	10,949.01	1,195.3%
6060 Legal & Professional Fees	14,597.50	2,915.06	11,682.44	400.8%
6069 Equity Interest	0.00	45,000.00	-45,000.00	-100.0%
Total Non Operating Expense	**154,262.73**	**182,007.68**	**-27,744.95**	**-15.2%**
NET INCOME	**158,411.15**	**205,108.45**	**-46,697.30**	**-22.8%**
Summary				
Income	572,936.31	613,943.05	-41,006.74	-6.7%
Expense	-260,262.43	-226,826.92	-33,435.51	-14.7%
Net Operating Income	312,673.88	387,116.13	-74,442.25	-19.2%
Non Operating Expense	-154,262.73	-182,007.68	27,744.95	15.2%
NET INCOME	**158,411.15**	**205,108.45**	**-46,697.30**	**-22.8%**

NONINSTITUTIONAL-GRADE PROPERTY RATES

Individual Market Responses - Second Quarter 2024 [1]

	NONINSTITUTIONAL-GRADE PROPERTY RATES				INSTITUTIONAL-GRADE PROPERTY RATES				DIFFERENCE IN BASIS POINTS	
	OVERALL CAP RATES		DISCOUNT RATES		OVERALL CAP RATES		DISCOUNT RATES		OVERALL CAP RATES	DISCOUNT RATES
NATIONAL	Range	Average	Range	Average	Range	Average	Range	Average	Average	Average
Power Center Investor	8.00% – 10.00%	9.00%	8.00% – 9.00%	8.50%	5.50% – 7.50%	6.50%	6.00% – 10.00%	8.00%	250	50
Warehouse Investor (Pacific region)	6.25% – 7.00%	6.63%	9.50% – 11.00%	10.25%	5.50% – 6.00%	5.75%	8.00% – 9.00%	8.50%	88	175
Warehouse Investor (National)	6.50% – 9.00%	7.75%	7.00% – 10.00%	8.50%	5.00% – 6.25%	5.63%	7.00% – 8.00%	7.50%	213	100
Apartment Investor (National)	7.00% – 9.00%	8.00%	9.00% – 11.00%	10.00%	5.50% – 7.50%	6.50%	7.00% – 9.00%	8.00%	150	200
Medical Office Buildings Investor	7.00% – 9.00%	8.00%			5.75% – 8.00%	6.88%			113	
Medical Office Buildings Investor	8.00% – 8.50%	8.25%	8.00% – 12.00%	10.00%	6.50% – 8.50%	7.50%	7.50% – 9.50%	8.50%	75	150
INDIVIDUAL OFFICE MARKETS										
Atlanta Office Investor	10.00% – 15.00%	12.50%	14.00% – 19.00%	16.50%	8.00% – 11.00%	9.50%	9.50% – 15.00%	12.25%	300	425
Chicago Office Investor	10.00% – 12.00%	11.00%	11.50% – 14.00%	12.75%	7.00% – 11.00%	9.00%	8.00% – 12.00%	10.00%	200	275
Los Angeles Office Investor	8.00% – 11.00%	9.50%			7.75% – 10.00%	8.88%			63	
Phoenix Office Investor	8.00% – 10.00%	9.00%			7.00% – 8.00%	7.50%			150	
San Diego Office Investor	10.00% – 14.00%	12.00%			10.00% – 12.00%	11.00%			100	
San Francisco Office Investor	10.00% – 13.00%	11.50%			10.00% – 11.00%	10.50%			100	
Overall Average	**8.23% – 10.63%**	**9.43%**	**9.57% – 12.29%**	**10.93%**	**6.96% – 8.90%**	**7.93%**	**7.57% – 10.36%**	**8.96%**	**150**	**196**

(1) Each line represents one investor's responses relating to institutional-grade vs noninstitutional-grade properties in the specified market.
Source: PwC Investor Survey; survey conducted by PwC during April 2024

As a subscriber, you may not distribute this report, in part or in whole, without the prior written permission of PwC.

Brenda Davis

From: Assessors
Sent: Wednesday, April 29, 2026 3:39 PM
To: Brenda Davis
Cc: Felice Entratter
Subject: FW: 2025 Abatement for 3194 N Industrial Way - R0353552
Attachments: 3194 N Industrial Way 2025 Abatement FORM.pdf; Abatement Packet for 3194 N Industrial Way - 2025.pdf

From: Allison Yacht <allison@catalystpropertytax.com>
Sent: Tuesday, April 28, 2026 2:56 PM
To: Assessors <Assessors@douglasco.gov>
Cc: Peter Rosato <peter@catalystpropertytax.com>; Aaron Anderson <Aaron@catalystpropertytax.com>; Peter Rosato <peter@catalystpropertytax.com>
Subject: 2025 Abatement for 3194 N Industrial Way - R0353552

Caution: This email originated outside the organization. Be cautious with links and attachments.

Please see the attached information for a 2025 abatement for the property listed above.
Many thanks!

Address	3194 N Industrial Way
R Number	R0353552
Form	Attached
Packet	Attached
SOA	Included in packet
Year	2025

CATALYST
PROPERTY TAX CONSULTANTS

Allison Yacht
Catalyst Property Tax Consultants

Phone: 720-329-7500
Email: allison@catalystpropertytax.com
2101 Pearl St
Boulder, CO 80302
www.catalystpropertytax.com

Transmittal Sheet for Abatement #: 202600191

Abatement #	202600191	**Staff Appraiser**	EGW
Tax Year	2025	**Review Appraiser**	SJH
Date Received	4/28/2026	**Recommendation**	Deny
Petitioner	CASTLE ROCK FLEX LLC	**Reason**	The Market Approach to value was used in determining the subjects value, resulting in no change.
Agent	CATALYST PROPERTY TAX CONSULTANTS LLC		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	$5,000,000	**Assessor Final Review Value**	$5,392,200

The subject property consists of 2 industrial flex buildings totaling 25,080 square feet constructed in 2004 and 2005. Documentation provided by the petitioner's agent did not support any valuation adjustment. The actual 2023 and 2024 income and expenses were provided and when analyzed there is a discrepancy between expense recoveries from the tenants and reported expenses. Study period rent rolls were not provided to confirm occupancy and rental rates being received. This information was requested on 5/7/2026 with no response from the petitioner's agent. The lease comparables provided to support the agent's pro forma income approach were deemed to be not comparable to the subject due to differences in location, age, and utility. The sale comparables provided were also deemed to be not comparable to subject due to differences in location, age, and utility as well. For the 2025 tax year, the property was valued using the sales comparison approach. The valuation market model selected for the subject is supported by comparable sales within the study period, indicating a value of $215 per square foot. Based on this analysis, denial of the appeal is recommended.

Local Government

Original Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0353552	3112	0185	$856,215	$0	$856,215	27.000%	$231,180	5.3373%	$12,338.77
	3212	0185	$4,535,985	$0	$4,535,985	27.000%	$1,224,720	5.3373%	$65,366.98
	Account Total:		**$5,392,200**	**$0**	**$5,392,200**		**$1,455,900**		**$77,705.75**

Final Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0353552	3112	0185	$856,215	$0	$856,215	27.000%	$231,180	5.3373%	$12,338.77
	3212	0185	$4,535,985	$0	$4,535,985	27.000%	$1,224,720	5.3373%	$65,366.98
	Account Total:		**$5,392,200**	**$0**	**$5,392,200**		**$1,455,900**		**$77,705.75**

Refund Amounts - Local Government

Account #	Original Total Actual Value	Original Adj Total Assessed	Original Total Taxes	Final Total Actual Value	Final Adj Total Assessed	Final Total Taxes	Refund Amount
R0353552	$5,392,200	$1,455,900	$77,705.75	$5,392,200	$1,455,900	$77,705.75	$0.00
Totals	**$5,392,200**	**$1,455,900**	**$77,705.75**	**$5,392,200**	**$1,455,900**	**$77,705.75**	**$0.00**

Transmittal Sheet for Abatement #: 202600191

Schools

Original Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0353552	3112	0185	$856,215	$0	$856,215	27.000%	$231,180	4.5528%	$10,525.16
	3212	0185	$4,535,985	$0	$4,535,985	27.000%	$1,224,720	4.5528%	$55,759.05
	Account Total:		**$5,392,200**	**$0**	**$5,392,200**		**$1,455,900**		**$66,284.21**

Final Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0353552	3112	0185	$856,215	$0	$856,215	27.000%	$231,180	4.5528%	$10,525.16
	3212	0185	$4,535,985	$0	$4,535,985	27.000%	$1,224,720	4.5528%	$55,759.05
	Account Total:		**$5,392,200**	**$0**	**$5,392,200**		**$1,455,900**		**$66,284.21**

Refund Amounts - Schools

Account #	Original Total Actual Value	Original Adj Total Assessed	Original Total Taxes	Final Total Actual Value	Final Adj Total Assessed	Final Total Taxes	Refund Amount
R0353552	$5,392,200	$1,455,900	$66,284.21	$5,392,200	$1,455,900	$66,284.21	$0.00
Totals	**$5,392,200**	**$1,455,900**	**$66,284.21**	**$5,392,200**	**$1,455,900**	**$66,284.21**	**$0.00**

Total Tax Refund (Local Government + Schools)

Original Tax Local Govt	Corrected Tax Local Govt	Tax Refund Local Govt	Original Tax Schools	Corrected Tax Schools	Tax Refund Schools	Total Tax Refund
$77,705.75	$77,705.75	$0.00	$66,284.21	$66,284.21	$0.00	**$0.00**

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: KCA Conrad LLC Agent: Peter Rosato

Parcel No.: R0479564 Abatement Number: 202600110

Assessor's Original Value: 2025 - $9,770,400

Hearing Date: July 15, 2026 Hearing Time: 10:00 a.m.

1. The Douglas County Assessor was represented at the hearing by Ed Weller

2. The Petitioner was:
   a. ☐ present
   b. ☐ not present
   c. ☒ present/represented by Aaron Anderson
   d. ☐not present/represented by Click here to enter text.

3. Assessor's Recommended Value: 2025 - $9,770,400 (no change)

   Petitioner's Requested Value: $8,300,000

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner stated that the property was marketed for sale in 2024 around the appraisal date and sold after that date in November 2024 for $8,300,000. He provided ten lease comparables ranging from $9.50/sf to $12.50/sf and four sales comparables ranging from $147/sf to $191/sf. He prepared an income approach using rent of $11.25/sf, 5% vacancy, 7% expenses, and a 6.75% capitalization rate. He requested a reduced value of $8,300,000, which falls between the income and sales comparison indications.

5. The Assessor presented the following testimony and documents in support of the Assessor's position:

a. ☒data from sales of comparable properties which sold during the applicable time period; and /or
b. ☐valuation using the cost approach; and/or
c. ☒a valuation using the income approach; and/or
d. ☐other Click here to enter text.

THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND ACTUAL VALUE OF THE PROPERTY ARE:

Classification: (3212) Industrial warehouse

Total Actual Value: 2025 - $9,770,400

Reasons are as follows: The assessor stated that the property sold again in January 2025 for $10,400,000 and was under contract in January 2024. Because the circumstances surrounding the property remain unclear, any adjustment without additional information would be speculative. I therefore recommend denying the petition pending further information.

IT IS THEREFORE RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:

a. ☐Approved and the value of the subject property is reduced as set forth in the Findings and Recommendations herein

b. ☐ Approved in part as set forth in the Findings and Recommendations herein

c. ☒ Denied after abatement hearing

d. ☐ Administrative Denial is Granted

REFEREE:

s/ Jeffrey Hamilton *7-15-2026*
Name Date

Abatement Log No. 202600110

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Douglas

Date Received _____
(Use Assessor's or Commissioners' Date Stamp)

Section I: Petitioner, please complete Section I only. 202600110-2025

Received
MAR 18 2026
Douglas County Assessor's Office

Date: 03/18/2026
Month Day Year

Petitioner's Name: KCA Concord LLC in care of Catalyst Property Tax Consultants

Petitioner's Mailing Address: 2101 Pearl Street

Boulder | CO | 80302
City or Town | State | Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
R0479564	8532 CONCORD CENTER DR

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2025 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. Attach additional sheets if necessary.)

We would like to match the 2024 value with the stipulated value for 2023 based on legality. Stipulation attached.

Petitioner's estimate of value: $ 8,300,000 (Value) (2025) (Year)

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

_____ Daytime Phone Number (_____)
Petitioner's Signature

By Peter Rosato Daytime Phone Number (303) 859-1575
Agent's Signature*

Name: Peter Rosato Email: peter@catalystpropertytax.com

***Letter of agency must be attached when petition is submitted by an agent.**

If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

Section II: **Assessor's Recommendation**
(For Assessor's Use Only)

Tax Year _____

	Actual	Assessed	Tax
Original			
Corrected			
Abate/Refund			

☐ **Assessor recommends approval as outlined above.**

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(I)(D), C.R.S.

Tax year: _____ **Protest?** ☐ **No** ☐ **Yes (If a protest was filed, please attach a copy of the NOD.)**

☐ **Assessor recommends denial for the following reason(s):**

_____
Assessor's or Deputy Assessor's Signature

15-DPT-AR No. 920-66/11

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY
(Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

Section III: Written Mutual Agreement of Assessor and Petitioner

(Only for abatements up to $10,000)

The Commissioners of _____ County authorize the Assessor by Resolution No. _____ to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of $10,000 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S.

The Assessor and Petitioner mutually agree to the values and tax abatement/refund of:

Tax Year _____

	Actual	Assessed	Tax
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____

Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information.

_____ _____
Petitioner's Signature **Date**

_____ _____
Assessor's or Deputy Assessor's Signature **Date**

Section IV: Decision of the County Commissioners

(Must be completed if Section III does not apply)

WHEREAS, the County Commissioners of _____ County, State of Colorado, at a duly and lawfully called regular meeting held on _____/_____/_____, at which meeting there were present the following members:
Month Day Year

_____

_____

with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor _____ ***(being present--not present)*** and
Name

Petitioner _____ (***being present--not present)***, and WHEREAS, the said
Name

County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED that the Board ***(agrees--does not agree)*** with the recommendation of the Assessor, and that the petition be ***(approved--approved in part--denied)*** with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund
_____	_____	_____

_____
Chairperson of the Board of County Commissioners' Signature

I, _____ County Clerk and Ex-Officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County this _____ day of _____, _____.
Month Year

_____
County Clerk's or Deputy County Clerk's Signature

Note: Abatements greater than $10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review.

Section V: Action of the Property Tax Administrator

(For all abatements greater than $10,000)

The action of the Board of County Commissioners, relative to this petition, is hereby
☐ Approved ☐ Approved in part $_____ ☐ Denied for the following reason(s):

_____ _____ _____
Secretary's Signature Property Tax Administrator's Signature Date

15-DPT-AR No. 920-66/11

Catalyst Property Tax Consultants

Tuesday March 17, 2026

ISSUES AND CONCERNS STATEMENT
8532 CONCORD CENTER DR
DOUGLAS COUNTY
SCHEDULE: R0479564
2025 ABATEMENT

COUNTY VALUATION:	$9,770,400
FEE SIMPLE INCOME APPROACH:	$7,992,730
SALES APPROACH (FEE SIMPLE):	$8,684,800
REQUESTED VALUE	**$8,300,000**

1.) The subject is a 54,280 SF Industrial Flex building which was previously used as an old data center. The property was marketed during 2024 before finally selling at $8,300,000 with buyers reportedly having lower interest due to having to remove the infrastructure for the previous user.
2.) The property was not leased as of the effective date and similar comparable leases in the area support a rent for the subject of $11.25/SF NNN. Applied to the subject's size along with 5% vacancy and 7% expenses while being capitalized at a 6.75% cap rate (PwC Non-Institutional Industrial Warehouse survey – toward the lower end of the range) provides a value of $7,992,730.
3.) Similar sales in the area indicate a range from approximately $148/SF to $191 with an average of $170/SF. Given the needed removal of the infrastructure, a rate below the average is considered and applying $160/SF to the subject provides a value of $8,684,800 via the Sales Approach.
4.) The requested value is **$8,300,000.**

Jason Flynn
Catalyst Property Tax Consultants, LLC
720-744-3237
flynn@catalystpropertytax.com

CATALYST
PROPERTY TAX CONSULTANTS

Aaron Anderson assisted in this consulting assignment as an employee of Catalyst Property Tax Consultants. Aaron is certified as a general commercial appraiser in Colorado. The information presented is not intended to be represented as an independent appraisal assignment, as there is a contingent fee associated with this assignment. Further, the consultants involved with this assignment are acting as advocates for the petitioner.

The Colorado Appraiser Regulations allow advocacy regarding property tax assessments and appeals. The Code of Colorado Regulations published by the Division of Real Estate requires the following statements be found in a report prepared for consulting service:

A Contingent Fee is being paid; the Licensee is performing a consulting service and not an independent appraisal; the attainment of a stipulated result is not subject to compliance with USPAP.

Catalyst Property Tax Consultants, LLC
2101 Peart St
Boulder, CO 80302

Jason Flynn
720.744.3237
Flynn@Catalystpropertytax.com

Property Summary and Appeal Request

County	Douglas		
Legal Owner Name	KCA Concord LLC		
Legal Owner Address			
Parcel Number(s)	2231-011-02-016		
Schedule Number	R0479564		
Situs Address, City, ST, Zip	8532 Concord Center Dr, Englewood, CO		
Contact			
Contact Ph.			
Contact Email			
Referred by:			
SELECT FROM DROPDOWN **IN ORDER**			
City	Denver		
Type	Industrial		
Sub-Market	Southeast		
Property Class	R&D/Flex		
	Denver Southeast R&D/Flex		
Tenant Structure	owner-occupied		
Financials	are not supplied		
Lease Structure	NNN		
Assessor Land SF	159,778		
2023 Mill Rate	93.021		
Tax Rate (mill/10)	9.302		
2023 Effective Tax Rate	2.51%		
Last Purchase Date	7/10/2020		
Last Purchase $	$6,500,000		
Assessor Value Year	2025		
Economic Date of Value	1/1/25		
Property Name	8532 Concord Center Dr, Englewood, CO		
City	Denver		
Complete Below to Populate Cap & Occupancy Rates			
Cap Rate	6.75%		
Submarket Stablized Occupancy	95.0%		
Year of Construction	2006		
Owner Improved SF	54,280	6/30/24	
Actual Occupancy	100%	6/30/24	
2023 County Land Value	$838,835	$5.25	Per SF
2023 County Imp. Value	$8,931,565	$164.55	Per SF
2023 Total Value	$9,770,400	$180.00	Per SF
IndicatedFee Simple Value (Rounded) CoStar	$7,992,730	$147.25	Per SF
Sales Approach (Sales Comps average x SF)	$8,684,800	$160.00	
Requested Value	$8,300,000	$152.91	

Direct Capitalization of Pro Forma NOI Valuation Analysis

8532 Concord Center Dr, Englewood, CO

2025

Based on CoStar Lease Comps

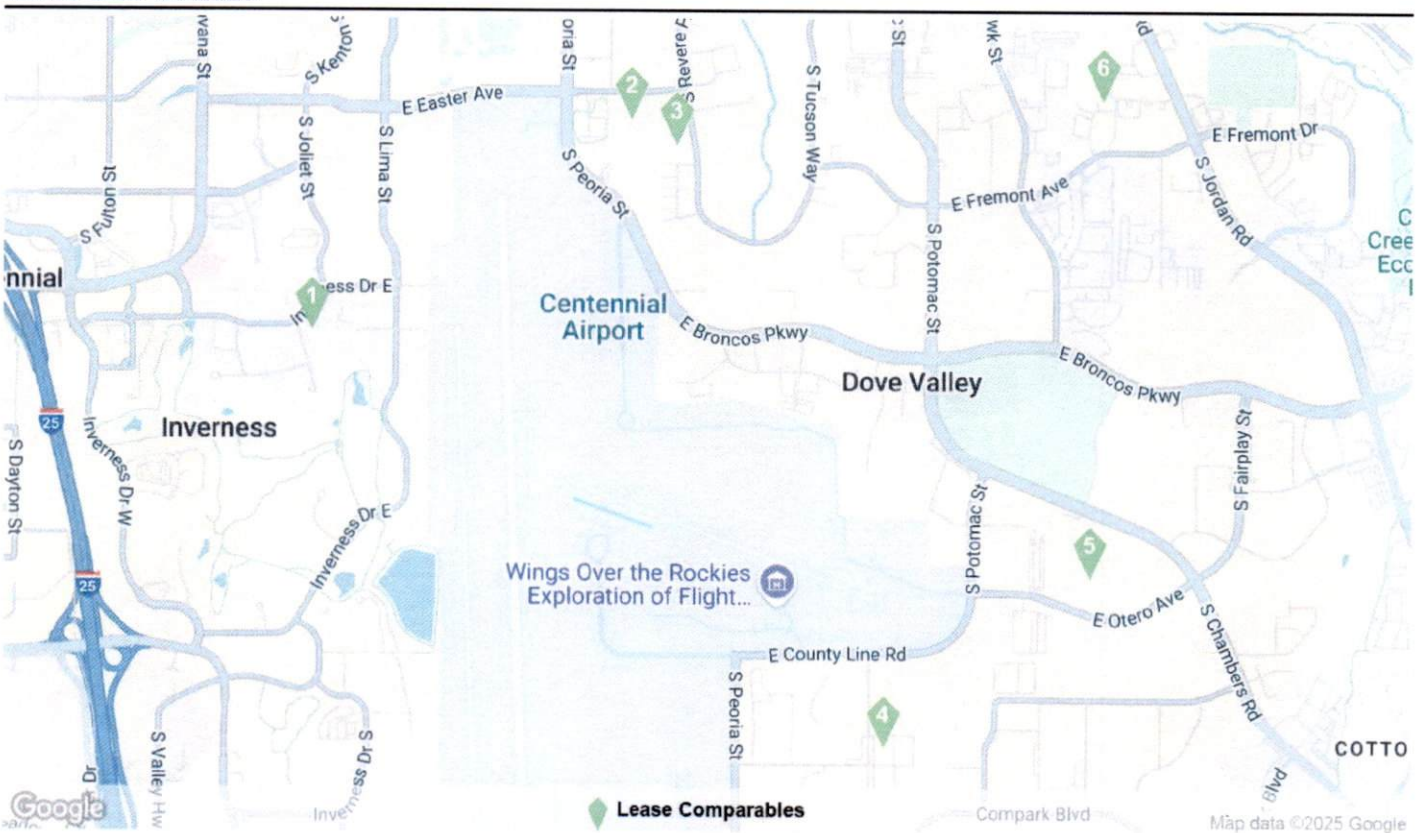
		Rent	SF	NNN Rent/SF
Potential Retail Rents		$610,650	54,280	$11.25
Other Income				CoStar Comps
Total Rents/Income		$610,650		=
Vacancy & Credit Loss	5.00%	$30,533		
Effective Gross Income		$580,118		
Expenses	7.0%	$40,608.23		
Reserve For Replacement/SF		$0		
Net Operating Income		$539,509		
Base Direct Capitalization Rate		6.75%		
Real Estate Tax Load		2.51%		
Loaded Direct Capitalization Rate		6.75%		
Indicated Value		$7,992,730		
Less - Lease Up Costs		$0		
Indicated Value After Lease Up Costs		$7,992,730		

Lease Comps Summary

Lease Comps Report

Deals	Asking Rent Per SF	Starting Rent Per SF	Avg. Months On Market
10	$11.24	$11.64	25

LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	8	$9.50	$11.24	$11.50	$12.50
Starting Rent Per SF	5	$10.45	$11.64	$11.75	$12.75
Effective Rent Per SF	1	$12.75	$12.75	$12.75	$12.75
Asking Rent Discount	3	0.0%	4.4%	4.1%	9.0%
TI Allowance	-	-	-	-	-
Months Free Rent	-	-	-	-	-

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	8	3	25	23	50
Deal Size	10	11,840	24,754	21,553	55,000
Deal in Months	5	16.0	70.0	62.0	125.0
Floor Number	10	1	1	1	1

© 2025 CoStar Group - Licensed to Catalyst Property Tax Consultants, LLC - 722810

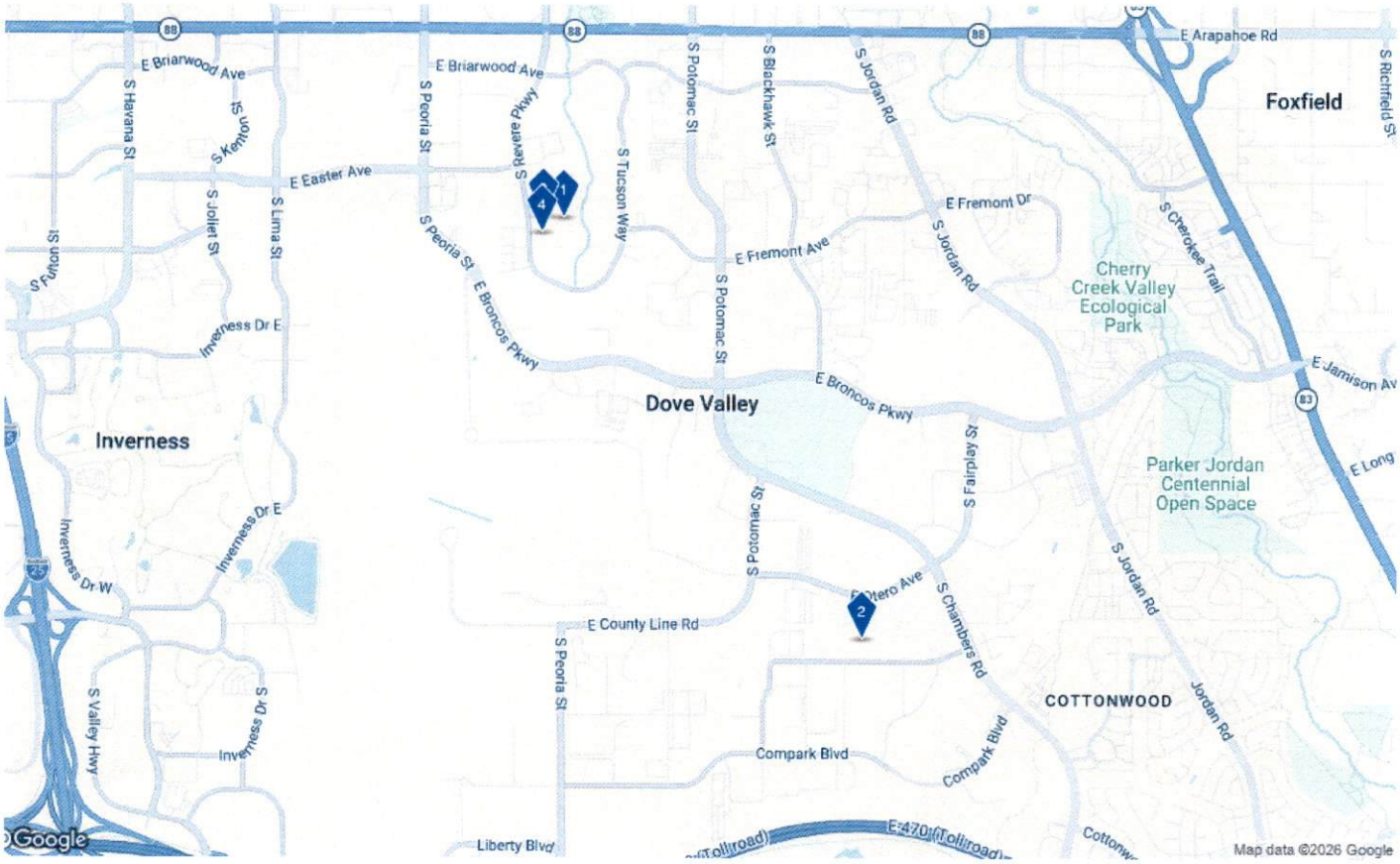
Lease Comps Summary

Lease Comps Report

	Property Name - Address	Rating	Lease				Rents	
			SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1	82 Inverness Dr E	★★★★☆	28,035	1st	6/19/2024	New Lease	$11.50/nnn	Asking
2	12358 E Easter Ave	★★★★★	18,375	1st	12/4/2023	New Lease	$12.50/nnn	Starting
3	7173 S Revere Pky	★★★☆☆	24,732	1st	11/12/2023	New Lease	$11.50/nnn	Asking
4	8530 Concord Center Dr	★★★★☆	11,840	1st	9/25/2023	New Lease	$11.75/nnn	Starting
5	Otero Logistics Center 14353 E Otero Ave	★★★★☆	26,411	1st	9/25/2023	New Lease	$12.75/nnn	Effective
3	7173 S Revere Pky	★★★☆☆	15,605	1st	9/11/2023	New Lease	$11.50/nnn	Asking
5	Otero Logistics Center 14353 E Otero Ave	★★★★☆	31,182	1st	8/10/2023	New Lease	$10.45/nnn	Starting
4	8530 Concord Center Dr	★★★★☆	18,360	1st	5/15/2023	New Lease	$11.15/nnn	Starting
2	12358 E Easter Ave	★★★★★	55,000	1st	3/9/2023	New Lease	$10.50/nnn	Asking
6	7104 S Dillon Ct	★★☆☆☆	18,000	1st	1/2/2023	New Lease	$9.50/nnn	Asking

© 2025 CoStar Group - Licensed to Catalyst Property Tax Consultants, LLC - 722810

Sale Comps Map & List Report



Sale Comparables Summary Statistics

Sale Attributes	Low	Average	Median	High
Sale Price	$6,998,281	$13,772,465	$13,644,910	$20,801,760
Sale Price Per SF	$147	$170	$170	$191
Cap Rate	-	-	-	-
Land Price Per AC	$1,811,180	$2,191,262	$2,475,298	$2,538,141
Property Attributes	**Low**	**Average**	**Median**	**High**
Building SF	47,112 SF	81,128 SF	76,789 SF	123,820 SF
Year Built	2002	2017	2022	2022
% Leased At Sale	0.0%	33.3%	0.0%	100%
Star Rating	★★★☆☆ 3	★★★☆☆ 3.5	★★★☆☆ 3.5	★★★★☆ 4

Summary Statistics exclude For Sale and Under Contract listings

Sale Comps List

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
1	Centennial Business Center - Bui... 7194 S Revere Pky Centennial, CO 80112	Industrial ★★★★☆	2022	123,820 SF (0%)	5/8/2024	$20,801,760 ($168.00/SF)	-

Sale Comps List (Continued)

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
2	Compark Business Campus 14445 Grasslands Dr Englewood, CO 80112	Manufacturing ★★★★☆	2002	106,000 SF (100%)	1/5/2022	$18,300,000 ($172.64/SF)	-
3	Centennial Business Center Build... 7184 S Revere Pky Centennial, CO 80112	Industrial ★★★☆☆	2022	47,112 SF	12/12/2023	$8,989,820 ($190.82/SF)	-
4	Centennial Business Center Build... 7246 S Revere Pky Centennial, CO 80112	Industrial ★★★☆☆	2022	47,578 SF (0%)	10/12/2022	$6,998,281 ($147.09/SF)	-

2026 CoStar Group - Licensed to Catalyst Property Tax Consultants, LLC - 1675696
CoStar™

NONINSTITUTIONAL-GRADE PROPERTY RATES

Individual Market Responses - Second Quarter 2024 (1)

	NONINSTITUTIONAL-GRADE PROPERTY RATES				INSTITUTIONAL-GRADE PROPERTY RATES				DIFFERENCE IN BASIS POINTS	
	OVERALL CAP RATES		DISCOUNT RATES		OVERALL CAP RATES		DISCOUNT RATES		OVERALL CAP RATES	DISCOUNT RATES
NATIONAL	**Range**	**Average**	**Range**	**Average**	**Range**	**Average**	**Range**	**Average**	**Average**	**Average**
Power Center Investor	8.00% – 10.00%	9.00%	8.00% – 9.00%	8.50%	5.50% – 7.50%	6.50%	6.00% – 10.00%	8.00%	250	50
Warehouse Investor (Pacific region)	6.25% – 7.00%	6.63%	9.50% – 11.00%	10.25%	5.50% – 6.00%	5.75%	8.00% – 9.00%	8.50%	88	175
Warehouse Investor (National)	6.50% – 9.00%	7.75%	7.00% – 10.00%	8.50%	5.00% – 6.25%	5.63%	7.00% – 8.00%	7.50%	213	100
Apartment Investor (National)	7.00% – 9.00%	8.00%	9.00% – 11.00%	10.00%	5.50% – 7.50%	6.50%	7.00% – 9.00%	8.00%	150	200
Medical Office Buildings Investor	7.00% – 9.00%	8.00%			5.75% – 8.00%	6.88%			113	
Medical Office Buildings Investor	8.00% – 8.50%	8.25%	8.00% – 12.00%	10.00%	6.50% – 8.50%	7.50%	7.50% – 9.50%	8.50%	75	150
INDIVIDUAL OFFICE MARKETS										
Atlanta Office Investor	10.00% – 15.00%	12.50%	14.00% – 19.00%	16.50%	8.00% – 11.00%	9.50%	9.50% – 15.00%	12.25%	300	425
Chicago Office Investor	10.00% – 12.00%	11.00%	11.50% – 14.00%	12.75%	7.00% – 11.00%	9.00%	8.00% – 12.00%	10.00%	200	275
Los Angeles Office Investor	8.00% – 11.00%	9.50%			7.75% – 10.00%	8.88%			63	
Phoenix Office Investor	8.00% – 10.00%	9.00%			7.00% – 8.00%	7.50%			150	
San Diego Office Investor	10.00% – 14.00%	12.00%			10.00% – 12.00%	11.00%			100	
San Francisco Office Investor	10.00% – 13.00%	11.50%			10.00% – 11.00%	10.50%			100	
Overall Average	**8.23% – 10.63%**	**9.43%**	**9.57% – 12.29%**	**10.93%**	**6.96% – 8.90%**	**7.93%**	**7.57% – 10.36%**	**8.96%**	**150**	**196**

(1) Each line represents one investor's responses relating to institutional-grade vs noninstitutional-grade properties in the specified market.
Source: PwC Investor Survey; survey conducted by PwC during April 2024

As a subscriber, you may not distribute this report, in part or in whole, without the prior written permission of PwC.

Docusign Envelope ID: 27CF0947-96E0-4405-9B2B-1C649413898A

CATALYST
PROPERTY TAX CONSULTANTS

STATEMENT OF AGENCY

This Agreement made on February 2, 2026, by and between

KCA Concord LLC
6732 W Coal Mine AVE STE 2323
Littleton, CO 80123
Telephone: 720-744-2701
(Hereinafter "Taxpayer")

Catalyst Property Tax Consultants, LLC
2101 Pearl St
Boulder, CO 80302
Telephone: 720.744.3237
(Hereinafter "Catalyst")

Taxpayer hereby appoints Catalyst as its representative and agent for assessment years 2024-2026 in connection with the valuations for assessment of Taxpayer's real property in Colorado:

8532 Concord Center DR

(Hereinafter "the Property")

Catalyst shall have full authority to:

1. Review all applicable records relating to the valuation for assessment for the Property;
2. Discuss the valuation for assessment of the Property with the County Auditor/Assessor, or any of his representatives, as to the amount of valuation which Catalyst deems appropriate in the circumstances;
3. Accept on behalf of Taxpayer any valuation for assessment; and
4. Pursue any statutory remedies which Taxpayer may possess, before the County Auditor/Assessor, County Board of Equalization, State Assessment Appeals Board, or in binding arbitration, in Taxpayer's name and on Taxpayer's behalf with regard to the Property.

This appointment of agency shall remain in effect until revoked in writing by both parties.

By: _____ (Signature)
865B1665FD3245E...

Print Name: Jules Sherwood
3/12/2026

STATE OF _____ COUNTY OF _____

In_____, on the ____ day of _____, 20___, before me, a Notary Public in and for the above state and county, personally appeared _____, known to me or proved to be the person named in and who executed the foregoing instrument, and being first duly sworn, such person acknowledged that he or she executed said instrument for the purposes therein contained as his or her free and voluntary act and deed.

_____
NOTARY PUBLIC
My Commission Expires: _____

(SEAL)

Catalyst Property Tax Consultants, LLC
2101 Pearl St
Boulder, CO 80302

Jason Flynn
720.744.3237
flynn@Catalystpropertytax.com

Brenda Davis

From: Assessors
Sent: Wednesday, March 18, 2026 12:48 PM
To: Brenda Davis
Cc: Felice Entratter
Subject: FW: 2025 Abatement
Attachments: 8532 Concord Abatement FORM 2025.pdf; Abatement Packet for 8532 Concord - 2025.pdf

From: Allison Yacht <allison@catalystpropertytax.com>
Sent: Wednesday, March 18, 2026 12:38 PM
To: Assessors <Assessors@douglas.co.us>
Cc: Peter Rosato <peter@catalystpropertytax.com>; Aaron Anderson <Aaron@catalystpropertytax.com>; Peter Rosato <peter@catalystpropertytax.com>
Subject: 2025 Abatement

Caution: This email originated outside the organization. Be cautious with links and attachments.

Please see the attached information for a 2025 abatement for 8532 Concord Center Dr.

Address	8532 Concord Center Dr
R Number	R0479564
Form	Attached
Packet	Attached
SOA	Included in Packet

Please let me know if you have any questions.
Thank you!

CATALYST
PROPERTY TAX CONSULTANTS

Allison Yacht
Catalyst Property Tax Consultants

Phone: 720-329-7500
Email: allison@catalystpropertytax.com
2101 Pearl St
Boulder, CO 80302
www.catalystpropertytax.com

Transmittal Sheet for Abatement #: 202600110

Abatement #	202600110	**Staff Appraiser**	EGW
Tax Year	2025	**Review Appraiser**	SJH
Date Received	3/18/2026	**Recommendation**	Deny
Petitioner	KCA CONCORD LLC	**Reason**	The Market Approach to value was used in determining the subjects value, resulting in no change.
Agent	CATALYST PROPERTY TAX CONSULTANTS LLC		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	$8,300,000	**Assessor Final Review Value**	$9,770,400

The subject property is a 54,280 square foot distribution warehouse constructed in 2006. Documentation provided by the petitioner's agent did not support any valuation adjustment. Additional information regarding the terms and conditions of the subject's sale, as well as its condition as of the valuation and assessment dates, would be necessary to justify any adjustment to the 2025 value. The assessor's estimated market rent for the subject is consistent with the range of lease comparables provided in support of the agent's pro forma income approach. The sales presented by the agent were determined to be not comparable to the subject due to differences in size and conditions of sale. For the 2025 tax year, the property was valued using the sales comparison approach. The valuation market model selected for the subject is supported by comparable sales within the study period, indicating a value of $180 per square foot. Based on this analysis, denial of the appeal is recommended.

Local Government

Original Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0479564	3112	3125	$838,835	$0	$838,835	27.000%	$226,490	4.7493%	$10,756.69
	3212	3125	$8,931,565	$0	$8,931,565	27.000%	$2,411,520	4.7493%	$114,530.32
	Account Total:		**$9,770,400**	**$0**	**$9,770,400**		**$2,638,010**		**$125,287.01**

Final Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0479564	3112	3125	$838,835	$0	$838,835	27.000%	$226,490	4.7493%	$10,756.69
	3212	3125	$8,931,565	$0	$8,931,565	27.000%	$2,411,520	4.7493%	$114,530.32
	Account Total:		**$9,770,400**	**$0**	**$9,770,400**		**$2,638,010**		**$125,287.01**

Refund Amounts - Local Government

Account #	Original Total Actual Value	Original Adj Total Assessed	Original Total Taxes	Final Total Actual Value	Final Adj Total Assessed	Final Total Taxes	Refund Amount
R0479564	$9,770,400	$2,638,010	$125,287.01	$9,770,400	$2,638,010	$125,287.01	$0.00
Totals	**$9,770,400**	**$2,638,010**	**$125,287.01**	**$9,770,400**	**$2,638,010**	**$125,287.01**	**$0.00**

Transmittal Sheet for Abatement #: 202600110

Schools

Original Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0479564	3112	3125	$838,835	$0	$838,835	27.000%	$226,490	4.5528%	$10,311.64
	3212	3125	$8,931,565	$0	$8,931,565	27.000%	$2,411,520	4.5528%	$109,791.68
	Account Total:		**$9,770,400**	**$0**	**$9,770,400**		**$2,638,010**		**$120,103.32**

Final Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0479564	3112	3125	$838,835	$0	$838,835	27.000%	$226,490	4.5528%	$10,311.64
	3212	3125	$8,931,565	$0	$8,931,565	27.000%	$2,411,520	4.5528%	$109,791.68
	Account Total:		**$9,770,400**	**$0**	**$9,770,400**		**$2,638,010**		**$120,103.32**

Refund Amounts - Schools

Account #	Original Total Actual Value	Original Adj Total Assessed	Original Total Taxes	Final Total Actual Value	Final Adj Total Assessed	Final Total Taxes	Refund Amount
R0479564	$9,770,400	$2,638,010	$120,103.32	$9,770,400	$2,638,010	$120,103.32	$0.00
Totals	**$9,770,400**	**$2,638,010**	**$120,103.32**	**$9,770,400**	**$2,638,010**	**$120,103.32**	**$0.00**

Total Tax Refund (Local Government + Schools)

Original Tax Local Govt	Corrected Tax Local Govt	Tax Refund Local Govt	Original Tax Schools	Corrected Tax Schools	Tax Refund Schools	Total Tax Refund
$125,287.01	$125,287.01	$0.00	$120,103.32	$120,103.32	$0.00	**$0.00**

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: IMA Loaner Inc. Agent: Peter Rosato

Parcel No.: R0419211 Abatement Number: 202600129

Assessor's Original Value: 2025 - $3,675,000

Hearing Date: July 15, 2026 Hearing Time: 10:30 a.m.

1. The Douglas County Assessor was represented at the hearing by Sean Hickey

2. The Petitioner was:
   a. ☐ present
   b. ☐ not present
   c. ☒ present/represented by Aaron Anderson
   d. ☐not present/represented by Click here to enter text.

3. Assessor's Recommended Value: 2025 - $3,675,000 (no change)

   Petitioner's Requested Value: 2025 - $3,170,000

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner submitted 2023 and 2024 income and expense statements, partial rent rolls, five leases ranging from $14.00/sf to $19.50/sf, and seven sales comparables ranging from $73/sf to $175/sf. He prepared two income approaches: one based on actuals and one using lease comparables at $18.00/sf, both capitalized at 7.50% plus a 2.73% tax load. He requested a value of $3,170,000, which fell between the fee simple income approach and the sales comparison approach.

5. The Assessor presented the following testimony and documents in support of the Assessor's position:

a. ☒data from sales of comparable properties which sold during the applicable time period; and /or
b. ☐valuation using the cost approach; and/or
c. ☒a valuation using the income approach; and/or
d. ☐other Click here to enter text.

THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND ACTUAL VALUE OF THE PROPERTY ARE:

Classification: (2220) Office

Total Actual Value: 2025 - $3,675,000

Reasons are as follows: The assessor requested all relevant rent rolls to determine whether the reported actual income reflected market value and to determine if there was any portion of the office that may have been owner occupied. By statute, income and expense statements and rent rolls must be provided for income-producing properties. The petitioner did not provide sufficient information to support a lower value.

IT IS THEREFORE RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:

a. ☐Approved and the value of the subject property is reduced as set forth in the Findings and Recommendations herein

b. ☐ Approved in part as set forth in the Findings and Recommendations herein

c. ☒ Denied after abatement hearing

d. ☐ Administrative Denial is Granted

REFEREE:

s/ Jeffrey Hamilton *7-15-2026*
Name Date

Abatement Log No. 202600129

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Douglas

2026001|29-2025

Date Received
(Use Assessor's or Commissioners' Date Stamp)

Received

APR 22 2026

Douglas County Assessor's Office

Section I: Petitioner, please complete Section I only.

Date: 04/22/2026
Month Day Year

Petitioner's Name: IMA Loaner Inc in care of Catalyst Property Tax Consultants

Petitioner's Mailing Address: 2101 Pearl Street

Boulder	CO	80302
City or Town	State	Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
R0419211	9090 RIDGELINE BLVD

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2025 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. Attach additional sheets if necessary.)

Overvalued, please see Issues and Concerns Statement.

Petitioner's estimate of value: $3,170,000 (Value) (2025) (Year)

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

Petitioner's Signature — Daytime Phone Number ( )

By Peter Rosato — Daytime Phone Number (303) 859.1575
Agent's Signature*

Name: Peter Rosato Email: peter@catalystpropertytax.com

***Letter of agency must be attached when petition is submitted by an agent.**

If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

Section II: **Assessor's Recommendation**
(For Assessor's Use Only)

Tax Year ____

	Actual	Assessed	Tax
Original			
Corrected			
Abate/Refund			

☐ **Assessor recommends approval as outlined above.**

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(I)(D), C.R.S.

Tax year: _____ Protest? ☐ No ☐ Yes (If a protest was filed, please attach a copy of the NOD.)

☐ **Assessor recommends denial for the following reason(s):**

Assessor's or Deputy Assessor's Signature

15-DPT-AR No. 920-66/11

Docusign Envelope ID: 14D565F0-418D-4779-BEF4-CBAAC4ECDE75

CATALYST
PROPERTY TAX CONSULTANTS

STATEMENT OF AGENCY

This Agreement made on March 6, 2025, by and between

IMA Loaner INC
9090 S. Ridgeline BLVD 100
Highlands Ranch, CO 80129
Telephone:
(Hereinafter "Taxpayer")

Catalyst Property Tax Consultants, LLC
2101 Pearl St
Boulder, CO 80302
Telephone: 720.744.3237
(Hereinafter "Catalyst")

Taxpayer hereby appoints Catalyst as its representative and agent for assessment years 2025-2026 in connection with the valuations for assessment of Taxpayer's real property in Colorado:

9090 Ridgeline BLVD

(Hereinafter "the Property")

Catalyst shall have full authority to:

1. Review all applicable records relating to the valuation for assessment for the Property;
2. Discuss the valuation for assessment of the Property with the County Auditor/Assessor, or any of his representatives, as to the amount of valuation which Catalyst deems appropriate in the circumstances;
3. Accept on behalf of Taxpayer any valuation for assessment; and
4. Pursue any statutory remedies which Taxpayer may possess, before the County Auditor/Assessor, County Board of Equalization, State Assessment Appeals Board, or in binding arbitration, in Taxpayer's name and on Taxpayer's behalf with regard to the Property.

This appointment of agency shall remain in effect until revoked in writing by both parties.

By: Robbie Dinges (Signature)
31F35BDD7321492...

Print Name: Robbie Dinges

4/2/2025

STATE OF _____ COUNTY OF _____

In_____, on the ____ day of _____, 20___, before me, a Notary Public in and for the above state and county, personally appeared _____, known to me or proved to be the person named in and who executed the foregoing instrument, and being first duly sworn, such person acknowledged that he or she executed said instrument for the purposes therein contained as his or her free and voluntary act and deed.

_____
NOTARY PUBLIC
My Commission Expires: _____

(SEAL)

Catalyst Property Tax Consultants, LLC
2101 Pearl St
Boulder, CO 80302

Jason Flynn
720.744.3237
flynn@Catalystpropertytax.com

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY
(Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

Section III: Written Mutual Agreement of Assessor and Petitioner

(Only for abatements up to $10,000)

The Commissioners of _____ County authorize the Assessor by Resolution No. _____ to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of $10,000 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S.

The Assessor and Petitioner mutually agree to the values and tax abatement/refund of:

Tax Year _____

	Actual	Assessed	Tax
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____

Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information.

_____ _____
Petitioner's Signature **Date**

_____ _____
Assessor's or Deputy Assessor's Signature **Date**

Section IV: Decision of the County Commissioners

(Must be completed if Section III does not apply)

WHEREAS, the County Commissioners of _____ County, State of Colorado, at a duly and lawfully called regular meeting held on ____/____/____, at which meeting there were present the following members:
Month Day Year

_____

_____

with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor _____ ***(being present--not present)*** and
Name

Petitioner _____ ***(being present--not present)***, and WHEREAS, the said
Name

County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED that the Board ***(agrees--does not agree)*** with the recommendation of the Assessor, and that the petition be ***(approved--approved in part--denied)*** with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund
_____	_____	_____

_____
Chairperson of the Board of County Commissioners' Signature

I, _____ County Clerk and Ex-Officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County this _____ day of _____, _____.
Month Year

_____
County Clerk's or Deputy County Clerk's Signature

Note: Abatements greater than $10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review.

Section V: Action of the Property Tax Administrator

(For all abatements greater than $10,000)

The action of the Board of County Commissioners, relative to this petition, is hereby
☐ Approved ☐ Approved in part $_____ ☐ Denied for the following reason(s):

_____ _____ _____
Secretary's Signature Property Tax Administrator's Signature Date

CATALYST

PROPERTY TAX CONSULTANTS

Wednesday, April 22, 2026

ISSUES AND CONCERNS STATEMENT
9090 RIDGELINE BLVD
SCHEDULE NUMBER R0419211
2025 ABATEMENT

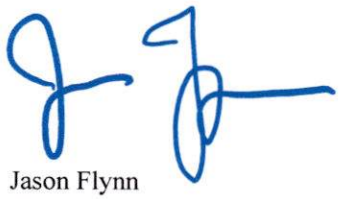
COUNTY VALUATION:	$3,675,000
INCOME APPROACH (IN-PLACE):	$2,618,600
INCOME APPROACH (FEE SIMPLE):	$3,160,295
MARKET APPROACH:	$3,185,000
REQUESTED VALUE:	**$3,170,000**

1.) 9090 Ridgeline Blvd is a 24,500 SF office building and is leased to multiple tenants. Rent roll and historical reports included. The subject operates on gross leases with a few triple net leases and some with base stops, making the analysis somewhat inconsistent. Utilizing the in-place income average for the previous two years with a loaded cap rate (going-in rate of 7.5% PwC Denver Office Survey) provides a value of $2,618,600. Due to the differing expense types at the subject we do not consider this to be a representative approach and will rely on comparables.

2.) Similar comparables in the area provide support for a $18.00/SF Modified Gross lease rate. Using 10% vacancy and $3.00/SF in expenses (not including taxes) along with a loaded cap rate provides a fee simple income approach value of $3,160,295.

3.) A search of similar sized and age office properties in the subject's immediate area provide support for a value of $130/SF for the subject. Applied to the subject's size provides a value of $3,185,000.

4.) The requested value is **$3,170,000,** near the mid-point of the two approaches.



Jason Flynn
720-744-3237
Flynn@catalystpropertytax.com

CATALYST

PROPERTY TAX CONSULTANTS

Aaron Anderson assisted in this consulting assignment as an employee of Catalyst Property Tax Consultants. Aaron is certified as a general commercial appraiser in Colorado. The information presented is not intended to be represented as an independent appraisal assignment, as there is a contingent fee associated with this assignment. Further, the consultants involved with this assignment are acting as advocates for the petitioner.

The Colorado Appraiser Regulations allow advocacy regarding property tax assessments and appeals. The Code of Colorado Regulations published by the Division of Real Estate requires the following statements be found in a report prepared for consulting service:

A Contingent Fee is being paid; the Licensee is performing a consulting service and not an independent appraisal; the attainment of a stipulated result is not subject to compliance with USPAP.

Catalyst Property Tax Consultants, LLC
2101 Peart St
Boulder, CO 80302

Jason Flynn
720.744.3237
Flynn@Catalystpropertytax.com

Property Summary and Appeal Request

County	Douglas		
Legal Owner Name			
Legal Owner Address			
Parcel Number(s)	R0419211		
Schedule Number			
Situs Address, City, ST, Zip	9090 Ridgeline Blvd, Highlands Ranch, CO 80129		
Contact	Robbie Dinges		
Contact Ph.			
Contact Email			
Referred by:			
SELECT FROM DROPDOWN **IN ORDER**			
City	Denver		
Type	Office		
Sub-Market	West		
Property Class	Class C		
	Denver West Class C		
Tenant Structure	leased		
Financials	are not supplied		
Lease Structure	Gross		
Assessor Land SF	40,946		
2025 Mill Rate	94.249		
Tax Rate (mill/10)	9.425		
2025 Effective Tax Rate	2.73%		
Last Purchase Date	12/18/2003		
Last Purchase $	$ 2,965,000.00		
Assessor Value Year	2025		
Economic Date of Value	1/1/25		
Property Name	9090 Ridgeline Blvd, Highlands Ranch, CO 80129		
City	Denver		
Complete Below to Populate Cap & Occupancy Rates			
Cap Rate	7.50%		
Submarket Stablized Occupancy	90.0%		
Year of Construction	2001		
Owner Improved SF	24,500	6/30/22	
Actual Occupancy	100%	6/30/22	
2025 County Land Value		$0.00	Per SF
2025 County Imp. Value		$0.00	Per SF
2025 Total Value	$3,675,000	$150.00	Per SF
Income approach based on actual financials	$2,618,600		
IndicatedFee Simple Value (Rounded) CoStar	$3,160,295	$128.99	Per SF
Sales Approach (Sales Comps average x SF)	$3,185,000	$130.00	
Requested Value	$3,170,000	$129.39	

Direct Capitalization NOI Valuation Analysis

9090 Ridgeline Blvd, Highlands Ranch, CO 80129

2025

Income approach utilizing income and expense statement from owner

			2023		2024
Total Income			*$473,688*		*526326.13*
Vacancy and Collection Loss		0.0%	$0.00	0.0%	$0.00
Effective Gross Income			$473,688		$526,326
Expenses					
Total Operating Expenses			$288,041.91		$397,012.67
Less: Real Estate Taxes			-$113,596.44		-$107,383.12
Reserves		0.0%	$0.00		$0.00
Total Expenses			$174,445		$289,630
Net Operating Income			$299,243		$236,697
Average NOI			$267,969.58		
Capitalization Rate	7.50%	2.73%	10.23%		
Indicated Value			**$2,618,624**		
Rounded			**$2,618,600**		

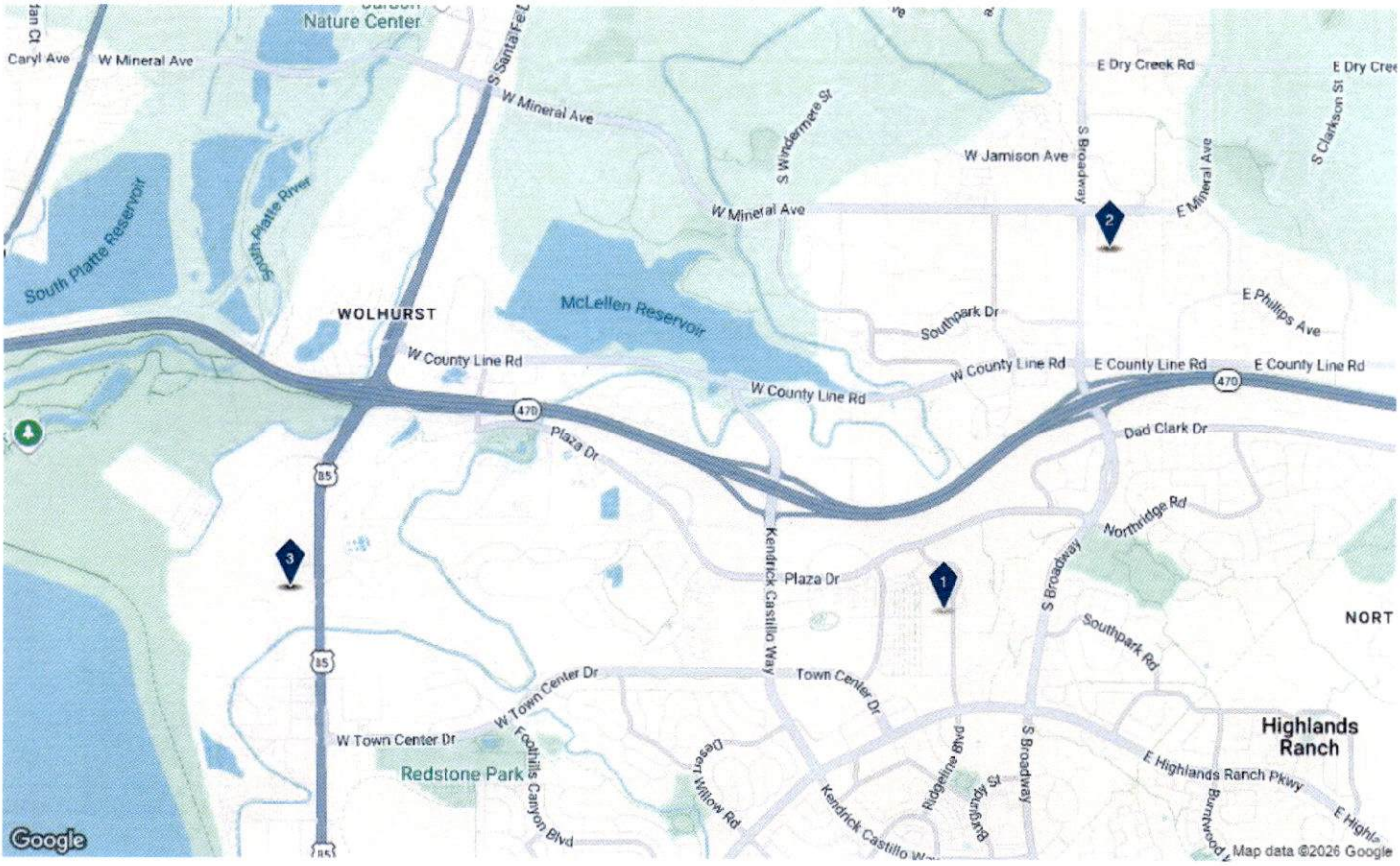
Direct Capitalization of Pro Forma NOI Valuation Analysis

2025

9090 Ridgeline Blvd, Highlands Ranch, CO 80129

		Rent	SF	FS Rent/SF
Potential Retail Rents		$441,000	24,500	$18.00
Other Income				
Total Rents/Income		$441,000		
Vacancy & Credit Loss	10.00%	$44,100		
Effective Gross Income		$396,900		
Expenses	$ 3.00	$73,500.00		
Reserve For Replacement/SF		$0		
Net Operating Income		$323,400		
Base Direct Capitalization Rate		7.50%		
Real Estate Tax Load		2.73%		
Loaded Direct Capitalization Rate		10.23%		
Indicated Value		$3,160,295		
Less - Lease Up Costs		$0		
Indicated Value After Lease Up Costs		$3,160,295		

Map, Summary, and List of Leases



Lease Activity Summary Statistics

Rent Attributes	Deals	Low	Average	Median	High
Asking Rent per SF	5	$14.00	$15.40	$14.50	$19.50
Starting Rent per SF	2	$14.00	$17.13	$17.13	$20.25
Effective Rent per SF	-	-	-	-	-
Asking Rent Discount	2	-3.8%	-1.9%	-1.9%	0.0%
Improvement Allowance per SF	-	-	-	-	-
Months Free Rent	-	-	-	-	-

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	5	4	21	18	46
Lease Size	5	1,104 SF	1,400 SF	1,125 SF	2,322 SF
Term	4	3.0	3.0	3.0	3.2
Floor	5	1	2	2	2

Lease Activity List

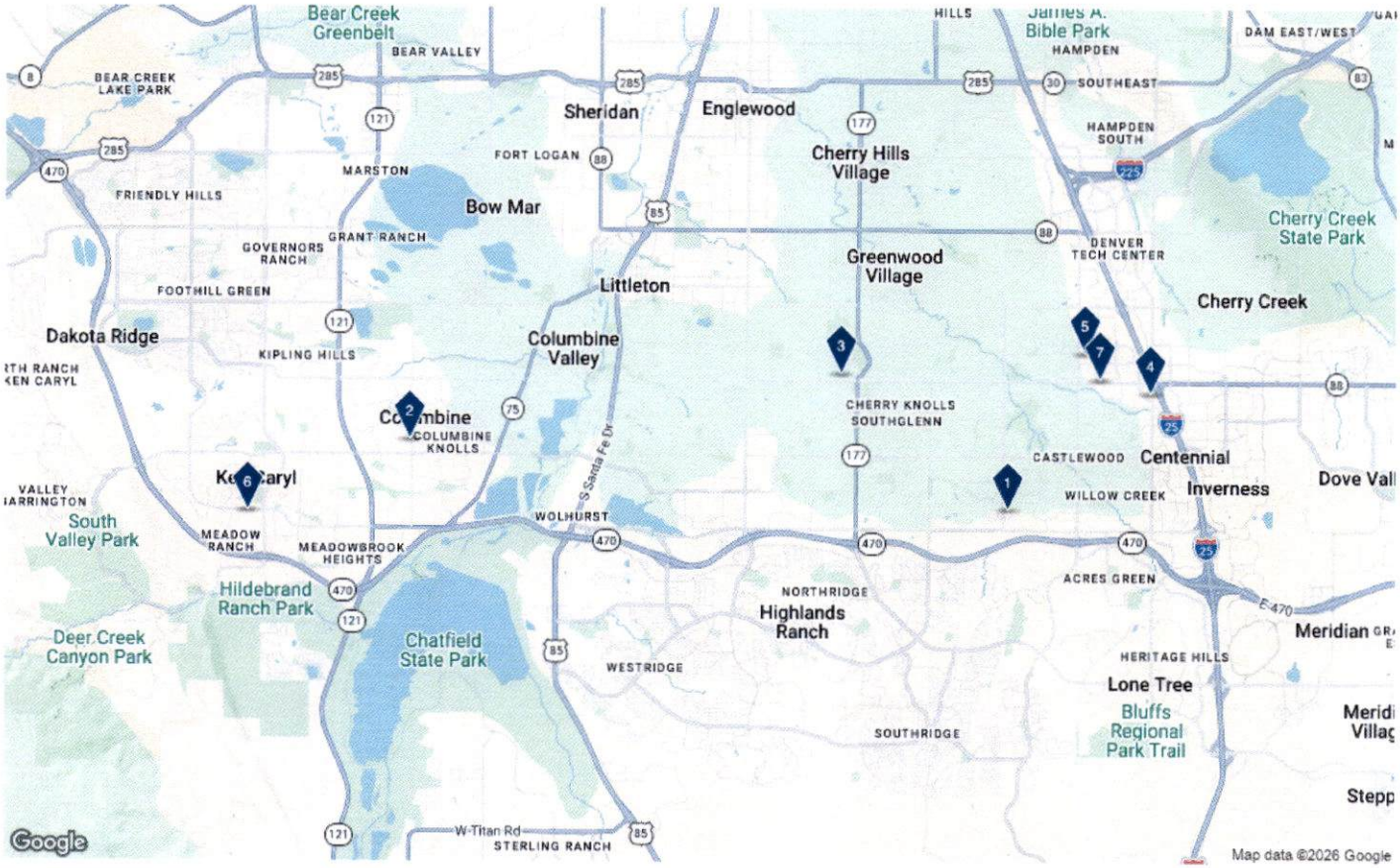
	Property Name/Address	Rating	Floor	Space Use	Sign Date	Deal Type	SF Leased	Rent
1	8925 S Ridgeline Blvd	★★★☆☆	1	Office	May 2024	Direct	1,104	$20.25/SF MG Starting

Lease Activity List (Continued)

	Property Name/Address	Rating	Floor	Space Use	Sign Date	Deal Type	SF Leased	Rent
2	Lincoln Business Center 8000 S Lincoln St	★★☆☆☆	2	Office	April 2024	Direct	1,326	$14.50/SF MG Asking
3	3768 Norwood Dr	★★★☆☆	1	Office	February 2024	Direct	1,125	$14.00/SF MG Starting
4	3768 Norwood Dr	★★★☆☆	2	Office	June 2023	Direct	1,125	$14.00/SF MG Asking
5	Lincoln Business Center 8000 S Lincoln St	★★☆☆☆	2	Office	August 2022	Direct	2,322	$15.00/SF MG Asking

2026 CoStar Group - Licensed to Catalyst Property Tax Consultants, LLC - 1675696

Sale Comps Map & List



Sale Comparables Summary Statistics

Sale Attributes	Low	Average	Median	High
Sale Price	$1,080,000	$2,100,000	$1,885,000	$4,800,000
Sale Price Per SF	$73	$130	$137	$175
Cap Rate	6.2%	6.5%	6.5%	6.9%
Land Price Per AC	$700,680	$1,253,197	$1,200,000	$7,857,143
Property Attributes	**Low**	**Average**	**Median**	**High**
Building SF	10,207 SF	16,094 SF	13,638 SF	35,000 SF
Year Built	1977	1981	1981	1985
Stories	1	2	2	3
Typical Floor SF	4,994 SF	10,191 SF	6,586 SF	35,000 SF
% Leased At Sale	0.0%	62.1%	89.7%	100%
Star Rating	★★☆☆☆ 2	★★☆☆☆ 2.4	★★☆☆☆ 2	★★★☆☆ 3

Summary Statistics exclude For Sale and Under Contract listings

Sale Comps List

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
1	8140 S Holly St Littleton, CO 80122	Office ★★☆☆☆	1984	35,000 SF (0%)	1/21/2022	$4,800,000 ($137.14/SF)	-
2	7345 S Pierce St Littleton, CO 80128	Office ★★☆☆☆	1985	13,172 SF (93.0%)	1/11/2022	$2,300,000 ($174.61/SF)	6.54% Actual
3	2101 E Arapahoe Rd Centennial, CO 80122	Office ★★★☆☆	1981	10,207 SF (0%)	1/5/2022	$1,475,000 ($144.51/SF)	-
4	Yosemite Medical Campus 6886 S Yosemite St Englewood, CO 80112	Office ★★★☆☆	1982	15,384 SF	5/13/2024	$1,885,000 ($122.53/SF)	-
5	Building 7 6438-6444 S Quebec St Centennial, CO 80111	Office ★★☆☆☆	1981	14,983 SF (100%)	4/28/2023	$1,100,000 ($73.42/SF)	-
6	Gallery Building 8341 S Sangre De Cristo Rd Littleton, CO 80127	Office ★★★☆☆	1977	10,276 SF (90.5%)	1/17/2023	$1,080,000 ($105.10/SF)	6.17% Actual
7	North Bldg 7790 E Arapahoe Rd Englewood, CO 80112	Office ★★☆☆☆	1980	13,638 SF (88.9%)	1/6/2023	$2,060,000 ($151.05/SF)	6.90% Actual

2026 CoStar Group - Licensed to Catalyst Property Tax Consultants, LLC - 1675696
CoStar™

Profit & Loss 12 Month Recap

Monthly recap from 01/01/23 to 12/31/23

Cash Basis | Property: 9090 Ridgeline Blvd

	JAN 23	FEB 23	MAR 23	APR 23	MAY 23	JUN 23	JUL 23	AUG 23	SEP 23	OCT 23	NOV 23	DEC 23	TOTAL
Income													
4020 Income - Rental	37,377.48	40,424.77	39,089.04	37,444.77	27,797.18	13,279.69	36,488.85	27,676.77	22,240.10	34,063.25	25,283.65	26,894.48	368,060.03
4040 Income - Move Out	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,737.62	0.00	0.00	0.00	0.00	2,737.62
4070 Income - Admin Fee	484.08	662.64	597.48	504.37	1,089.45	690.59	597.48	897.45	504.37	890.57	697.47	697.47	8,313.42
4170 Income - OER	7,513.56	9,828.82	9,244.67	7,678.65	15,123.27	10,013.87	8,846.26	12,607.69	6,324.86	11,167.70	8,746.28	10,768.68	117,864.31
4172 OER Rec	0.00	0.00	-675.81	-554.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-1,229.90
4230 Income - Other	0.00	380.00	190.00	0.00	190.00	380.00	190.00	190.00	70.30	380.00	190.00	190.00	2,350.30
4260 Income - Prepaid	-3,708.30	0.10	25.98	-17,872.34	7,036.00	-2,477.31	-423.15	0.00	-4,467.61	557.31	-3,125.70	47.29	-24,407.73
Total Income:	**41,666.82**	**51,296.33**	**48,471.36**	**27,201.36**	**51,235.90**	**21,886.84**	**45,699.44**	**44,109.53**	**24,672.02**	**47,058.83**	**31,791.70**	**38,597.92**	**473,688.05**
Expense													
5010 Insurance	0.00	0.00	0.00	7,455.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,455.00
5020 Property Taxes	0.00	56,798.22	0.00	0.00	0.00	56,798.22	0.00	0.00	0.00	0.00	0.00	0.00	113,596.44
5030 Utility													
5031 Electric & Gas	4,343.49	8,918.00	5.45	3,780.43	3,730.18	3,306.02	3,419.32	4,145.74	4,256.37	4,397.65	3,644.48	3,494.64	47,441.77
5032 Water/ Sewer/ Stor	309.97	317.04	321.85	321.85	346.67	314.44	321.85	307.03	314.44	314.44	307.03	314.44	3,811.05
5030 Total Utility	**4,653.46**	**9,235.04**	**327.30**	**4,102.28**	**4,076.85**	**3,620.46**	**3,741.17**	**4,452.77**	**4,570.81**	**4,712.09**	**3,951.51**	**3,809.08**	**51,252.82**
5050 Repairs & Maintenan													
5051 Cleaning / Porter	4,354.46	1,939.31	2,014.96	1,914.48	2,054.57	2,735.16	1,158.99	1,385.16	1,739.00	3,193.00	1,798.00	1,798.00	26,085.09
5055 Maintenance Supp	0.00	0.00	166.59	130.20	380.45	349.04	910.89	393.49	714.01	0.00	0.00	475.92	3,520.59
5057 Plumbing Repairs	190.00	165.00	150.00	2,193.50	421.00	0.00	0.00	150.00	0.00	0.00	0.00	170.00	3,439.50
5058 Maintenance Labor	0.00	0.00	0.00	1,177.50	797.50	1,182.50	1,265.00	577.50	962.50	302.50	667.50	540.00	7,472.50
5059 Landscaping	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.00	40.00	40.00	120.00
5063 Fire Protection	0.00	3.81	253.73	0.00	257.60	253.73	0.00	0.00	253.73	0.00	0.00	267.17	1,289.77
5064 HVAC Repairs	0.00	906.00	1,175.82	906.00	11,164.81	0.00	906.00	0.00	360.00	0.00	906.00	0.00	16,324.63
5090 Contractor Mainter	1,579.50	958.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,538.35
5050 Total Repairs & Mair	**6,123.96**	**3,972.97**	**3,761.10**	**6,321.68**	**15,075.93**	**4,520.43**	**4,240.88**	**2,506.15**	**4,029.24**	**3,535.50**	**3,411.50**	**3,291.09**	**60,790.43**
5070 Administration													
5072 Office Supplies	0.00	23.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23.44
5073 Bank Charges	0.00	0.00	20.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.00

Profit & Loss 12 Month Recap

Monthly recap from 01/01/23 to 12/31/23

Cash Basis | Property: 9090 Ridgeline Blvd

	JAN 23	FEB 23	MAR 23	APR 23	MAY 23	JUN 23	JUL 23	AUG 23	SEP 23	OCT 23	NOV 23	DEC 23	TOTAL
5075 Phone & Internet	87.94	74.05	74.05	73.66	72.66	69.66	88.73	0.00	162.46	74.25	74.25	90.25	941.96
5070 Other Administrati	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	70.30	0.00	90.00	0.00	160.30
5070 Total Administratior	**87.94**	**97.49**	**94.05**	**73.66**	**72.66**	**69.66**	**88.73**	**0.00**	**232.76**	**74.25**	**164.25**	**90.25**	**1,145.70**
5120 Management Fees	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	10,800.00
5150 OER	5,293.56	2,720.22	3,456.19	2,646.78	0.00	11,679.52	6,882.10	3,441.05	0.00	3,441.05	3,441.05	0.00	43,001.52
Total Expense:	**17,058.92**	**73,723.94**	**8,538.64**	**21,499.40**	**20,125.44**	**77,588.29**	**15,852.88**	**11,299.97**	**9,732.81**	**12,662.89**	**11,868.31**	**8,090.42**	**288,041.91**
NOI:	**24,607.90**	**-22,427.61**	**39,932.72**	**5,701.96**	**31,110.46**	**-55,701.45**	**29,846.56**	**32,809.56**	**14,939.21**	**34,395.94**	**19,923.39**	**30,507.50**	**185,646.14**

Non Operating Expense

6040 Leasing Commission	0.00	0.00	0.00	0.00	4,000.00	0.00	8,000.00	0.00	0.00	0.00	0.00	0.00	12,000.00
6050 Renovations/ TI / Cap													
6051 Electrical Upgrades	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,500.00	0.00	0.00	0.00	3,500.00
6053 HVAC Replacemen	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,371.00	0.00	0.00	0.00	1,663.95	12,034.95
6056 Make Ready	0.00	0.00	0.00	0.00	0.00	0.00	3,141.43	0.00	0.00	0.00	0.00	0.00	3,141.43
6050 Other Renovations	0.00	0.00	0.00	0.00	9,500.00	16,208.00	3,908.04	0.00	9,375.00	0.00	0.00	0.00	38,991.04
6050 Total Renovations/ T	**0.00**	**0.00**	**0.00**	**0.00**	**9,500.00**	**16,208.00**	**7,049.47**	**10,371.00**	**12,875.00**	**0.00**	**0.00**	**1,663.95**	**57,667.42**
Total N/O Expense:	**0.00**	**0.00**	**0.00**	**0.00**	**13,500.00**	**16,208.00**	**15,049.47**	**10,371.00**	**12,875.00**	**0.00**	**0.00**	**1,663.95**	**69,667.42**
Net Income:	**24,607.90**	**-22,427.61**	**39,932.72**	**5,701.96**	**17,610.46**	**-71,909.45**	**14,797.09**	**22,438.56**	**2,064.21**	**34,395.94**	**19,923.39**	**28,843.55**	**115,978.72**

Summary

	JAN 23	FEB 23	MAR 23	APR 23	MAY 23	JUN 23	JUL 23	AUG 23	SEP 23	OCT 23	NOV 23	DEC 23	TOTAL
Income:	41,666.82	51,296.33	48,471.36	27,201.36	51,235.90	21,886.84	45,699.44	44,109.53	24,672.02	47,058.83	31,791.70	38,597.92	473,688.05
Expense:	-17,058.92	-73,723.94	-8,538.64	-21,499.40	-20,125.44	-77,588.29	-15,852.88	-11,299.97	-9,732.81	-12,662.89	-11,868.31	-8,090.42	-288,041.91
Net Operating Income:	24,607.90	-22,427.61	39,932.72	5,701.96	31,110.46	-55,701.45	29,846.56	32,809.56	14,939.21	34,395.94	19,923.39	30,507.50	185,646.14
Non Operating Expense:	0.00	0.00	0.00	0.00	-13,500.00	-16,208.00	-15,049.47	-10,371.00	-12,875.00	0.00	0.00	-1,663.95	-69,667.42
Net Income:	24,607.90	-22,427.61	39,932.72	5,701.96	17,610.46	-71,909.45	14,797.09	22,438.56	2,064.21	34,395.94	19,923.39	28,843.55	115,978.72

Profit & Loss 12 Month Recap

Monthly recap from 01/01/24 to 12/31/24

Cash Basis | Property: 9090 Ridgeline Blvd

	JAN 24	FEB 24	MAR 24	APR 24	MAY 24	JUN 24	JUL 24	AUG 24	SEP 24	OCT 24	NOV 24	DEC 24	TOTAL
Income													
4020 Income - Rental	25,330.94	27,608.23	29,088.23	27,598.23	29,429.91	28,134.66	26,240.86	31,928.81	27,656.74	28,945.32	34,264.07	30,604.07	346,830.07
4070 Income - Admin Fee	697.47	604.36	790.58	697.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,789.88
4170 Income - OER	16,193.53	9,068.12	11,403.34	10,614.25	19,112.95	13,132.91	8,477.20	18,003.14	13,998.09	12,630.74	12,510.03	12,510.03	157,654.33
4172 OER Rec	0.00	0.00	0.00	2,725.82	-5,038.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-2,313.01
4230 Income - Other	190.00	0.00	380.00	190.00	190.00	190.00	0.00	380.00	190.00	190.00	300.00	300.00	2,500.00
4260 Income - Prepaid	0.00	0.00	-2,524.60	3,795.38	-1,258.76	0.00	3,499.51	-2,820.74	4,136.12	-4,814.89	0.00	18,702.84	18,714.86
4025 Income- NSF Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00	0.00	50.00	0.00	150.00
Total Income:	**42,411.94**	**37,280.71**	**39,137.55**	**45,621.15**	**42,435.27**	**41,457.57**	**38,217.57**	**47,591.21**	**45,980.95**	**36,951.17**	**47,124.10**	**62,116.94**	**526,326.13**
Expense													
5010 Insurance	0.00	0.00	0.00	10,192.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,192.00
5020 Property Taxes	0.00	55,876.59	0.00	0.00	0.00	55,876.59	-4,370.06	0.00	0.00	0.00	0.00	0.00	107,383.12
5030 Utility													
5031 Electric & Gas	3,617.73	4,033.63	3,666.97	3,341.19	3,127.04	3,126.55	3,242.39	3,714.67	3,039.34	4,068.16	3,279.41	2,698.59	40,955.67
5032 Water/ Sewer/ Stor	307.03	305.07	394.88	394.88	381.39	405.51	389.43	389.43	405.51	389.43	397.47	389.47	4,549.50
5030 Total Utility	**3,924.76**	**4,338.70**	**4,061.85**	**3,736.07**	**3,508.43**	**3,532.06**	**3,631.82**	**4,104.10**	**3,444.85**	**4,457.59**	**3,676.88**	**3,088.06**	**45,505.17**
5050 Repairs & Maintenan													
5051 Cleaning / Porter	1,798.00	2,573.00	1,798.00	1,798.00	3,596.00	0.00	1,798.00	1,832.08	1,851.94	1,851.94	1,851.94	3,391.94	24,140.84
5053 Pest Control	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	175.00	0.00	0.00	0.00	175.00
5055 Maintenance Supp	12.89	0.00	149.87	308.30	425.56	81.13	850.29	253.31	13.58	542.85	394.34	7,656.28	10,688.40
5057 Plumbing Repairs	0.00	0.00	0.00	0.00	0.00	752.00	0.00	150.00	0.00	0.00	0.00	3,134.25	4,036.25
5058 Maintenance Labor	1,017.50	385.00	412.50	555.00	0.00	330.00	632.50	165.00	330.00	0.00	82.50	247.50	4,157.50
5063 Fire Protection	0.00	405.00	267.17	0.00	0.00	267.17	0.00	0.00	267.17	0.00	0.00	278.42	1,484.93
5064 HVAC Repairs	1,840.00	0.00	0.00	906.00	0.00	290.00	951.00	360.00	3,370.00	3,347.00	0.00	0.00	11,064.00
5065 Windows	1,081.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,081.86	0.00	0.00	2,163.72
5090 Contractor Mainter	0.00	0.00	0.00	0.00	379.75	0.00	0.00	0.00	0.00	0.00	2,000.00	0.00	2,379.75
5050 Total Repairs & Mair	**5,750.25**	**3,363.00**	**2,627.54**	**3,567.30**	**4,401.31**	**1,720.30**	**4,231.79**	**2,760.39**	**6,007.69**	**6,823.65**	**4,328.78**	**14,708.39**	**60,290.39**
5070 Administration													
5073 Bank Charges	0.00	0.00	0.00	20.00	10.00	10.00	30.00	-10.00	10.00	0.00	10.00	-10.00	70.00

Profit & Loss 12 Month Recap

Monthly recap from 01/01/24 to 12/31/24

Cash Basis | Property: 9090 Ridgeline Blvd

	JAN 24	FEB 24	MAR 24	APR 24	MAY 24	JUN 24	JUL 24	AUG 24	SEP 24	OCT 24	NOV 24	DEC 24	TOTAL
5074 Security	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	271.34	271.34
5075 Phone & Internet	0.00	184.67	92.86	92.68	77.68	77.68	77.88	93.88	83.40	85.75	101.75	101.75	1,069.98
5070 Total Administratior	**0.00**	**184.67**	**92.86**	**112.68**	**87.68**	**87.68**	**107.88**	**83.88**	**93.40**	**85.75**	**111.75**	**363.09**	**1,411.32**
5120 Management Fees	900.00	900.00	1,424.81	900.00	730.19	1,255.00	1,255.00	1,255.00	1,255.00	1,255.00	1,255.00	1,255.00	13,640.00
5150 OER	0.00	10,574.60	26.62	6,882.10	3,441.05	3,441.05	116,910.00	6,882.10	0.00	3,441.05	6,882.10	0.00	158,480.67
5160 Technology													
5162 Software / Subscrip	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	110.00	0.00	110.00
5160 Total Technology	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**110.00**	**0.00**	**110.00**
Total Expense:	**10,575.01**	**75,237.56**	**8,233.68**	**25,390.15**	**12,168.66**	**65,912.68**	**121,766.43**	**15,085.47**	**10,800.94**	**16,063.04**	**16,364.51**	**19,414.54**	**397,012.67**
NOI:	**31,836.93**	**-37,956.85**	**30,903.87**	**20,231.00**	**30,266.61**	**-24,455.11**	**-83,548.86**	**32,505.74**	**35,180.01**	**20,888.13**	**30,759.59**	**42,702.40**	**129,313.46**
Non Operating Expense													
6040 Leasing Commission	0.00	14,497.50	0.00	-4,832.50	4,832.50	0.00	0.00	0.00	0.00	3,928.00	0.00	0.00	18,425.50
6050 Renovations/ TI / Cap													
6052 Carpet & Vinyl Rep	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,711.24	0.00	0.00	0.00	3,929.84	10,641.08
6055 Plumbing Replacer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,970.00	0.00	0.00	1,970.00
6050 Other Renovations,	22,522.00	0.00	0.00	0.00	0.00	0.00	0.00	31,250.00	0.00	0.00	400.00	2,650.00	56,822.00
6050 Total Renovations/ T	**22,522.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**37,961.24**	**0.00**	**1,970.00**	**400.00**	**6,579.84**	**69,433.08**
6060 Legal & Professional													
6063 Bad Debt	0.00	0.00	0.00	0.00	972.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	972.32
6060 Total Legal & Profes	**0.00**	**0.00**	**0.00**	**0.00**	**972.32**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**972.32**
Total N/O Expense:	**22,522.00**	**14,497.50**	**0.00**	**-4,832.50**	**5,804.82**	**0.00**	**0.00**	**37,961.24**	**0.00**	**5,898.00**	**400.00**	**6,579.84**	**88,830.90**
Net Income:	**9,314.93**	**-52,454.35**	**30,903.87**	**25,063.50**	**24,461.79**	**-24,455.11**	**-83,548.86**	**-5,455.50**	**35,180.01**	**14,990.13**	**30,359.59**	**36,122.56**	**40,482.56**

Profit & Loss 12 Month Recap

Monthly recap from 01/01/24 to 12/31/24

Cash Basis | Property: 9090 Ridgeline Blvd

Summary

	JAN 24	FEB 24	MAR 24	APR 24	MAY 24	JUN 24	JUL 24	AUG 24	SEP 24	OCT 24	NOV 24	DEC 24	TOTAL
Income:	42,411.94	37,280.71	39,137.55	45,621.15	42,435.27	41,457.57	38,217.57	47,591.21	45,980.95	36,951.17	47,124.10	62,116.94	526,326.13
Expense:	-10,575.01	-75,237.56	-8,233.68	-25,390.15	-12,168.66	-65,912.68	-121,766.43	-15,085.47	-10,800.94	-16,063.04	-16,364.51	-19,414.54	-397,012.67
Net Operating Income:	31,836.93	-37,956.85	30,903.87	20,231.00	30,266.61	-24,455.11	-83,548.86	32,505.74	35,180.01	20,888.13	30,759.59	42,702.40	129,313.46
Non Operating Expense:	-22,522.00	-14,497.50	0.00	4,832.50	-5,804.82	0.00	0.00	-37,961.24	0.00	-5,898.00	-400.00	-6,579.84	-88,830.90
Net Income:	9,314.93	-52,454.35	30,903.87	25,063.50	24,461.79	-24,455.11	-83,548.86	-5,455.50	35,180.01	14,990.13	30,359.59	36,122.56	40,482.56

Commercial Rent Roll

As of 01/01/25

Property: 9090 Ridgeline Blvd

Tenant	Unit	Sq. Ft.	Pro Rata Share	Lease Start	Lease End	Security Deposit	Last Rent Increase	Rent Charges	Annual Rent Sq. Ft.	Operation Charges	Annual Operation Sq. Ft.	Total Charges	Annual Charges Sq. Ft.
9090 Ridgeline Blvd													
3 Millid Corporation	101	6,035	25.47	03/01/15	04/30/28	5,000.00	07/01/23	11,567.08	23.00	0.00	0.00	11,567.08	23.00
Fast Signs	105	1,933	8.16	01/02/24	03/31/29	4,400.00	05/01/24	1,710.71	10.62	2,022.40	12.55	3,733.11	23.18
Kiss Consulting LLC	150	1,881	7.94	02/01/24		0.00		700.00	4.47	0.00	0.00	700.00	4.47
RRC Pipe & Steel LLC	150	0	0.00	01/01/24		0.00		1,500.00	0.00	0.00	0.00	1,500.00	0.00
Colorado CPA Company	160	2,038	8.60	01/01/25	06/30/25	1,500.00		1,500.00	8.83	0.00	0.00	1,500.00	8.83
Unlock the PPO, Inc.	200	1,135	4.79	09/01/16	12/31/26	2,000.00	01/01/25	1,371.46	14.50	1,212.45	12.82	2,583.91	27.32
Eastridge Chiropractic Co	205	1,615	6.82	02/01/21	01/31/28	3,682.21	02/01/24	2,153.33	16.00	1,725.23	12.82	3,878.56	28.82
Mastermind Brain Trainin	206	1,600	6.75	06/01/23	08/31/28	3,600.00	09/01/24	2,020.00	15.15	1,579.51	11.85	3,599.51	27.00
<VACANT>	207	1,280	5.40			0.00		0.00	0.00	0.00	0.00	0.00	0.00
Lux Car Buys LLC	220	590	2.49	01/01/25	12/31/27	1,367.81		737.50	15.00	630.31	12.82	1,367.81	27.82
Xatt Marketing Group, In	220	0	0.00	04/01/19	04/30/27	0.00	01/01/25	0.00	0.00	0.00	0.00	0.00	0.00
Norouzinia Periodontics	225	1,964	8.29	11/01/19	10/31/26	3,451.73	11/01/24	3,815.40	23.31	2,098.04	12.82	5,913.44	36.13
Thorson Rocky Mountain	230	1,743	7.36	02/01/04	05/31/25	4,282.50	06/01/24	1,960.88	13.50	1,861.97	12.82	3,822.85	26.32
McInnes Agency, Inc.	240	1,882	7.94	12/01/10	08/31/29	2,251.29	11/01/24	2,352.50	15.00	2,310.43	14.73	4,662.93	29.73
Totals:		23,696				31,535.54		31,388.86	15.90	13,440.34	6.81	44,829.20	22.70

Report Totals

Sq. Ft.	Security Deposit	Rent Charges	Annual Rent Sq. Ft.	Operation Charges	Annual Operation Sq. Ft.	Total Charges	Annual Charges Sq. Ft.
23,696	31,535.54	31,388.86	15.90	13,440.34	6.81	44,829.20	22.70

Summary

Total Possible Rent:	31,388.86	Vacant Units:	1
Vacancy Rent:	0.00	Occupied Square Footage:	22,416
Occupied Unit Rent:	31,388.86	Occupancy %:	94.60%
# of Units:	12		

DENVER OFFICE MARKET

Second Quarter 2024

	CURRENT	LAST QUARTER	1 YEAR AGO	3 YEARS AGO	5 YEARS AGO
DISCOUNT RATE (IRR)[a]					
Range	7.75% – 14.00%	7.75% – 14.00%	6.75% – 11.00%	6.00% – 10.00%	6.25% – 10.00%
Average	10.03%	9.81%	8.72%	7.81%	7.67%
Change (Basis Points)		+ 22	+ 131	+ 222	+ 236
OVERALL CAP RATE (OAR)[a]					
Range	6.25% – 12.00%	6.00% – 12.00%	5.25% – 10.00%	5.00% – 8.50%	5.00% – 9.00%
Average	8.90%	8.90%	7.33%	6.65%	6.44%
Change (Basis Points)		0	+ 157	+ 225	+ 246
RESIDUAL CAP RATE					
Range	6.50% – 11.00%	6.50% – 11.00%	5.75% – 10.50%	5.25% – 8.50%	5.50% – 9.00%
Average	8.37%	8.28%	7.40%	6.73%	6.92%
Change (Basis Points)		+ 9	+ 97	+ 164	+ 145
MARKET RENT CHANGE[b]					
Range	(1.00%) – 3.00%	0.00% – 3.00%	(1.50%) – 3.00%	(15.00%) – 3.00%	0.00% – 5.00%
Average	0.40%	0.60%	0.85%	(1.20%)	3.20%
Change (Basis Points)		– 20	– 45	+ 160	– 280
EXPENSE CHANGE[b]					
Range	2.00% – 5.00%	2.00% – 5.00%	2.00% – 5.00%	0.00% – 3.00%	2.00% – 4.00%
Average	3.60%	3.60%	3.90%	2.50%	3.00%
Change (Basis Points)		0	– 30	+ 110	+ 60
MARKETING TIME[c]					
Range	3 – 18	3 – 18	3 – 18	2 – 12	2 – 6
Average	8.6	8.6	9.0	5.9	3.8
Change (▼, ▲, =)		=	▼	▲	▲
FORECAST VALUE CHANGE[d]					
Range	(25.0%) – 5.0%	(30.0%) – 0.0%	(40.0%) – 0.0%	(8.0%) – 10.0%	0.0% – 5.0%
Average	(7.0%)	(10.5%)	(10.5%)	1.0%	2.5%
Change (▼, ▲, =)		▲	▲	▼	▼

a. Rate on unleveraged, all-cash transactions b. Year-one rate of change c. In months d. Over next 12 months

Source: PwC Investor Survey; survey conducted by PwC during April 2024

As a subscriber, you may not distribute this report, in part or in whole, without the prior written permission of PwC.

Brenda Davis

From: Assessors
Sent: Wednesday, April 22, 2026 4:21 PM
To: Felice Entratter; Brenda Davis
Subject: FW: 2025 Abatement for 9090 Ridgeline Blvd - R0419211
Attachments: 9090 Ridgeline Blvd Abatement Packet - 2025.pdf; 9090 Ridgeline Abatement FORM 2025.pdf

From: Allison Yacht <allison@catalystpropertytax.com>
Sent: Wednesday, April 22, 2026 1:28 PM
To: Assessors <Assessors@douglasco.gov>
Cc: Aaron Anderson <Aaron@catalystpropertytax.com>; Peter Rosato <peter@catalystpropertytax.com>; Peter Rosato <peter@catalystpropertytax.com>
Subject: 2025 Abatement for 9090 Ridgeline Blvd - R0419211

Caution: This email originated outside the organization. Be cautious with links and attachments.

Please see the attached information for a 2025 abatement for the property above.
Many thanks!

Address	9090 Ridgeline Blvd
R Number	R0419211
Form	Attached
Packet	Attached
SOA	Included in Packet
Year	2025

CATALYST
PROPERTY TAX CONSULTANTS

Allison Yacht
Catalyst Property Tax Consultants

Phone: 720-329-7500
Email: allison@catalystpropertytax.com

2101 Pearl St
Boulder, CO 80302

www.catalystpropertytax.com

Transmittal Sheet for Abatement #: 202600129

Abatement #	202600129	**Staff Appraiser**	MGS
Tax Year	2025	**Review Appraiser**	SJH
Date Received	4/22/2026	**Recommendation**	Deny
Petitioner	IMA LOANER INC	**Reason**	The Market Approach to value was used in determining the subjects value, resulting in no change.
Agent	CATALYST PROPERTY TAX CONSULTANTS LLC		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	$3,170,000	**Assessor Final Review Value**	$3,675,000

The Petitioner's agent provided four lease comparables, seven comparable sales, and supporting actual income, expense, lease, and rent roll information in support of their estimate of value. The documentation submitted was reviewed and given consideration; however, it was not determined to provide sufficient support to warrant an adjustment to the assessed value. The comparable sales and rental properties presented by the Petitioner's agent were considered dissimilar to the subject property and therefore did not provide adequate support for a value adjustment. Consideration was also given to the actual operating income information provided, which was determined to support the Assessor's value conclusion with no adjustment warranted. For the 2025 assessment year, the subject property was valued using the sales comparison approach. The comparable sales analyzed support the Assessor's Market O09 model utilized in the valuation of the subject property.

Local Government

Original Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0419211	2120	3602	$532,303	$0	$532,303	27.000%	$143,720	5.3293%	$7,659.27
	2220	3602	$3,142,697	$0	$3,142,697	27.000%	$848,530	5.3293%	$45,220.71
	Account Total:		**$3,675,000**	**$0**	**$3,675,000**		**$992,250**		**$52,879.98**

Final Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0419211	2120	3602	$532,303	$0	$532,303	27.000%	$143,720	5.3293%	$7,659.27
	2220	3602	$3,142,697	$0	$3,142,697	27.000%	$848,530	5.3293%	$45,220.71
	Account Total:		**$3,675,000**	**$0**	**$3,675,000**		**$992,250**		**$52,879.98**

Refund Amounts - Local Government

Account #	Original Total Actual Value	Original Adj Total Assessed	Original Total Taxes	Final Total Actual Value	Final Adj Total Assessed	Final Total Taxes	Refund Amount
R0419211	$3,675,000	$992,250	$52,879.98	$3,675,000	$992,250	$52,879.98	$0.00
Totals	**$3,675,000**	**$992,250**	**$52,879.98**	**$3,675,000**	**$992,250**	**$52,879.98**	**$0.00**

Transmittal Sheet for Abatement #: 202600129

Schools

Original Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0419211	2120	3602	$532,303	$0	$532,303	27.000%	$143,720	4.5528%	$6,543.28
	2220	3602	$3,142,697	$0	$3,142,697	27.000%	$848,530	4.5528%	$38,631.87
	Account Total:		**$3,675,000**	**$0**	**$3,675,000**		**$992,250**		**$45,175.15**

Final Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0419211	2120	3602	$532,303	$0	$532,303	27.000%	$143,720	4.5528%	$6,543.28
	2220	3602	$3,142,697	$0	$3,142,697	27.000%	$848,530	4.5528%	$38,631.87
	Account Total:		**$3,675,000**	**$0**	**$3,675,000**		**$992,250**		**$45,175.15**

Refund Amounts - Schools

Account #	Original Total Actual Value	Original Adj Total Assessed	Original Total Taxes	Final Total Actual Value	Final Adj Total Assessed	Final Total Taxes	Refund Amount
R0419211	$3,675,000	$992,250	$45,175.15	$3,675,000	$992,250	$45,175.15	$0.00
Totals	**$3,675,000**	**$992,250**	**$45,175.15**	**$3,675,000**	**$992,250**	**$45,175.15**	**$0.00**

Total Tax Refund (Local Government + Schools)

Original Tax Local Govt	Corrected Tax Local Govt	Tax Refund Local Govt	Original Tax Schools	Corrected Tax Schools	Tax Refund Schools	Total Tax Refund
$52,879.98	$52,879.98	$0.00	$45,175.15	$45,175.15	$0.00	**$0.00**

Petitioner: Luke & Naomi Donovan Agent:

Parcel No.: R0441039+2 Abatement Number: 202600103 & 202600104

Assessor's Original Value: 2024 - R0441039 - $62,000 2024 - R0441040 - $53,000 2024 – 0488500 - $92,000

2025 – R0441039 - $221,467 2025 – R0441040 - $233,634 2025 – R0488500 - $261,902

Hearing Date: July 15, 2026 Hearing Time: 11:30 a.m.

1. The Douglas County Assessor was represented at the hearing by Tanner Lindt

2. The Petitioner was:
   a. ☒ present
   b. ☐ not present
   c. ☐ present/represented by Click here to enter text.
   d. ☐not present/represented by Click here to enter text.

3. Assessor's Recommended Value: The assessor recommend no change on any of the three parcels for 2024.

   For 2025 the assessor recommended a reduction as follows:
   R0441039 - $111,173 R0441040 - $153,759 R0488500 - $214,000

   Petitioner's Requested Value:

2025 – R0441039 - $111,173 2025 – R0441040 - $72,204 2025 – R0488500 - $192,600

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner is appealing the value of three adjacent vacant lots—Lots 1, 2, and 5A—on two main grounds: (1) that Lot 2 is permanently unbuildable due to regulatory setbacks, a seasonal pond, and a drainage way, warranting a 50% value reduction; and (2) that the Assessor's own nonlinear valuation model should apply a discounted per-acre rate for land exceeding one acre on Lots 2 and 5A.The petitioner provided a certification from a licensed surveyor affirming Lot 2's unbuildability and argue that no lot line adjustments have been executed. They also cite the Assessor's acknowledgment of a nonlinear mass appraisal model, proposing a 20% per-acre discount for land beyond the first acre. He requested that the values for tax year 2025 be reduced to: parcel R0441039 - $111,173, parcel R0441040 - $72,204 and parcel R0488500 - $192,600. The petitioner agreed not to pursue the 2024 appeal on the three parcels on the basis that they had previously been appealed and adjusted for tax year 2023.

5. The Assessor presented the following testimony and documents in support of the Assessor's position:

a. ☒data from sales of comparable properties which sold during the applicable time period; and /or
b. ☐valuation using the cost approach; and/or
c. ☐a valuation using the income approach; and/or
d. ☐other Click here to enter text.

THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND ACTUAL VALUE OF THE PROPERTY ARE:

Classification: (0100) – vacant land (3 lots)

Total Actual Value: R0441039 - $111,173; R0041040 - $153,759; and R0488500 - $214,000

Reasons are as follows: The petitioner agreed not to pursue the 2024 appeal on the three parcels on the basis that they had previously been appealed and adjusted for tax year 2023. For tax year 2025 the Assessor cited three comparable sales, along with the subject property lot sales totaling $265,000 on 6/28/2024, for properties similarly regarded as unbuildable. Based on that review, he recommended valuing all three parcels at $107,000 per acre: parcel R0441039 at $111,173; parcel R0041040 at $153,759; and parcel R0488500 at $214,000. The petitioner did not submit sales data supporting the requested size adjustment. The Assessor's sales evidence, including two subject lot sales, supports the recommended values. Based on the information presented, no additional adjustment beyond the Assessor's recommendation is warranted.

IT IS THEREFORE RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:

a. ☐Approved and the value of the subject property is reduced as set forth in the Findings and Recommendations herein

b. ☒ Approved in part as set forth in the Findings and Recommendations herein

c. ☐ Denied after abatement hearing

d. ☐ Administrative Denial is Granted

REFEREE:

s/ Jeffrey Hamilton *7-16-2026*
Name Date

2026600103-2024
2026600104-2025

Petition For Abatement Or Refund Of Taxes

County: Douglas, CO

Date Received _____
(Use Assessor's or Commissioners' Date Stamp)

Section I: Petitioner, please complete Section I only.

Date: March 9, 2026
Month Day Year

Received
MAR 09 2026
Douglas County Assessor's Office

Petitioner's Name: Luke T. Donovan & Naomi J. Donovan

Petitioner's Mailing Address: 24217 E ONtario Pl Aurora CO 80016

City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)		PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
2771-364-04-001	R0488500	2770 Simmons Dr Larkspur,Lot 5A, Block 5, Bald Mountain Estates Per LLV 2014070996 2.00 AM/L
2771-360-03-012	R0441039	2763 Simmons Dr Larkspur; Lot 1, Block 6 Bald Mountain Estates 1.039 AM/L
2771-360-03-013	R0441040	Lot 2, Block 6, Bald Mountain Estates, 1.437 AM/L

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for property tax year(s) 2024 and 2025 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error or overvaluation. Attach additional sheets if necessary.)

See attached memo dated 9 March 2026 from Luke & Naomi Donovan

Petitioner's estimate of value: $see attached memo (2024) and $see attched memo (2025)
Value Year Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information and belief, is true, correct, and complete.

Luke T. Donovan Naomi J. Donovan
Petitioner's Signature

Phone Number (720) 965-3006 Email Donovan.Luke@gmail.com

By _____ Phone Number _____ Email _____
Agent's Signature*

*Letter of agency must be attached when petition is submitted by an agent.

The assessed value and resulting tax amounts are calculated from the adjusted actual value. If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

Section II: Assessor's Recommendation
(For Assessor's Use Only)

Tax Year _____

	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax
Original							
Corrected							
Abate/Refund							

Tax Year _____

	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax
Original							
Corrected							
Abate/Refund							

☐ **Assessor recommends approval as outlined above.**

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(I)(D), C.R.S.

Tax year: _____ Protest? ☐ No ☐ Yes (If a protest was filed, please attach a copy of the NOD.)

Tax year: _____ Protest? ☐ No ☐ Yes (If a protest was filed, please attach a copy of the NOD.)

☐ **Assessor recommends denial for the following reason(s):**

_____
Assessor's or Deputy Assessor's Signature

15-DPT-AR No. 920-66/15

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY
(Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

Section III: **Written Mutual Agreement of Assessor and Petitioner**
(Only for abatements up to $10,000)

The Commissioners of _____ County authorize the Assessor by Resolution No. _____ to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of $10,000 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S.

The Assessor and Petitioner mutually agree to the values and tax abatement/refund of:

Tax Year_____

	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax
Original							
Corrected							
Abate/Refund							

Tax Year_____

	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax
Original							
Corrected							
Abate/Refund							

Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information.

Petitioner Signature: _____ **Date:**_____

Assessor's or Deputy Assessor's Signature: _____ **Date:**_____

Section IV: **Decision of the County Commissioners**
(Must be completed if Section III does not apply)

WHEREAS, the County Commissioners of _____ County, State of Colorado, at a duly and lawfully called regular meeting held on (month/day/year)_____/_____/_____, at which meeting there were present the following members:

_____ with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor

_____ ***(being present--not present)*** and Petitioner_____
Name Name

(***being present--not present)***, and WHEREAS, the said County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED, that the Board ***(agrees--does not agree)*** with the recommendation of the Assessor and the petition be ***(approved--approved in part--denied)*** with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund	Year	Assessed Value	Taxes Abate/Refund

_____
Chairperson of the Board of County Commissioners' Signature

I, _____, County Clerk and Ex-officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County

this _____ day of_____, _____.
Month Year

_____
County Clerk's or Deputy County Clerk's Signature

Note: Abatements greater than $10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review.

Section V: **Action of the Property Tax Administrator**
(For all abatements greater than $10,000)

The action of the Board of County Commissioners, relative to this abatement petition, is hereby

☐ Approved ☐ Approved in part $_____ ☐ Denied for the following reason(s):

_____ _____ _____
Secretary's Signature Property Tax Administrator's Signature Date

15-DPT-AR No. 920-66/15

9 March 2026

Douglas County Colorado Assessor Office

Subject: Two Year Abatement Request

Parcel Number	Property Address or Legal Description	Proposed Valuation	
		2024	2025
2771-364-04-001	2770 Simmons Dr Larkspur, Lot 5A, Block 5, Bald Mountain Estates Per LLV 2014070996 2.00 AM/L	**$21,500**	**$20,000**
2771-360-03-012	2763 Simmons Dr Larkspur; Lot 1, Block 6 Bald Mountain Estates 1.039 AM/L	**$21,500**	**$20,000**
2771-360-03-013	Lot 2, Block 6, Bald Mountain Estates, 1.437 AM/L	**$10,750**	**$10,000**

The memo is supplemental to the two-year tax abatement request form submitted on 9 March 2026 for all three listed vacant land parcels located on undeveloped roadway of Simmons Drive in Bald Mountain Estate, Douglas County Colorado.

Similar to properties on undeveloped roads (Ex – Yuma Drive) in Palmer Park, these three vacant land parcels are also accessed via an undeveloped road. By Douglas County precedent, the assessed/actual values of these properties should be significantly lower, and set to a common rate independent of the lot size, due to the inability to acquire building permits until the road is developed. Therefore, we request a reduction in assessed/actual value of these 3 properties to match the comparable unbuildable lots within Palmer Park (i.e. - 2024 value of $21.5k and 2025 value of $20k per lot).

Additionally, the third listed (Lot 2 Block 6) is permanently unbuildable as reinforced by the 23 Feb 2026 memo from David E. Archer and Associates LLC Professional Land Surveyors and Engineers. Therefore, we request an additional 50% reduction beyond the proposed value listed in the above paragraph.

Finally, I am unaware if the full 2025 taxes (paid in 2026) are required to be paid before an abatement is considered. We have paid in full for 2 of the 3 lots and paid the first half for the remaining lot. If full payment is required before abatement consideration, please reach out and we will immediately pay the second half for the remaining lot as to not delay your consideration of this abatement request.

We appreciate your consideration of this two-year abatement submission and request permanent change of the assessed values until Simmons Drive is developed.

Please do not hesitate to reach out with any questions / concerns.
Primary: (720) 965-3006
Secondary: Donovan.Luke@gmail.com

Luke T. Donovan *Naomi J. Donovan*

Luke T. and Naomi J. Donovan

Attachment: Memo 23 Feb 2026 – David E. Archer & Associates

DAVID E. ARCHER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS & ENGINEERS
105 Wilcox Street * Castle Rock, CO 80104
PHONE (303) 688-4642 * FAX (303) 688-4675 * karcher@davidearcher.com

February 23, 2026
Job No. 17-0642

Luke Donovan
24217 E Ontario Place
Aurora, CO 80016

RE: Building Site on Lot 2 Block 6, Bald Mountain Estates.

Dear Luke,

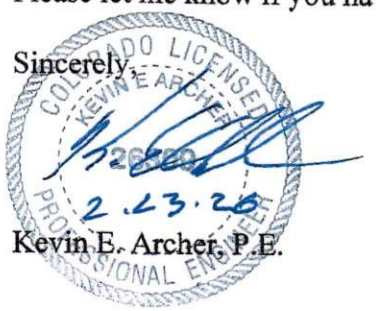
At you request we have reviewed your property located on Lot 2, Block 6 Bald Mountain Estates to determine a potential building site.

The property is Zoned ER and is 1.437 Acres. ER Zoning has front and rear setback's of 25' and side setbacks of 15'. In the current configuration Lot 2 has a drainage that runs through the middle of the site, including a pond.

Also the property is located on Simmons Drive, an unimproved Douglas County Road. Douglas County will require that Simmons Drive be constructed before a Building Permit would be issued.

With the setbacks and drainageway on the property there is no room remaining to build a residence. Please let me know if you have any questions.

Sincerely,



Kevin E. Archer, P.E.

From: Luke Donovan <donovan.luke@gmail.com>
Sent: Monday, March 9, 2026 11:14 AM
To: Assessors <Assessors@douglas.co.us>
Subject: Donovan - 2 year abatement request

Caution: This email originated outside the organization. Be cautious with links and attachments.

Douglas County Assessor Office,

A 2-year abatement request with two supplemental files its attached for 3 vacant land properties in Bald Mountain Estates. Please reach out any time with questions / concerns.

Thank you for your consideration.

Luke & Naomi Donovan

Cell: 720-965-3006

Transmittal Sheet for Abatement #: 202600103

Abatement #	202600103	**Staff Appraiser**	TJL
Tax Year	2024	**Review Appraiser**	RRM
Date Received	3/9/2026	**Recommendation**	Deny
Petitioner	LUKE T DONOVAN & NAOMI J DONOVAN	**Reason**	Your property has been valued correctly using comparable sales of other unbuildable lots in the vicinity
Agent			
Petitioner's Request	Value Too High		
Petitioner's Requested Value	$53,750	**Assessor Final Review Value**	$207,000

The Subject of this appeal consists of Lot 5A (R0488500), Lot 1 (R0441039), and Lot 2 (R0441040). The Petitioner has owned Lot 5A for a long time, but purchased Lots 1 & 2 on 6/28/2024. Both the Petitioner and former owner of Lots 1 & 2 appealed their values in 2023. All three parcels were adjusted at the Assessor Level Appeals. The former owner of Lots 1 & 2 appealed to the CBOE, where the Hearing Officer declined any further reduction. Neither owner contested the adjusted values to the Board of Assessment Appeals; therefore, the owners accepted the original adjustment.

Documents provided in this appeal simply describe conditions that were known and accounted for in the 2023 appeals adjustments. No further information has been provided that supports adjustment related to the tax year 2024 intervening year value, which should typically match the 2023 reappraisal year adjusted value. Therefore, the Assessor's Office recommends denying the Petitioner's request for further value reduction in tax year 2024.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0441039	0100	0491	$62,000	$0	$62,000	27.900%	$17,300	9.1752%	$1,587.31
	Account Total:		**$62,000**	**$0**	**$62,000**		**$17,300**		**$1,587.31**
R0441040	0100	0491	$53,000	$0	$53,000	27.900%	$14,790	9.1752%	$1,357.01
	Account Total:		**$53,000**	**$0**	**$53,000**		**$14,790**		**$1,357.01**
R0488500	0100	0491	$92,000	$0	$92,000	27.900%	$25,670	9.1752%	$2,355.27
	Account Total:		**$92,000**	**$0**	**$92,000**		**$25,670**		**$2,355.27**
Original Values Total:			**$207,000**	**$0**	**$207,000**		**$57,760**		**$5,299.59**

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0441039	0100	0491	$62,000	$0	$62,000	27.900%	$17,300	9.1752%	$1,587.31
	Account Total:		**$62,000**	**$0**	**$62,000**		**$17,300**		**$1,587.31**
R0441040	0100	0491	$53,000	$0	$53,000	27.900%	$14,790	9.1752%	$1,357.01
	Account Total:		**$53,000**	**$0**	**$53,000**		**$14,790**		**$1,357.01**
R0488500	0100	0491	$92,000	$0	$92,000	27.900%	$25,670	9.1752%	$2,355.27
	Account Total:		**$92,000**	**$0**	**$92,000**		**$25,670**		**$2,355.27**
Final Values Total:			**$207,000**	**$0**	**$207,000**		**$57,760**		**$5,299.59**

Refund Amounts

Account #	Original Total Actual Value	Original Adj Total Assessed	Original Total Taxes	Final Total Actual Value	Final Adj Total Assessed	Final Total Taxes	Refund Amount
R0441039	$62,000	$17,300	$1,587.31	$62,000	$17,300	$1,587.31	$0.00
R0441040	$53,000	$14,790	$1,357.01	$53,000	$14,790	$1,357.01	$0.00
R0488500	$92,000	$25,670	$2,355.27	$92,000	$25,670	$2,355.27	$0.00
Totals	**$207,000**	**$57,760**	**$5,299.59**	**$207,000**	**$57,760**	**$5,299.59**	**$0.00**

Transmittal Sheet for Abatement #: 202600104

Abatement #	202600104	**Staff Appraiser**	TJL
Tax Year	2025	**Review Appraiser**	RRM
Date Received	3/9/2026	**Recommendation**	Adjust
Petitioner	LUKE T DONOVAN & NAOMI J DONOVAN	**Reason**	After further review, the Market Approach to value supports an adjustment.
Agent			
Petitioner's Request	Value Too High		
Petitioner's Requested Value	$50,000	**Assessor Final Review Value**	$478,932

The Subject of this appeal consists of Lot 5A (R0488500), Lot 1 (R0441039), and Lot 2 (R0441040). The Petitioner has owned Lot 5A for a long time, but purchased Lots 1 & 2 on 6/28/2024.

The Assessor's Office has conducted extensive research related to Petitioner claims about these parcels and the ability to build residences. While limitations exist, it is the Assessor's Office's understanding that progress has been made regarding approvals to build on the lots. Additionally, research showed that the Petitioner purchased Lots 1 & 2 on 6/28/2024 for a combined value of $265,000, or $107,027 per acre, in an arm's length transaction.

Three additional sales of parcels facing very similar issues as the Subject were isolated. These sales along with the Subject Sale calculate to a median price per acre of $111,912.

After consideration of the research, and in light of the comparable sales found, the Assessor's Office requests the Subject be adjusted to a value of $107,000 per acre for Tax Year 2025.

Local Government

Original Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0441039	0100	0491	$221,467	$0	$221,467	27.000%	$59,800	4.5944%	$2,747.45
	Account Total:		**$221,467**	**$0**	**$221,467**		**$59,800**		**$2,747.45**
R0441040	0100	0491	$233,634	$0	$233,634	27.000%	$63,080	4.5944%	$2,898.15
	Account Total:		**$233,634**	**$0**	**$233,634**		**$63,080**		**$2,898.15**
R0488500	0100	0491	$261,902	$0	$261,902	27.000%	$70,710	4.5944%	$3,248.70
	Account Total:		**$261,902**	**$0**	**$261,902**		**$70,710**		**$3,248.70**
Original Values Total:			**$717,003**	**$0**	**$717,003**		**$193,590**		**$8,894.30**

Final Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0441039	0100	0491	$111,173	$0	$111,173	27.000%	$30,020	4.5944%	$1,379.24
	Account Total:		**$111,173**	**$0**	**$111,173**		**$30,020**		**$1,379.24**
R0441040	0100	0491	$153,759	$0	$153,759	27.000%	$41,510	4.5944%	$1,907.14
	Account Total:		**$153,759**	**$0**	**$153,759**		**$41,510**		**$1,907.14**
R0488500	0100	0491	$214,000	$0	$214,000	27.000%	$57,780	4.5944%	$2,654.64
	Account Total:		**$214,000**	**$0**	**$214,000**		**$57,780**		**$2,654.64**
Final Values Total:			**$478,932**	**$0**	**$478,932**		**$129,310**		**$5,941.02**

Transmittal Sheet for Abatement #: 202600104

Refund Amounts - Local Government

Account #	Original Total Actual Value	Original Adj Total Assessed	Original Total Taxes	Final Total Actual Value	Final Adj Total Assessed	Final Total Taxes	Refund Amount
R0441039	$221,467	$59,800	$2,747.45	$111,173	$30,020	$1,379.24	$1,368.21
R0441040	$233,634	$63,080	$2,898.15	$153,759	$41,510	$1,907.14	$991.01
R0488500	$261,902	$70,710	$3,248.70	$214,000	$57,780	$2,654.64	$594.06
Totals	**$717,003**	**$193,590**	**$8,894.30**	**$478,932**	**$129,310**	**$5,941.02**	**$2,953.28**

Schools

Original Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0441039	0100	0491	$221,467	$0	$221,467	27.000%	$59,800	4.5528%	$2,722.57
	Account Total:		**$221,467**	**$0**	**$221,467**		**$59,800**		**$2,722.57**
R0441040	0100	0491	$233,634	$0	$233,634	27.000%	$63,080	4.5528%	$2,871.91
	Account Total:		**$233,634**	**$0**	**$233,634**		**$63,080**		**$2,871.91**
R0488500	0100	0491	$261,902	$0	$261,902	27.000%	$70,710	4.5528%	$3,219.28
	Account Total:		**$261,902**	**$0**	**$261,902**		**$70,710**		**$3,219.28**
Original Values Total:			**$717,003**	**$0**	**$717,003**		**$193,590**		**$8,813.76**

Final Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0441039	0100	0491	$111,173	$0	$111,173	27.000%	$30,020	4.5528%	$1,366.75
	Account Total:		**$111,173**	**$0**	**$111,173**		**$30,020**		**$1,366.75**
R0441040	0100	0491	$153,759	$0	$153,759	27.000%	$41,510	4.5528%	$1,889.87
	Account Total:		**$153,759**	**$0**	**$153,759**		**$41,510**		**$1,889.87**
R0488500	0100	0491	$214,000	$0	$214,000	27.000%	$57,780	4.5528%	$2,630.61
	Account Total:		**$214,000**	**$0**	**$214,000**		**$57,780**		**$2,630.61**
Final Values Total:			**$478,932**	**$0**	**$478,932**		**$129,310**		**$5,887.23**

Refund Amounts - Schools

Account #	Original Total Actual Value	Original Adj Total Assessed	Original Total Taxes	Final Total Actual Value	Final Adj Total Assessed	Final Total Taxes	Refund Amount
R0441039	$221,467	$59,800	$2,722.57	$111,173	$30,020	$1,366.75	$1,355.82
R0441040	$233,634	$63,080	$2,871.91	$153,759	$41,510	$1,889.87	$982.04
R0488500	$261,902	$70,710	$3,219.28	$214,000	$57,780	$2,630.61	$588.67
Totals	**$717,003**	**$193,590**	**$8,813.76**	**$478,932**	**$129,310**	**$5,887.23**	**$2,926.53**

Total Tax Refund (Local Government + Schools)

Original Tax Local Govt	Corrected Tax Local Govt	Tax Refund Local Govt	Original Tax Schools	Corrected Tax Schools	Tax Refund Schools	Total Tax Refund
$8,894.30	$5,941.02	$2,953.28	$8,813.76	$5,887.23	$2,926.53	**$5,879.81**

MEETING DATE: August 11, 2026

STAFF PERSON RESPONSIBLE: Jeff Garcia, County Attorney

DESCRIPTION: Following the Recommendation of Assessor's Office to Settle BAA Appeal.

SUMMARY: The Assessor's Office has requested a reduction in value for the following property. The values of the subject property has been appealed from the Board of County Commissioners ("BOCC") sitting as the Douglas County Board of Equalization ("BOE") to the State Board of Assessment Appeals ("BAA"). This case may not be settled without approval of the BOCC. The Attorney's Office will need settlement authority from the BOCC before signing the stipulation with the taxpayer. The information in this memo is a summary of the settlement justification offered by the Assessor's Office.

RECOMMENDED ACTION: Approval of the Settlement Agreement as Recommended by the Assessor's Office and to Authorize the Douglas County Attorney's Office to Sign the Proposed Stipulation.

REVIEW:

Jeff Garcia	Approve	8/3/2026
Christie Guthrie	Approve	8/3/2026
Doug DeBord	Approve	8/6/2026

ATTACHMENTS:

Cover Page
Board Memo 8.11.26

MEETING DATE: August 11, 2026

STAFF PERSON RESPONSIBLE: Jeff Garcia, County Attorney

DESCRIPTION: Following the Recommendation of Assessor's Office to Settle BAA Appeal.

SUMMARY: The Assessor's Office has requested a reduction in value for the following property. The values of the subject property has been appealed from the Board of County Commissioners ("BOCC") sitting as the Douglas County Board of Equalization ("BOE") to the State Board of Assessment Appeals ("BAA"). This case may not be settled without approval of the BOCC. The Attorney's Office will need settlement authority from the BOCC before signing the stipulation with the taxpayer. The information in this memo is a summary of the settlement justification offered by the Assessor's Office.

RECOMMENDED ACTION: Approval of the Settlement Agreement as Recommended by the Assessor's Office and to Authorize the Douglas County Attorney's Office to Sign the Proposed Stipulation.

REVIEW:

Jeff Garcia	Approve	8/3/2026
Christie Guthrie	Approve	8/3/2026
Doug DeBord	Approve	8/6/2026

ATTACHMENTS:

Board Memo 8.11.26

MEMORANDUM

TO: **BOARD OF COUNTY COMMISSIONERS**

APPROVED BY: **ANDREW STEERS**
ASSISTANT COUNTY ATTORNEY

DATE: **August 11, 2026**

RE: **PROPOSED SETTLEMENT AGREEMENTS**

The Assessor's Office has requested a reduction in value for the following properties. The values of the subject properties have been appealed from the Board of County Commissioners ("BOCC") sitting as the Douglas County Board of Equalization ("BOE") to the State Board of Assessment Appeals ("BAA"). These cases may not be settled without approval of the BOCC. The Attorney's Office will need settlement authority from the BOCC before signing the stipulations with the taxpayers. The information in this memo is a summary of the settlement justifications offered by the Assessor's Office.

M4 MAROON V LLC v. Douglas County BOE

BAA Docket No. 2025BAA2790

BOE Decision: November 1, 2025

BOE Action: Petition denied

Current Status: Protest Tax Year 2025; Scheduled at BAA

Property Profile: Address: 9540 Maroon Cir, Englewood 80112

Type: Office Building

New Information:

The subject is a 93,467 SF, Class B office building in the Meridian business park. It was 90% occupied on the DOV, and the rent roll indicated rents that were quite close to market. At the

mass appraisal level, the subject was valued in a model that generally relied on sales of Class A offices. At the BAA level, additional research determined that the subject characteristics were generally more indicative of a Class B office rather than Class A, which warranted a downward adjustment based on market indicators of Class B offices. Based on the new market evidence primarily from the income approach, an adjustment to $8,598,964 was stipulated between the County and the Petitioner.

GKT SOUTH DENVER HPM LLC et al v. Douglas County BOE

BAA Docket No. 2025BAA1877

BOE Decision:	November 1, 2025
BOE Action:	Petition denied
Current Status:	Protest Tax Year 2025; Scheduled at BAA
Property Profile:	Address: Park Meadows Center Drive, Lone Tree, 80124
Type:	Neighborhood Shopping Centers

The subject property consists of two parcels improved with large multitenant retail buildings, and a tieback parcel. It is adjacent to Park Meadows Mall, with freeway visibility, and good access including nearby light rail. The local area includes high income demographics and a significant amount of destination retail traffic resulting from adjacency to the mall. About 200,000 SF of the subject's total 261,000 SF is comprised of "mid box" retail space, with the rental units ranging in size from 20,000 SF to 50,000 SF. Correspondingly, these large rentable areas generate less rental revenue /SF than is typical of smaller rental units. This characteristic is atypical of the market, as most retail centers are comprised of smaller rental units generating higher rental revenue /SF, and consequently, the comparable sales available for analysis at both the mass appraisal level, and for de novo analysis, is limited in this regard. After consideration of the income approach, and analysis of a subject rent roll and other operating data, it was determined that a value adjustment of approximately 8% was warranted in consideration of the unusually large subject retail unit sizes, with a final value of the total economic unit of $70,000,000.

NORTH PARKER INVESTMENTS LLC et al v. Douglas County BOE

BAA Docket No. 2025BAA1458

BOE Decision: November 1, 2025

BOE Action: Petition denied

Current Status: Protest Tax Year 2025; Scheduled at BAA

Property Profile: Address: N/A

Type: Vacant Lots

The 11 subject parcels combined equate to 439.733 acres and are all part of the greater Tanterra Subdivision in the Town of Parker. The parcels Prior to TY 2025 the subject parcels were classified as agricultural land, but it was determined that the parcels no longer qualified as agricultural land for the TY 2025 re-appraisal based upon the requirements of state statute. Therefore, the parcels were re-classified as Transitional Vacant Land, as they had not completed final platting but uses had been defined as part of the Tanterra Planned Development 6th Amendment (reception #2024046731). Uses included a mix of single-family and multi-family residential, commercial and open space (including a school site). For the BAA appeal both parties completed appraisals via the Sales Comparison Approach. Once both parties agreed that agricultural classification was no longer applicable, a stipulation was agreed to adjusting the combined value from $65,345,721 to $55,000,000.

MEETING DATE: August 11, 2026

STAFF PERSON RESPONSIBLE: DJ Beckwith, Principal Planner

DESCRIPTION: Business Personal Property Tax Incentive Agreement Between Douglas County and Flexential Corp - Project File: ED2025-002

SUMMARY: This request is for the approval of a Business Personal Property Tax Incentive Agreement between Douglas County and Flexential.

STAFF ASSESSMENT: Staff has evaluated the Incentive Agreement with both the County Attorney's Office and the County Assessor's Office to ensure compliance with Statute. The Board may approve the Incentive Agreement.

REVIEW:

Steven E Koster	Approve	7/30/2026
Jeff Garcia	Approve	8/4/2026
Christie Guthrie	Approve	8/5/2026
Doug DeBord	Approve	8/6/2026
Samantha Hutchison - FYI	Notified - FYI	8/6/2026

ATTACHMENTS:

Cover Page
ED2025-002 - BPPT Incentive Request Flexential Corp - Staff Report (2)

MEETING DATE: August 11, 2026

STAFF PERSON RESPONSIBLE: DJ Beckwith, Principal Planner

DESCRIPTION: Business Personal Property Tax Incentive Agreement Between Douglas County and Flexential Corp - Project File: ED2025-002

SUMMARY: This request is for the approval of a Business Personal Property Tax Incentive Agreement between Douglas County and Flexential.

STAFF ASSESSMENT: Staff has evaluated the Incentive Agreement with both the County Attorney's Office and the County Assessor's Office to ensure compliance with Statute. The Board may approve the Incentive Agreement.

REVIEW:

Steven E Koster	Approve	7/30/2026
Jeff Garcia	Approve	8/4/2026
Christie Guthrie	Approve	8/5/2026
Doug DeBord	Approve	8/6/2026

ATTACHMENTS:

ED2025-002 - BPPT Incentive Request Flexential Corp - Staff Report (2)

DOUGLAS COUNTY
COLORADO

BPPT Incentive Agreement Staff Report

Date:	August 11, 2026
To:	Douglas County Board of County Commissioners
Through:	Douglas J. DeBord, County Manager
From:	Kati Carter, AICP, Director of Community Development
CC:	DJ Beckwith, Principal Planner Lauren Pulver, Planning Manager Steven E. Koster, AICP, Deputy Director of Community Development
Subject:	**Business Personal Property Tax Incentive Agreement Between Douglas County and Flexential Corp**
Project File:	**ED2025-002**

Board of County Commissioners Meeting: **August 11, 2026 @ 1:30 p.m.**

I. EXECUTIVE SUMMARY

Flexential Corp (Flexential) has requested the rebate of business personal property tax (BPPT) to support its location of a facility in Douglas County. The proposed agreement provides a 100% rebate of Douglas County's portion of BPPT over a 35-year period. The project qualifies for economic development incentives, including BPPT rebates, based on the eligibility defined in Colorado Revised Statute (C.R.S.) Section 30-11-123.

II. REQUEST

A. Business
Flexential Corp
15255 Compark Blvd
Parker, CO 80134

B. Representative
Garth Williams (CFO)
Flexential Corp
PO Box 240637
Charlotte, NC 28224

C. Request
This request is for the approval of a BPPT Incentive Agreement between Douglas County and Flexential.

D. Background

Flexential is a data company that operates 41 datacenters in 18 U.S. markets, including four in Colorado, and has been headquartered in Colorado since 1999. The company is constructing its fifth Colorado location in Parker, at South Chambers Road and Compark Boulevard. The 249,000 square foot facility is located on 17 acres of land and will have a capacity of 22.5-megawatts.

The agreement will cover 100% rebate of the County's portion of BPPT for the period of 35 years, effective for business personal property assessed in 2026 for taxes payable in 2027. The estimated total rebate amount over the 35-year term is approximately $19,323,400.

E. Location

The new facility will be located at 15255 Compark Boulevard Parker, Colorado.

F. Project Description

Flexential anticipates that the new location will create 16 new jobs and include $205 million in capital investments.

G. Process

The Board of County Commissioners considers incentive requests based on C.R.S. Sections 30-11-123. C.R.S. Section 30-11-123 provides that the "health, safety, and welfare of the people of this state are dependent upon the attraction, creation, and retention of jobs," and enables the County to use economic development incentives.

III. STAFF ASSESSMENT

Staff has evaluated the Incentive Agreement with both the County Attorney's Office and the County Assessor's Office to ensure compliance with Statute. The Board may approve the Incentive Agreement.

ATTACHMENTS **PAGE**

Incentive Request Letter 3
Letter of Support from Parker 4
Letter of Support from Board of County Commissioners 5
Incentive Agreement 6

600 Forest Point Circle, Suite 100
Charlotte, N.C. 28273

December 11, 2024

Mr. Jordan Getz, Director of Operations & Events
Douglas County EDC
300 Plaza Drive, Suite 225
Highlands Ranch, CO 80129
Email: jgetz@nwdouglascounty.org

RE: Tax Incentives/Rebates

Dear Mr. Getz:

Thank you for your time this morning to discuss the tax incentive/rebate programs available in Douglas County, Colorado.

By way of this letter, Flexential Corp ('Flexential') requests to be considered for the business personal property tax rebate program through the Douglas County Board of County Commissioners.

Flexential currently operates 41 datacenters in 18 U.S. markets including 4 in Colorado and has been headquartered in Colorado since 1999.

Recent strategic planning has the company focused on expanding our presence in Colorado. We plan to build and open our 5th state-of-the-art datacenter located south of South Chambers Road and Compark Boulevard, Tract A, Compark Village 8, Parker, Colorado during the first quarter of 2026. This new facility will sit on 17 acres of land, span 249,000 square feet and will have a 22.5 MW capacity. In addition, we intend to invest over $290M (real and business personal property) and hire 16 full-time employees over the next three years.

Our past experience with Douglas County has been positive and we look forward to once again working with your team to secure tax incentives that will allow our company to expand and remain competitive in the market.

Thank you for your time and consideration.

Sincerely,

DocuSigned by:
Garth Williams
DC3E5006E468473...

Garth Williams
CFO
Phone: (303) 558-1459
Email: garth.williams@flexential.com

JANUARY 6, 2025

DOUGLAS COUNTY COMMISSIONERS
100 THIRD STREET
CASTLE ROCK, CO 80104

RE: LETTER OF SUPPORT- FLEXENTIAL BUSINESS PERSONAL PROPERTY TAX REQUEST

Dear Commissioners,

On behalf of the Town of Parker, I am writing to express our strong support for Flexential's proposed 249,000-square-foot data center. This $290 million investment will create 16 high-quality jobs and generate significant economic benefits for our community and the broader Douglas County region.

The new facility will provide direct employment opportunities, stimulate local commerce, and attract additional businesses to the area, strengthening Compark's position as a hub for technology and infrastructure. With its strategic location and robust infrastructure, the Town of Parker and the region are well-positioned to maximize the positive impact of this project.

We fully support Flexential request for a business personal property tax rebate, which will ensure the success of this project and its long-term benefits for our community and Douglas County.

Thank you for your consideration.

Weldy Feazell

Director of Economic Development and PAR
Town of Parker

March 18, 2025

Flexential Corp.
c/o Garth Williams
600 Forest Point Circle, Suite 100
Charlotte, N.C. 28273

Dear Mr. Garth Williams:

As you may know, Douglas County has a growing and desirable reputation for being intentional and responsive in its commitment to effectively partner with the public and private sectors, keenly focused on our goal to create, and sustain a strong local and state economy. Consistent with our reputation, the Board of Douglas County Commissioners is committed to strategically investing in the foundation for a strong economy and ultimately establishing an environment in which businesses can succeed.

To that end, subject to final approval by the Board of County Commissioners, Douglas County is pleased to support the addition of the prospective data center site in our business community. Douglas County is willing to offer the incentives needed for successful expansion. Upon final approval by the Board of County Commissioners, those incentives may include:

- Business Personal Property Tax Rebate of 100% for up to 35 years on the new personal property at the company's facility (county's portion only).

It is our pleasure to work with Flexential Corp. Douglas County looks forward to supporting the project through timely and efficient transition as your business expands in our County.

Sincerely,

Abe Laydon, Chair
Douglas County Board of County Commissioners

AGREEMENT BETWEEN DOUGLAS COUNTY AND FLEXENTIAL CORP CONCERNING PERSONAL PROPERTY TAX INCENTIVE PAYMENTS

THIS AGREEMENT (the "Agreement") is made and entered into this __ day of _____, 2026, between the **BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO** (the "County") and **FLEXENTIAL CORP** authorized to do business in Colorado (the "Company"). The County and the Company are hereinafter collectively referred to as the "Parties" and individually to as a "Party."

RECITALS

WHEREAS, the health, safety, and welfare of the citizens of Douglas County are dependent upon the attraction of new business, and retention and expansion of existing business; and

WHEREAS, tax incentives are often necessary to attract new business, stimulate economic development, and create and maintain new jobs; and

WHEREAS, Section 30-11-123, C.R.S., authorizes counties to negotiate for incentive payments for the County's portion of any Business Personal Property Taxes (BPPT) with any taxpayer who establishes a new business facility or expands an existing facility in the County; and

WHEREAS, the Parties desire to enter into this Agreement for personal property tax incentive payments in accordance with the provisions of Section 30-11-123, C.R.S. granting specified incentives to the Company for the County's portion of BPPT as otherwise detailed herein;

NOW, THEREFORE, for and in consideration of the mutual promises hereinafter set forth, the Parties agree as follows:

1. The Company has built a new business facility located in Parker, at South Chambers Road and Compark Boulevard (the "New Facility"). For the New Facility, the County will assign to the Company a new parcel identification number, which shall be used to report the personal property acquired by the Company in connection with the new investment and treated as part of a new business facility under Section 30-11-123, C.R.S.

2. The Company represents, certifies, and warrants to the County that the New Facility qualifies as a new or expanded business facility under the provisions of Section 30-11-123(1)(b), C.R.S. and is eligible for business personal property tax incentives authorized by the County.

3. Beginning for taxes levied in the 2027 tax year and for thirty-five (35) consecutive tax years, the County shall rebate to the Company one hundred percent (100%) of the County's portion of BPPT levied by the County and paid by the Company, as applicable, on taxable personal property acquired on or after January 1, 2026, located at or within the New Facility, and appearing on the personal property declaration schedules submitted by the Company to the County Assessor

for the New Facility for the applicable tax year. The total amount rebated by the County with respect to any tax year shall not exceed one hundred percent (100%) of the County's portion of the BPPT levied by Douglas County upon the Company's taxable personal property located within the New Facility and used in connection with the operation of such New Facility for the applicable tax year. The term "tax year" as used herein shall mean the year in which the personal property is assessed for tax purposes. Such personal property must be located at the Company's facility as of January 1st of the tax year in question to be assessed. Personal property that is moved to or acquired at the Company's New Facility after the assessment date of January 1st becomes assessable in the following tax year. Personal property taxes become due and payable on January 1st of the year following the year in which they are levied.

4. The Company estimates that it will add sixteen (16) jobs within Douglas County during the thirty-five (35) years of this Agreement.

5. The Company shall submit annual reports to the County on or before March 31st of each year of this Agreement. The annual reports shall document the number of jobs added (net), the number of full-time equivalent jobs (total and net created annually), position titles, and annual average wage. The Company shall not be required to provide the County with employee names, social security numbers, or any other personal identifying information.

6. The County shall pay the rebate to the Company within sixty (60) days of the Company submitting (i) evidence that the County Manager determines is reasonably satisfactory to show that the Company paid all property taxes for the personal property, and (ii) a written waiver of any rights to tax refund(s). The written waiver must be executed once each year directly after the Company makes tax payments and via a form provided by the County. In the event the Company seeks an abatement or refund of any or all portion of the taxes levied on the personal property, the County shall not make a rebate payment to the Company until the abatement or refund proceeding has concluded and any personal property taxes found to be due are paid in full.

7. The rebate payment shall be made only if the Company is eligible to receive this incentive payment under the provisions of Section 30-11-123, C.R.S., in each year for which a rebate payment is requested.

8. In the event of any dispute as to the amount of any rebate payment to be made to the Company hereunder, the Parties shall meet and confer in good faith to resolve the dispute. In the event the Parties are unable for any reason to resolve the dispute within a period of sixty (60) days after notice of a dispute has been given by one Party to the other, the decision of the County shall be final and conclusive.

9. The Company's acceptance of a rebate payment shall be full and final satisfaction of any obligation of the County to make the payment for the tax year for which the payment is made.

10. This Agreement is subject to and shall be interpreted under the laws of the State of Colorado. Court jurisdiction for any dispute concerning this Agreement shall be exclusively in the District Court in and for Douglas County, Colorado.

11. The County reserves the right for the Douglas County Assessor to perform an

annual physical inspection of the facility to verify assets listed by the Company on the Commercial Personal Property Declaration Schedule filed by the Company for each New Facility for the applicable tax year. Written notice of the physical inspection will be provided.

12. All notices under this Agreement shall be effective when mailed by regular mail, postage prepaid, to the following addresses:

A. If intended for the Company:

Flexential Corp
Garth Williams (CFO)
PO Box 240637
Charlotte, NC 28224

B. If intended for the County:

Douglas County
c/o County Manager
100 Third Street
Castle Rock, CO 80104
Re: Economic Development Agreement

Or to the other address as either Party may hereafter from time to time designate by written notice to the other Party given in accordance with this paragraph.

13. Any potential expenditure for this Agreement outside the current fiscal year is subject to future annual appropriation of funds for any proposed expenditure, pursuant to section 29-1-110, C.R.S.

14. This Agreement, as to its subject matter, exclusively and completely states the rights, duties and obligations of the Parties and supersedes all prior and contemporaneous representations, letters, proposals, discussions, and understandings by or between the Parties. This Agreement may only be amended in writing and signed by the Parties.

Executed and agreed to effective as of the date first set forth above.

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO

BY:_____
Chair
Date:_____

ATTEST:

_____
Deputy Clerk to the Board
Date:_____

APPROVED AS TO CONTENT:

_____
Doug DeBord, County Manager
Date: _____

APPROVED AS TO FORM:

_____
Arielle J. Denis, Assistant County Attorney
Date: _____

APPROVED AS TO FISCAL CONTENT:

_____
Christie Guthrie, Director of Finance
Date:_____

Flexential Corp

By: Garth David Williams (Garth Williams)
Title: Chief Financial Officer
Date: June 28, 2026

ATTEST:

By: _____
Title: _____
Date: _____

STATE OF ~~COLORADO~~ Nevada)
) ss.
COUNTY OF ~~DOUGLAS~~ Clark)

The foregoing instrument was acknowledged before me this 28th day of June, 2026, by Garth David Williams.

Notary Public

12/05/2028
Commission Expiration

Malcolm Childs
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 20-1985-01
Expires December 5, 2028

Notarized remotely using audio-video communication technology via Proof.

MEETING DATE: August 11, 2026

STAFF PERSON RESPONSIBLE: Michael McIntosh, Division Chief - Highlands Ranch Special Operations

DESCRIPTION: 2026 - 2027 Public Contract for Services to Share Costs for the School Resource Officer Program.

SUMMARY: The County has historically entered into agreements with various schools and educational institutions to provide School Resource Officers. These contracts are updated annually and define the scope of services, roles and responsibilities, cost-sharing arrangements, and duration.

For the 2026-2027 school year, the following contracts are presented for Board consideration:

- John Adams Academy (08/01/26 - 06/30/27 - 11 Months) - 1 SRO - Total Cost $181,905 (School Portion $84,603/DCSO Portion $97,303)
- Capital Contribution for Start-Up Cost - Total Cost $164,000 (School Portion $81,950/DCSO Portion $81,950)
- The agreement provides for an equal cost-sharing arrangement, with the County and John Adams Academy each responsible for 50% of the associated costs.

This contract outlines the continued assignment of law enforcement personnel to the school to provide safety, security, and community engagement.

RECOMMENDED ACTION: Request that the Board approve and sign the Public Contract for Services between the Douglas County Sheriff's Office and John Adams Academy for (1) School Resource Officer for the 2026-2027 School Year.

REVIEW:

Darren Weekly	Approve	8/4/2026
Jeff Garcia	Approve	8/4/2026
Doug DeBord	Approve	8/6/2026

ATTACHMENTS:

Cover Page
2026-2027 John Adams Academy_080326

MEETING DATE: August 11, 2026

STAFF PERSON RESPONSIBLE: Michael McIntosh, Division Chief - Highlands Ranch Special Operations

DESCRIPTION: 2026 - 2027 Public Contract for Services to Share Costs for the School Resource Officer Program.

SUMMARY: The County has historically entered into agreements with various schools and educational institutions to provide School Resource Officers. These contracts are updated annually and define the scope of services, roles and responsibilities, cost-sharing arrangements, and duration.

For the 2026-2027 school year, the following contracts are presented for Board consideration:

- John Adams Academy (08/01/26 - 06/30/27 - 11 Months) - 1 SRO - Total Cost $181,905 (School Portion $84,603/DCSO Portion $97,303)
- Capital Contribution for Start-Up Cost - Total Cost $164,000 (School Portion $81,950/DCSO Portion $81,950)
- The agreement provides for an equal cost-sharing arrangement, with the County and John Adams Academy each responsible for 50% of the associated costs.

This contract outlines the continued assignment of law enforcement personnel to the school to provide safety, security, and community engagement.

RECOMMENDED ACTION: Request that the Board approve and sign the Public Contract for Services between the Douglas County Sheriff's Office and John Adams Academy for (1) School Resource Officer for the 2026-2027 School Year.

REVIEW:

Darren Weekly	Approve	8/4/2026
Jeff Garcia	Approve	8/4/2026
Doug DeBord	Approve	8/6/2026

ATTACHMENTS:

2026-2027 John Adams Academy_080326

PUBLIC CONTRACT FOR SERVICES BETWEEN BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY ON BEHALF OF THE DOUGLAS COUNTY SHERIFF'S OFFICE AND JOHN ADAMS ACADEMY REGARDING THE SHARING OF COSTS FOR PROVIDING DEPUTY SHERIFFS TO ACT AS A SCHOOL RESOURCE OFFICER

THIS AGREEMENT, made and entered into this _____ day of _____, 2026, by and between the **BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY,** State of Colorado (the "County"), on behalf of the **DOUGLAS COUNTY SHERIFF'S OFFICE** (the "Sheriff") and **JOHN ADAMS ACADEMY**, a public charter school established under the laws of Colorado, authorized by the Colorado Charter Safety Institute, authorized to do business in Colorado (the "School").

RECITALS

WHEREAS, the School and County wish to enter into a cooperative agreement as to the sharing of costs for providing a Deputy Sheriff as a School Resource Officers (SRO); and

WHEREAS, the Douglas County Sheriff wishes to provide a Deputy Sheriff to the School to act as SRO; and

WHEREAS, the parties hereto wish to share in the cost of providing a Deputy Sheriff as an SRO in the School, net of any other funding sources;

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the School and the County agree as follows:

1. **STAFFING**: The County, through the Douglas County Sheriff, shall provide: one (1) SRO Deputy to function as an SRO for John Adams Academy.

2. **SRO DUTIES**: SRO duties shall include, but are not limited to, the following:

   a. Provide education and counseling to students on law enforcement matters;
   b. Act as liaison between the Sheriff and School;
   c. Coordinate matters of mutual law enforcement concern between the School and Sheriff;
   d. Create an open, uninhibited environment of discussion geared to understanding and respect for each other;
   e. Investigate law enforcement and public safety issues while on campus;
   f. On an annual basis, review Behavioral Intervention Plans (BIPs) for students with an Individualized Education Plan who have previously demonstrated behavior that poses a safety risk to themselves or others, and make reasonable efforts to comply with BIPs when interacting with such students;
   g. An SRO assigned to a particular school shall participate in the school's administration team's weekly administration meetings pertaining to all safety and security matters including, but not limited to, student safety plans, response protocols for behavior de-escalation, threat

assessments, students in crisis, or any other related matter;

h. SRO must complete the following School District trainings prior to performing their duties: Threat Assessments, School Response Protocol (SRP), Mandatory Reporter, Anxiety, and Addressing Matters Involving Students with Disabilities training;
i. SRO will have training in mental health and/or crisis intervention (e.g. Crisis Intervention Training (CIT) and Youth Crisis Intervention Training (YCIT); and
j. SRO will attend annual training specific to school safety and/or school resource officers (e.g. National School Resource Officer's conference).

3. **SCHOOL DUTIES**: The School duties shall include, but are not limited to, the following:

a. Assigned SRO or law enforcement (if the SRO is not available) must be notified at the onset of any threat screening process when determining if a full threat assessment is needed;
b. SRO must be informed and updated on any and all student safety plans;
c. SRO will be advised of students with special needs, emotional disabilities, and/or self-regulation challenges and informed of best methods for prevention and de-escalation;
d. SROs shall have access to BIPS consistent with the Family Educational Rights and Privacy Act (FERPA); and
e. School building administrative and licensed mental health staff shall receive annual training regarding an SRO's roles and responsibilities.

4. **EQUIPMENT/USE OF FACILITIES/TECHNOLOGY**: The School will provide a private and secure room, on campus, for the SRO. The room will be equipped with a telephone, a computer with monitor and printer for conducting confidential investigations and interviews, and space for an installed gun safe. The School will also provide two (2) key safes for the School's interior master keys (if not already equipped), an exterior lock box to hold the School's master exterior key (if not already equipped), and a School PROX card. All other equipment utilized by the SRO will be issued, maintained, and owned by the Sheriff's Office. SROs will have access to student information and records consistent with the requirements of federal and state law and District policies, including those requirements existing under FERPA.

5. **OWNERSHIP OF DOCUMENTS**: All record documents resulting from SRO investigations will be managed and maintained at the Douglas County Sheriff's Office.

6. **FINANCIAL COST SHARING**: The Sheriff and the School agree to share certain ongoing costs as estimated and outlined in ATTACHMENT A. Such shared costs include the salaries, which include any anticipated tier plan adjustments or other compensation changes, fringe benefits, uniform allowance, and other ongoing costs for the Deputy Sheriff. In addition, the School agrees to pay a one-time capital contribution for the initial start-up costs, as well as its share of the estimated costs set forth in **ATTACHMENT A**, on a quarterly basis upon receipt of an invoice from the County. Payment in full is due July 1, 2027.

7. **PERSONNEL AND SUPERVISION**: The SRO shall remain employees of the County at all times. The SRO shall perform duties under the control of the Douglas County Sheriff's Office and shall be afforded the same employment rights and benefits as other Sheriff's Office members. A description of the SRO's duties is included as ATTACHMENT B. Any conflict in schedule or duties shall be resolved by the Sheriff.

   The School shall partner with the Sheriff during the interview and selection process of the School's SRO. The SROs shall understand and support the mission of the School.

   The SRO is subject to the Douglas County Sheriff's Office chain of command and to the policies, procedures, rules, regulations, directives, and orders of the Sheriff and the County. The SRO will also comply with the laws, policies, and regulations of the School to the extent that such measures are not in conflict with those of the County or Sheriff. Although the SRO will work closely with school administrators and faculty to determine the most effective use of the officer's time and expertise, he/she shall not be subject to supervision or direction by the School.

8. **DATA REPORTING**: The Sheriff agrees to share information with the Colorado Charter School Institute to permit the School to lawfully comply with its data reporting obligations under C.R.S. § 22-1-139. The Sheriff agrees to provide the requisite information to permit the School to report data applicable to the following:

   a. The number of School students handcuffed by Deputy Sheriffs on school grounds, in a school vehicle, or at a school activity or school-sanctioned event;
   b. The number of School employee referrals to law enforcement. "Referrals to law enforcement" means when a school employee proactively calls, summons, or requests a law enforcement official, including an SRO, to:
      i. Respond to an incident on school grounds involving a possible violation of local, state, or federal law;
      ii. Engage with a student or third party on school grounds who is creating a potentially dangerous situation; or
      iii. Enforce a local, state, or federal rule, regulation, or law on school grounds, in a school vehicle, or at a school activity or school-sanctioned event;
   c. The number of school-related arrests, including an arrest that occurs on school grounds, in a school vehicle, or at a school activity or school-sanctioned event; and
   d. The number of students physically restrained.

9. **TERM**: The initial term of this Agreement shall be from August 1, 2026 through June 30, 2027, subject to an annual update of ATTACHMENT A if needed and approved by both Parties. Thereafter, this Agreement shall automatically continue for successive one-year terms unless sooner terminated by either Party in accordance with Section 10 below. The financial obligation of both parties hereto is subject to annual budgeting and appropriation of the necessary funds.

10. **TERMINATION**: This Agreement may be terminated by either Party upon 60 days' written notice to the other Party. The School shall only be responsible for its respective share of the ongoing costs incurred as of such termination date.

11. **NOTICE**: Any notice required to be given by this Agreement shall be addressed as follows:

To the School: Sarah Kiesewetter, Headmaster
John Adams Academy
7979 Butte Creek St.
Littleton, CO 80125
Email: sarah.kiesewetter@jaadougo.org
Telephone: (303) 654-9688

To the County: Division Chief Michael McIntosh
Douglas County Sheriff's Office
4000 Justice Way
Castle Rock, Colorado 80109
Email: mmcintosh@dcsheriff.net
Telephone: (303) 660-7531

With a copy to: Kelly Dunnaway
Deputy County Attorney
Douglas County Sheriff's Office
4000 Justice Way
Castle Rock, CO 80109

12. **NO THIRD-PARTY BENEFICIARIES**: None of the terms or conditions of this Agreement gives or allows any claim, benefit, or right of action by any third person not a party hereto.

13. **AMENDMENTS**: This Agreement constitutes the entire agreement of the Parties hereto and supersedes all prior negotiations, representations, or agreements, either written or oral. This Agreement may be amended, modified, or changed, in whole or part, only by written agreement approved by each party.

14. **AUTHORIZED REPRESENTATIVE**: The Highlands Ranch Division Chief is designated as the Authorized Representative of the County for the purpose of administering, coordinating, and approving the work performed by the School Resource Officer under this Agreement.

15. **INDEMNIFICATION**: The County cannot and by this Agreement does not agree to indemnify, hold harmless, exonerate, or assume the defense of the School or any other person or entity whatsoever for any purpose whatsoever. John Adams Academy shall defend, indemnify, and hold harmless the County, is commissioners, officials, officers, directors, agents, and employees from any and all claims, demands, suits, actions, or proceedings of any kind or nature whatsoever, in any way resulting from or arising from this agreement; provided, however, that John Adams Academy need not indemnify or save harmless the County, its officers, agents, and employees from damages resulting from the sole negligence of the County's commissioners, officials, officers, directors, agents, and employees. The Sheriff's Office assumes no responsibility for the operation, supervision, maintenance, or performance of any security equipment, software, contractor, or third-party security personnel retained by the School. The School shall be solely responsible for such services and shall indemnify and hold harmless the

County and Sheriff's Office from any claims arising from their use or operation.

16. **NO WAIVER OF GOVERNMENTAL IMMUNITY ACT**: The Parties hereto understand and agree that neither party waives or intends to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, §§ 24-10-101 to 120, C.R.S., or otherwise available to the parties.

17. This Agreement is entered into as of the day and year set forth above.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement the day and year first above written.

JOHN ADAMS ACADEMY

By: _____

Printed Name: _____

Title:_____

Date:_____

ATTEST (if Corporation):

By: _____

Printed Name:_____

Title:_____

Date:_____

Signature of Notary Public Required:

STATE OF _____)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by

_____ (name of individual signing document).

Witness my hand and official seal

_____
Notary Public

My commission expires: _____

DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS

By: _____
George Teal, Chair

Date: _____

ATTEST:

_____
Clerk to the Board

Date: _____

APPROVED AS TO LEGAL FORM:

_____
Kelly Dunnaway, Deputy County Attorney

Date: _____

DOUGLAS COUNTY SHERIFF'S OFFICE

_____
Darren Weekly, Sheriff

Date: _____

APPROVED AS TO FISCAL CONTENT:

_____

Christie Guthrie, Director of Finance

Date: _____

ATTACHMENT A
2026-2027 School Year

John Adams Academy - Cost for One SRO	School Portion	Sheriff Portion	Total Ongoing Costs
Ongoing Shared Costs (08/01/26 - 6/30/27 - 11 Months):			
Salary (Based on the 2026 Pay Plan for a Tier 6 Deputy)	$ 53,460	$ 53,460	$ 106,920
Fringe Benefits	25,027	25,027	50,053
Uniform Allowance	150	150	300
Cell Phone Service	250	250	500
AXON Safety & Fleet, Power DMS, Other Software ($3,655/year per FTE/$3,027/year per vehicle/$250 SW Subscriptions)	3,466	3,466	6,932
Annual SRO Training/Travel	1,750	1,750	3,500
Misc. Costs	500	500	1,000
Ongoing Shared Costs Total	***$ 84,603***	***$ 84,603***	***$ 169,205***
Ongoing Other Costs (08/01/26 - 6/30/27):			
Overtime	$ -	$ 3,000	$ 3,000
On-Call Pay	-	900	900
FICA on Overtime and On-Call Pay	-	300	300
Professional Memberships	-	100	100
Uniform Costs (Ongoing Replacement)	-	900	900
Firearm/Taser Supplies	-	400	400
Medical/First Aid Supplies		400	400
Range Fees	-	300	300
Fuel	-	4,200	4,200
Fleet Maintenance	-	2,200	2,200
Ongoing Other Costs Total	***$ -***	***$ 12,700***	***$ 12,700***
Combined Total (Shared and Other Costs):	***$ 84,603***	***$ 97,303***	***$ 181,905***

	School Portion	Sheriff Portion	Total Start-Up Costs
Capital Contribution for Start-Up Costs:			
Uniforms (Initial Uniform/Internal and External Carriers/Plates)	$ 3,050	$ 3,050	$ 6,100
Triarc Rifles (2)	3,000	3,000	6,000
Gun Safe	250	250	600
Rifle Bag	100	100	200
MDT	2,500	2,500	5,000
Hep B Series	150	150	300
Recruitment Costs	1,000	1,000	2,000
Marked Vehicle Including Upfitting	52,250	52,250	104,500
Portable and Mobile Radios	12,000	12,000	24,000
Ballistic Shield	5,000	5,000	10,000
Brazos Printers (2 - 1 in Vehicle and 1 in SRO School Office)	750	750	1,500
Bicycle and Bike Rack	1,700	1,700	3,400
PBT	200	200	400
Total Capital Contribution	***$ 81,950***	***$ 81,950***	***$ 164,000***
Grand Totals - Year 1	***$ 166,553***	***$ 179,253***	***$ 345,905***

ATTACHMENT B
SRO Job Description

The Douglas County Sheriff's Office has a School Resource Officer (SRO) program. These officers are assigned as Patrol officers and will follow all guidelines and job descriptions as outlined in the standard job description of a Deputy Sheriff.

An SRO sergeant acts as the immediate supervisor for the SRO with the Juvenile Unit Commander as the next level in the Chain of Command. The SRO is responsible for handling all in-progress law enforcement related calls, education, training, and counseling duties as needed. The SRO duties include, but are not limited to, the following:

Schedule: Typically Monday through Friday 0730 – 1530
Working the traditional school calendar

- First responder to all calls within his/her assigned school.
- Investigation & follow up of all criminal offenses (including some felony investigations) that are reported in/to the school staff or the SRO.
- Assists the school administration with all matters involving school security & safety. This includes input involving the most appropriate discipline of the students (criminal charges vs. school discipline, or both).
- Assists the school staff with classroom presentations involving areas that directly affect the students and law enforcement.
- Assists the school administrators, staff, and counselors with mediation and guidance on matters that are confidential and fall under the CRS statute of mandatory reporting.
- Works directly with parents/guardians on problems involving the student. This includes counseling, mediation, resource allocations, and education regarding the juvenile's rights and procedures of the juvenile justice system.
- Educates and communicates to the Highlands Ranch and Investigations Divisions (*as appropriate)* on events that occur in/out of the school.
- Gathers criminal intelligence learned in the school that will assist the DCSO Administration on criminal activity involving juveniles in the County.

MEETING DATE: August 11, 2026

STAFF PERSON RESPONSIBLE: Brian Franklin, Assistant Director, Fleet Services and Michael McIntosh, Division Chief - Highlands Ranch Special Operations.

DESCRIPTION: Purchase Order to Lenco Armored Vehicles in the Amount of $412,481.00 Using Lenco Industries as a Sole-Source Vendor.

SUMMARY: The Fleet Services Division of Facilities & Fleet Services is requesting approval of a purchase order to Lenco Armored Vehicles for the purchase of one (1) Lenco Bearcat armored vehicle to replace DCSO unit 1250.

On May 17, 2026, Unit 1250 sustained significant damage while responding to an emergency call and will require extensive repairs. This specialized vehicle plays a critical role in protecting both citizens and law enforcement personnel during high-risk incidents throughout Douglas County. Although Fleet Services is actively repairing the unit, the incident has underscored the need to replace the vehicle with a current model to ensure continued operational readiness.

Unit 1250 is 14 years old and has reached the end of its useful service life. The manufacturer has classified the vehicle as obsolete, resulting in increasing difficulty and delays in obtaining replacement parts and components needed for repairs. These challenges affect the Sheriff's Office's ability to maintain reliable deployment of this critical asset.

The replacement Lenco BearCat will provide the Douglas County Sheriff's Office with a modern, manufacturer-supported armored vehicle that meets current operational requirements and ensures the continued availability of this essential public safety resource.

Risk Management Fund 22680.674200Documents Attached:

- Leco P.O. request, Quote & Sole Source Letter- $412,481.00
- County Manager Approved Sheriff’s Office Memo utilizing Risk Management funds to replace unit 1250.

RECOMMENDED ACTION: Approval of Purchase Order to Lenco Armored Vehicles in the amount of $412,481.00 using Lenco Industries as a sole-source vendor.

REVIEW:

Tim Hallmark	Approve	7/30/2026
Jeff Garcia	Approve	8/6/2026
Christie Guthrie	Approve	8/7/2026
Doug DeBord	Approve	8/7/2026

ATTACHMENTS:

Cover Page
Lenco_Armored_Vehicles_$412,418.00_072126
Approved 2026 DCSO BearCat Replacement_July 2026

MEETING DATE: August 11, 2026

STAFF PERSON RESPONSIBLE: Brian Franklin, Assistant Director, Fleet Services and Michael McIntosh, Division Chief - Highlands Ranch Special Operations.

DESCRIPTION: Purchase Order to Lenco Armored Vehicles in the Amount of $412,481.00 Using Lenco Industries as a Sole-Source Vendor.

SUMMARY: The Fleet Services Division of Facilities & Fleet Services is requesting approval of a purchase order to Lenco Armored Vehicles for the purchase of one (1) Lenco Bearcat armored vehicle to replace DCSO unit 1250.

On May 17, 2026, Unit 1250 sustained significant damage while responding to an emergency call and will require extensive repairs. This specialized vehicle plays a critical role in protecting both citizens and law enforcement personnel during high-risk incidents throughout Douglas County. Although Fleet Services is actively repairing the unit, the incident has underscored the need to replace the vehicle with a current model to ensure continued operational readiness.

Unit 1250 is 14 years old and has reached the end of its useful service life. The manufacturer has classified the vehicle as obsolete, resulting in increasing difficulty and delays in obtaining replacement parts and components needed for repairs. These challenges affect the Sheriff's Office's ability to maintain reliable deployment of this critical asset.

The replacement Lenco BearCat will provide the Douglas County Sheriff's Office with a modern, manufacturer-supported armored vehicle that meets current operational requirements and ensures the continued availability of this essential public safety resource.

Risk Management Fund 22680.674200Documents Attached:

- Leco P.O. request, Quote & Sole Source Letter- $412,481.00
- County Manager Approved Sheriff’s Office Memo utilizing Risk Management funds to replace unit 1250.

RECOMMENDED ACTION: Approval of Purchase Order to Lenco Armored Vehicles in the amount of $412,481.00 using Lenco Industries as a sole-source vendor.

REVIEW:

Tim Hallmark	Approve	7/30/2026
Jeff Garcia	Approve	8/6/2026
Christie Guthrie	Approve	8/7/2026
Doug DeBord	Approve	8/7/2026

ATTACHMENTS:

Lenco_Armored_Vehicles_$412,418.00_072126
Approved 2026 DCSO BearCat Replacement_July 2026

Douglas County Government
Finance Department, Purchasing Division
100 Third Street, Suite 130
Castle Rock, Colorado 80104
Phone: 303-660-7430

Date Requested:	07/17/26	**Requested By:**	Undersheriff Kennedy
Department Number:	22680	**Telephone Number:**	303.660.7599
Department Name:	DCSO - SWAT	**Delivery Address:**	4000 Justice Way Castle Rock CO 80109
Account Number:	22680.674200		

Department Authorization

I certify that the purchase listed below is necessary for the proper operation of Douglas County and to my knowledge funds are available in the current budget.

Signed by: Ron Hanavan 9257BA777FB74E1...
Signed by: Megan Datwyler 2F4FAC2E4B4C41A...
Signed by: Sonia Steranko E67004F7D243436...
Signed by: Jason Kennedy AB80ZB1ICEFE476...

Authorized Department Official

Vendor

Lenco Armored Vehicles
10 Betnr Industrial Drive
Pitssfield, MA, 01201
PH. 413.443.7359; General Inbox (contracting@LencoArmor.com)

Qty.	Unit	Description/Specifications (please include detailed information regarding this purchase, i.e., bid number, quotes attached, etc.)	Unit Price	Amount
1	EA	Lenco Bear Cat	$278,880.00	$ 278,880.00
1	EA	G3 Pro Pacakage	$128,216.00	$128,216.00
1	EA	G3 Package Discount	($15,000)	($15,000.00)
2	EA	Ballistic Skip Round Shield	$2,820	$5,640.00
1	EA	DEF Tank Guard - Diesel Engine Only	$1,850	$1,850.00
1	EA	Front Skid Plate	$1,995.00	$1,995.00
1	EA	Freight Charge	$10,900	$10,900.00
		Not to exceed $412,481.00		
			Total Price	**$412,481.00**

Special Instructions:

Lenco Bear Cat Replacement
Contract Pricing - GS-07F-169DA

**** PLEASE ATTACH A COPY OF THE AGENDA ITEM FOR ALL BOCC APPROVED PURCHASES ****

FOR PURCHASING USE ONLY

Purchase Order No.:		**Accounting Review:**	
Vendor Number:		**Budget Review:**	
Date Entered:		**Cty Manager Approval:**	
Entered By:		**BOCC Approval:**	
		BOCC Approval:	

July 17, 2026

Lenco Industries Inc.
10 Betnr Industrial Drive
Pittsfield, MA 01201

Subject: Letter of Intent to Purchase – Lenco BearCat (Quotation 112747)

Dear Dan Besemer,

The Douglas County Sheriff's Office is formally issuing this Letter of Intent to purchase a Lenco BearCat, associated with Lenco Quotation 112747, in the amount of $412,481.00.

We have secured the support of Douglas County Government and the County Manager for this acquisition. However, due to the total dollar amount, we are required to proceed through the established procurement process, which includes obtaining approval from the Douglas County Board of County Commissioners. The earliest opportunity for this approval is the Board's August 11th business meeting.

In the interim, we respectfully request that this Letter of Intent serve as a placeholder for our position in the production queue. We understand the current estimated lead time is approximately 18 months, and securing our place in line is critical to ensuring the timely delivery of this essential piece of equipment.

We appreciate your consideration and your continued support of our agency's mission. Please feel free to contact us if any additional documentation or confirmation is required.

Respectfully,

Jason Kennedy
Undersheriff

Douglas County Sheriff's Office

LENCO ARMORED VEHICLES
Protecting Our Nation's Defenders™
10 Betnr Industrial Drive - Pittsfield, MA 01201
PH: 413-443-7359 - FAX: 413-445-7865

Quotation 112747

Customer Code: DOLCO
Quotation Date: 05/27/26
Lenco Tax ID#: 04-2719777

Bill To	Ship To
Douglas County Sheriff's Office 4000 Justice Way Castle Rock, CO 80109 USA	Douglas County Sheriff's Office 4000 Justice Way Castle Rock, CO 80109 USA

Payment Terms	Shipping Terms	Ship Via
Net 30 Days	FOB: Destination	Common Carrier
Estimated Completion	**Lenco Contact**	**Inspection & Acceptance**
18 Months (+ or -) ARO	Daniel Besemer	At Lenco's Facility, Pittsfield, MA

Item:	Product #	Qty	Unit Price	Total
Vehicle configuration	5648			
Lenco BearCat	BC55003-BASE	1	$278,880.00	$278,880.00
Options:				
LED Red and Blue	LED_RED_BLUE	1		
Lusterless Urban Green	LUSTERLESS_URBAN_GREEN	1		
G3 Pro Package	G3PRO	1	$128,216.00	$128,216.00
Package Discount	DISC	1	-$15,000.00	-$15,000.00
BearCat G3 4-Wheel Off-Road Upgrade Pkg w/Run-Flats	BC3WOFFRD	1		
Diesel Engine, 6.7L Turbo	BCDLEN	1		
4-Door Configuration	BC4DR	1		
(1) 7" Vertical GunPort Upgrade	BCGP7	8		
360 Camera System	BC360DEG	1		
Rear A/C - Heating System: High Capacity Upgrade	BCHACUP	1		
Hydraulic Front Mounted Receiver with Ram Post and Plate	BCHYDRAM	1		
Gas Injector Prep Package	BCGIUPREP	1		
Draco Prep Package	BCDRACOPREP	1		
VSP Style Low Profile & Scene Lighting Pkg	BCVSPL	1		
Roof Mounted Remote Control Spot Light - LED	BCSLLED	2		
High Intensity Driving Lights in Front Bumper	BCHIDL	1		
Fender Intersection Lights	BCFIL	1		
IR Take Down Light (Bumper Mounted)	BCTDL-IR	1		
AC-DC Power Inverter w/ Auto Eject	BCINV2000	1		
Armored Oil Pan Guard	BCAOPG	1		
Intercom System Inside to Outside	BCINT	1		
Weapons Mount	BCWMT	6		
Ballistic Skip Round Shield	BCBSRS	2	$2,820.00	$5,640.00
DEF Tank Guard - Diesel Engine Onl	BCDEFG	1	$1,850.00	$1,850.00
Front Skid Pan	BCFSP	1	$1,995.00	$1,995.00
Configuration Subtotal:				**$401,581.00**
BEARCAT - G3 Pro Configuration	G3PRO	1	$401,581.00	$401,581.00
Freight Out - SWAT	FREIGHTOUT-VEHICLE	1	$10,900.00	$10,900.00
Net Total				**$412,481.00**

LENCO ARMORED VEHICLES
Protecting Our Nation's Defenders™
10 Betnr Industrial Drive - Pittsfield, MA 01201
PH: 413-443-7359 - FAX: 413-445-7865

Quotation 112747

Customer Code: DOLCO
Quotation Date: 05/27/26
Lenco Tax ID#: 04-2719777

Notes:

WARNING: Information Subject to Export Control Laws

The written approval of the Directorate of US Defense Trade Controls and Lenco Industries, Inc. must be obtained before reselling, transferring, transshipping or disposing of a defense article to any end user, end use or destination other than as stated on this Lenco quote or the shipper's export declaration in cases where an exemption is claimed under this subchapter ITAR 123.9(A).

Acceptance of this quotation or entering into a purchase agreement with Lenco, the purchaser agrees to Lenco's full Terms and Conditions of Sale, available upon request. This quote will be valid for 60 days.

ACCEPTANCE OF PROPOSAL

Authorized Signature: _____
Please sign and return

Authorized Signature: Daniel Besemer
Daniel Besemer

Thank you

Docusign Envelope ID: 13438500-A44D-8DD8-819F-41F4A54B147B

Protecting Our Nation's Defenders™

SOLE SOURCE LETTER - CONTRA COSTA COUNTY OFFICE OF THE SHERIFF

Lenco Industries, Inc.
10 Betnr Industrial Drive
Pittsfield, MA, 01201
E-mail: Contracting@LencoArmor.com
Phone: 413-443-7359

DATE: May 06, 2026

RE: Sole Source Letter for the Lenco BearCat

To Captain Mark Johnson:

This letter confirms that Lenco Industries, Inc. (d/b/a Lenco Armored Vehicles), as designer and manufacturer, is the **Sole Source** provider of the following products in the United States and internationally:

- **Lenco BEAR®**
- **Lenco BearCat®**
- **Lenco BombCat®**
- **Lenco MedCat™**
- **Lenco FireCat™**

Additionally, these Lenco products, their specifications, manufacturing techniques and marketing materials are proprietary and are protected by copyrights, trademarks, service marks, patents, nondisclosure agreements, noncompete agreements and exclusive supply agreements; in whole or in part.

There are no other items or products available that offer identical functionality or performance characteristics, and Lenco determines the prices for the above-named products to be fair and reasonable because of pre-competed federal and state supply schedules controlled by exclusive distribution.

Federal Acquisition Regulation (FAR) Part 6.302-1 – "Only one responsible source and no other supplies or services will satisfy agency requirements" is the statutory authority permitting this Sole Source government procurement.

Further, the Code of Federal Regulations (CFR) Title 2, Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards establishes government-wide requirements for federal grants and cooperative agreements. Under the Uniform Guidance, a non-Federal entity that receives a federal award must "provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States." *See* 2 C.F.R. § 200.322. If the non-Federal entity fails to do so, the federal awarding agency or pass-through entity may sanction a non-compliant recipient of funds.

In summary, Lenco Armored Vehicles, based in the United States, is the only manufacturer or authorized dealer of the Lenco BearCat, its variants or its equivalent.

Docusign Envelope ID: 13438500-A44D-8DD8-819F-41F4A54B147B

Protecting Our Nation's Defenders™

SOLE SOURCE SPECIFICATIONS

Lenco Industries, Inc.
10 Betnr Industrial Drive
Pittsfield, MA, 01201
E-mail: Contracting@LencoArmor.com
Phone: 413-443-7359

DATE: May 06, 2025

RE: Sole Source Specifications for the Lenco BearCat

Lenco BearCat Key Features, Testing and Certifications

Armor Protection

- Armor Panels constructed of Certified Mil-Spec Steel
- Vertical Armor Panels are .50 inch thick, one-piece solid construction from the front of the vehicle to the rear of the vehicle
- Gunports and all surrounding armor protection, including backup armor, is .50 inch thick.
- Proprietary welding technique utilized in sidewall, floor and roof construction
- Armored hood, radiator protection, fuel tank, exterior lighting armor backup, inner fender armor, door and window pocket armor backup
- Department of the Army, U.S. Army Aberdeen Test Center – Ballistic Certification for armor plate used in **every** BearCat manufactured
- Independent Third-Party Testing to the following threats / ballistic standards: EN 1063 BR7, NIJ IV, STANAG 4569 Level 2, .50 CAL M2 Multi-Hit, .50 CAL M33 Multi-Hit, DM51x2 Hand Grenades, DM31 Anti-Personnel Mine, M67x2 Hand Grenades, 20mm FSP, V50 (BL) P Ballistic Test

Mobility & Automotive Safety

- 126" – 135" Wheelbase
- Custom-tuned suspension, including shocks, springs, bump stops, front and rear sway bars, track bar and radius arms
- Proprietary OEM Frame-to-Body construction
- Department of the Army, U.S. Army Aberdeen Test Center, Aberdeen Proving Grounds – Automotive Performance Testing to the following standards:
  - Test Operating Procedures (TOP)
  - North Atlantic Treating Organization (NATO) Reference Mobility Model (NRMM)

Docusign Envelope ID: 13438500-A44D-8DD8-819F-41F4A54B147B

  - NATO Allied Vehicle Testing Publication (AVTP)
  - Society of Automotive Engineers (SAE)

- Human Factors Integration - Safety Assessment Review (SAR)
  - Fort Knox, KY
  - Fort Belvoir, VA

- National Highway Transportation Safety Administration (NHTSA), Office of Vehicle Safety Compliance (OVSC), Federal Motor Vehicle Safety Standards (FMVSS) Compliance Testing
  - Center of Gravity Test
  - FMVSS 105 – Hydraulic Brake Test
  - FMVSS 206 – Door Locks and Door Retention Test
  - FMVSS 207 – Seating Systems
  - FMVSS 210 – Seat Belt Anchorages
  - FMVSS 302 – Flammability of Interior Components

- National Tactical Officers Association (NTOA), Member Tested and Recommended Certification
  - 2003 Certification
  - 2020 Re-Certification

- U.S. Air Force Air Transportability Test Loading Activity (ATTLA) – Air Transportation Certification
  - Lockheed C-5 Galaxy
  - Boeing C-17 Globemaster III
  - Lockheed C-130 Hercules

Tactical Features

- Patented, zero gravity counter balanced & rotating roof hatch system
- Height-adjustable gunner stand with removable / serviceable design - ***US Patent No. 11,561,060 B1***, granted to Lenco on 01/24/2023
- Automatic Door Lock-Out (side doors) with single tap release
- Welded Running Boards rated to hold 3,000 lbs. at each side & 2,500 lbs. on rear
- Occupant situational awareness
- 390 square feet of interior space
- 2-Piece Bumper-integrated hydraulic entry bars with attachments for Audio / Video, Chemical Deployment, and Water Deployment
- Roof Mounted Water Nozzle with internal joystick controls
- Bumper Mounted Water Nozzle with internal joystick controls
- Vehicle-Integrated On-Board SCBA System
- Tactical EMS interior layout, workstation, medical cabinet, oxygen storage and trauma lighting
- 68 Gallon Single Fuel Cell
- 40” Water Fording Package with Independent 3rd Party Testing

Service, Reliability & Interoperability

- Commercial Chassis common to government fleet

- Commercial Chassis Warranty and Service history at nearly 160+ Authorized Ford Service Centers across the United States

Docusign Envelope ID: 13438500-A44D-8DD8-819F-41F4A54B147B

- Ford OEM Warranty
- 3 Year Lenco Warranty
- Operational and Support Cost: Average cost of $558 USD per 10,000 miles of operation
- Reliability, Availability and Maintainability (RAM): 24,906 mean miles between repair, 1.3 hours mean time to repair and 98% operational readiness
- Interoperability with hundreds of federal, state and local law enforcement agencies across the United States; reduces training cost and limits response time in joint operations
- Lenco Refurbishment Program – (4) individual 'Schedules' of refurbishment work that address Ford chassis components, Lenco components, paint and upgrades.
- Lenco Trade-In Program – End-of-Life vehicles can be traded-in to Lenco for value against the acquisition of a new or used model vehicle.

Docusign Envelope ID: 13438500-A44D-8DD8-819F-41F4A54B147B

Protecting Our Nation's Defenders™

Cooperative Purchasing Contracts

Lenco Direct Cooperative Contracts

1. GSA Federal Acquisition Service – Multiple Award Schedule

Contract Number: GS-07F-169DA
Current Option Period End Date: August 22, 2026
Important Links:
Lenco GSA eLibrary Link

1122 Program Link

2. H-GAC – Ambulances, EMS, and Other Special Service Vehicles

Contract Number: AM10-23
Current Option Period End Date: September 30, 2027
Important Links:
HGACBuy Contract Link

3. North Carolina Sheriff's Association (NCSA) – Fire/EMS/Law Enforcement Specialty Vehicles

Contract Number: 25-05-0521
Current Option Period End Date: June 17, 2026
Important Links:
NCSA Contract Link

4. Howard County, MD Office of Procurement and Contract Administration – New Vehicles, Class 1 – 7

Contract Number: 4400004548
Current Option Period End Date: June 30, 2026
Important Links:
Howard County, MD Current Awards and Contracts Link

Current Contracts Link

5. State of Iowa – Specialty Vehicles: Armored Rescue Vehicle

Contract Number: 005-RFB-0437-2023 / 23202B
Current Option Period End Date: August 31, 2026
Important Links:
Iowa Department of Administrative Services Link

Docusign Envelope ID: 13438500-A44D-8DD8-819F-41F4A54B147B

Lenco Reseller Cooperative Contracts

**Reseller may add additional fees up to a negotiated maximum amount or percentage to the price of your purchase. Call for details.

6. US Communities (OMNIA Partners) – Public Safety & Emergency Preparedness

Contract Number: 4400008468
Current Option Period End Date: September 30, 2028
Lead Agency: County of Fairfax, Virginia
Lead Contractor: Safeware, Inc.
Important Links:
US Communities / OMNIA Partners Contract Link

Contract Number: 159469
Current Option Period End Date: April 1, 2027
Lead Agency: Port of Portland, Oregon
Lead Contractor: Safeware, Inc.

7. Sourcewell – Public Procurement Cooperative Purchasing: Public Safety and Emergency Management
Contract Number: 080922-SAF
Current Option Period End Date: October 7, 2027
Lead Contractor: Safeware, Inc.
Important Links:
Sourcewell Public Safety and Emergency Management Contract

8. US Communities (OMNIA Partners) – Public Safety & Emergency Preparedness

Contract Number: 4400008495
Current Option Period End Date: September 30, 2028
Lead Agency: County of Fairfax, Virginia
Lead Contractor: Mallory Safety and Supply, LLC
Important Links:
US Communities / OMNIA Partners Mallory Contract Link

Contract Number: 159498
Current Option Period End Date: April 1, 2026
Lead Agency: Port of Portland, Oregon
Lead Contractor: Mallory Safety and Supply, LLC

9. New Jersey Cooperative Purchasing Alliance (Bergen County Co-Op) – Catalog / SWAT Equipment

Contract Number: Master Contract Number CK04 BC-Bid-#24-62 (COOP)
Current Option Period End Date: December 3, 2026
Lead Agency: County of Bergen, NJ
Lead Contractors: Tomahawk Strategic Solutions
Important Links:
Bergen County Co-Op Contract Link

10. TIPS - The Interlocal Purchasing System

Contract Number: 240901 (Transportation Vehicles)
Current Option Period End Date: November 30, 2027
Important Links:
TIPS - The Interlocal Purchasing System

11. TX SmartBuy - Vehicle 5501
Contract Number: 070-M1 / IFB 304T-23T070A1
Current Option Period End Date: November 30, 2025
Important Links:
TX SmartBuy Contracts Link

Effective Date: February 2, 2026 (Current Option Period End Date: August 22, 2031)
BearCat GSA Price List w/ Option Prices
LENCO CONTRACT # GS-07F-169DA - Ultimate Contract End Date August 22, 2036
Schedule Number 084 SIN #336992
Qty/Vol Discount: .5% Discount Each Off Purchase of (5) (Off Base Model)
1% Discount Each Off Purchase of (10) (Off Base Model)

PROPRIETARY

Item:	Product #	Commercial	GSA Net Price
Lenco BearCat	BC55003	$ 293,557.89	$ 278,880.00
Diesel Engine, 6.7L Turbo	BCDLEN	$ 12,631.58	$ 12,000.00
4-Channel DVR 160 GR	BC4CHDVR	$ 1,842.11	$ 1,750.00
17" Flat Panel LCD Monitor	BC17FPLCD	$ 1,842.11	$ 1,750.00
AC-DC Power Inverter w/Auto Eject	BCINV2000	$ 6,723.16	$ 6,387.00
Back up Camera System with Monitor	BCBU	$ 2,417.89	$ 2,297.00
Electric Power Mirrors	BCMIR	$ 1,587.37	$ 1,508.00
Electric Power Winch; Modular w/Winch Basket	BCWNCH	$ 6,534.00	$ 6,207.00
Explosive Gas Detection Pkg	BCDRG	$ 5,289.47	$ 5,025.00
Heated Windshield Upgrade	BCHGW	$ 2,947.37	$ 2,800.00
High Intensity Driving Lights in Front Bumper	BCHIDL	$ 1,936.84	$ 1,840.00
Intercom System; Inside to Outside	BCINT	$ 3,452.63	$ 3,280.00
Light Bar Prep Package	BCILB	$ 528.42	$ 502.00
On Board *SCBA* System/Includes Bottled Air & Inside Attach Points	BCSBA	$ 36,842.11	$ 35,000.00
Radiation Detection Package	BCRAD	$ 5,289.47	$ 5,025.00
Radio Prep Package, (1) Max (2)	BCINSRA	$ 528.42	$ 502.00
Desert Climate Cooling Package	BCDCCP	$ 3,684.21	$ 3,500.00
Interior Crew Compartment Exhaust Fan	BCICEF	$ 3,684.21	$ 3,500.00
Rear A/C - Heating System: High Capacity	BCHAC	$ 4,473.68	$ 4,250.00
Rear A/C - Heating System: High Capacity Upgrade	BCHACUP	$ 8,684.21	$ 8,250.00
Roof Mounted Remote Control Spot Light (1) - Max (4)	BCRCSL	$ 1,056.84	$ 1,004.00
Roof Mounted Remote Control Spot Light - LED	BCSLLED	$ 1,477.89	$ 1,404.00
Color & Thermal Camera w/Controller, Front and Rear Monitors	BCTI	$ 38,677.89	$ 36,744.00
Telescoping Mast System; 10' w/Compressor & Proximity Switch	BCTELMAS	$ 44,421.05	$ 42,200.00
VSP Style Low Profile & Scene Lighting Pkg	BCVSPL	$ 6,423.16	$ 6,102.00
Whelen Liberty LED Light Bar (Installed)	BCLED	$ 3,385.68	$ 3,216.00
Trauma Lighting (6) Overhead Dome White w/Hi/Low/Red	BCLTMED	$ 5,258.95	$ 4,996.00
Protective Window Screens	BCPWS	$ 7,244.21	$ 6,882.00
Protective Window Screens - Automatic	BCPWSA	$ 10,521.05	$ 9,995.00
Take Down Light (Bumper Mounted)	BCTDL	$ 2,371.58	$ 2,253.00
LRAD Wiring Prep (for internal controls)	BCLWP	$ 8,526.32	$ 8,100.00
LRAD T-Lock Mount	BCLTM	$ 1,713.68	$ 1,628.00
LRAD Hatch Mount	BCMHM	$ 1,435.79	$ 1,364.00
LRAD Roof Rail Mount	BCLRRM	$ 1,505.26	$ 1,430.00
In-Line Diesel Fuel Heater	BCDFH	$ 1,578.95	$ 1,500.00
ECM Diagnostics System	BCEDS	$ 1,263.16	$ 1,200.00
Fire Suppression System (Crew Area Only)	BCFSSCA	$ 30,421.05	$ 28,900.00
5 Pack Mag Kit	BCMAGKIT	$ 1,026.32	$ 975.00
Armored Oil Pan Guard	BCAOPG	$ 2,368.42	$ 2,250.00
Fire Suppression: Engine; Manual Discharge	BCFSUPE	$ 8,505.26	$ 8,080.00
Fire Suppression: Tires: Left Side & Right Side; Manual Discharge	BCFSUPT	$ 17,757.89	$ 16,870.00
Front Area Barricade Plow with Hydraulic Lift	BCPLOW	$ 24,726.32	$ 23,490.00
Integrated LED Visor Lights (8): 4 Red / 4 Blue	BCIVL	$ 2,141.05	$ 2,034.00
Integrated Side Area Lights: (8): 2 Red / 2 Blue / 4 White	BCSAL	$ 3,211.58	$ 3,051.00
Gas Injector Storage Basket	BCGISB	$ 1,678.95	$ 1,595.00
2 Rear Area Electric Fans	BC2RELFAN	$ 1,263.16	$ 1,200.00
HRI Mineroller Vehicle Integration Kit w/ Export Crate	HRIMVIK-SOMFL	$ 8,410.53	$ 7,990.00
24V System (HRI Mineroller Hydraulic Steering upgrade) w/ Export Crate	24VHRI-SOMFL	$ 13,578.95	$ 12,900.00
Advanced BMI MRAP Gunner's Seat	BCBMIGS	$ 3,789.47	$ 3,600.00
Blast Seat (Each)	BCBSEATS	$ 3,173.68	$ 3,015.00
2-Mid Back Seats in Rear (Bench Seats Shortened)	BCMBS	$ 1,662.11	$ 1,579.00
Wall Mounted Flip Down Seat	BCFLIPSEAT	$ 789.47	$ 750.00
Ford F550 Service Manuals	BCFMNL	$ 1,047.37	$ 995.00
Seat Belts Rear Bench Seats	BCSBLT	$ 1,309.47	$ 1,244.00
Spec Rest Sniper System	BCSRESTSS	$ 4,189.47	$ 3,980.00
Work Counter/Control Station w/Swivel Seat/Lumbar Support	BCWKCT	$ 9,263.16	$ 8,800.00
Run-Flat Tires: Set of (6)	BCRF6	$ 6,347.37	$ 6,030.00
19.5" Spare Tire with Run Flat	BCSTRF	$ 2,429.47	$ 2,308.00
Run-Flat Tires for 22.5" Tire and Wheel Upgrade	BCRF225	$ 13,273.68	$ 12,610.00
22.5" Spare Tire with Run Flat	BCSTRF2	$ 4,726.32	$ 4,490.00
22.5" Tire and Wheel Upgrade	BCTWU	$ 13,894.74	$ 13,200.00
G3/G4 Spare Tire with Run-Flat	BC40STRF	$ 6,583.16	$ 6,254.00
(1) 7" Vertical GunPort Upgrade	BCGP7	$ 240.00	$ 228.00
4-Door Configuration	BC4DR	$ 10,340.00	$ 9,823.00
Armored Engine Firewall	BCAEF	$ 14,965.26	$ 14,217.00
Ballistic Skip Round Shield	BCBSRS	$ 2,968.42	$ 2,820.00
BearCat **EOD** Pkg/Robot Deployment Door/Truck Extension/Raised Roof	BCEOD	$ 156,973.68	$ 149,125.00
Front Mtd Hydraulic Robot Lift/Delivery Platform/Winch	BCFMHYRO	$ 30,126.32	$ 28,620.00

BearCat **G3** 4-Wheel Off-Road Upgrade Pkg w/Run-Flats	BC3WOFFRD	$ 40,477.89	$ 38,454.00
BearCat **G4** Off-Road Pkg w/RunFlats/4-Dr/Lg Tinted Windows/2-Rear Seats	BCG4	$ 188,168.42	$ 178,760.00
BearCat **G5** 4-Wheel Mine Resistant Package	BCG5	$ 204,968.42	$ 194,720.00
BearCat X3 Utility Package	BCX3	$ 107,828.42	$ 102,437.00
BearCat X-Series Fire Response Package	BCX3MON	$ 148,263.16	$ 140,850.00
BearCat **MedEvac** (4) Litter Pkg	BCMEDEVAC	$ 62,975.79	$ 59,827.00
BearCat **MedEvac** LASD TEMS Version	BCMEDLASD	$ 54,372.63	$ 51,654.00
BearCat Life-Cycle Maintenance Program	BCLCMP	$ 146,895.79	$ 139,551.00
Light Weight Assault Litter	BCLWAL	$ 2,315.79	$ 2,200.00
BearCat **VIP, SUV** Pkg	BCVIPSUV	$ 159,223.16	$ 151,262.00
BearCat Hi Rail System	BCHRS	$ 149,392.63	$ 141,923.00
BearCat Hi Rail System Accessory Kit	BCHRAK	$ 19,635.79	$ 18,654.00
Bedrock Paint	BCPJ	$ 7,894.74	$ 7,500.00
Emergency Escape Hatch	BCEEH	$ 3,602.11	$ 3,422.00
Extreme Heat Reducing Insulation & Sound Reduction Pkg	BCEXHT	$ 5,263.16	$ 5,000.00
Hydraulic Front Mounted Receiver with Ram Post and Plate	BCHYDRAM	$ 17,868.42	$ 16,975.00
Break and Rake	BCBAR	$ 1,894.74	$ 1,800.00
Ram Cam with Monitor	BCRC	$ 25,187.37	$ 23,928.00
Ram Cam Prep Pkg	BCRCP	$ 2,291.58	$ 2,177.00
RAM Cam Plug & Play Package	BCPPP	$ 5,305.26	$ 5,040.00
360 Camera System	BC360DEG	$ 4,654.74	$ 4,422.00
Gas Injector Unit	BCGIU	$ 15,317.89	$ 14,552.00
Gun Mount for 240 w/Pedestal/Gasket/Armor Shield	BCGMT240	$ 15,776.84	$ 14,988.00
High Gloss Exterior Paint (CARC is Standard)	BCHGP	$ 13,894.74	$ 13,200.00
Military Style Cupola and Mechanical Turret System	BCMTUR	$ 23,575.79	$ 22,397.00
Military Style Cupola w/Ballistic Windows & Mechanical Turret System	BCMCUPOLA	$ 33,247.37	$ 31,585.00
1-Plasma Rope	BCPLAS1	$ 1,263.16	$ 1,200.00
BearCat UV Ray Protective Cover	BCUVPC	$ 2,555.79	$ 2,428.00
BearCat Spare Parts Kit	BCG5SP	$ 3,157.89	$ 3,000.00
BearCat Export Conversion	BCEXCON	$ 6,294.54	$ 5,979.81
Rear Tow Hitch Receiver	BCRTOWR	$ 1,587.37	$ 1,508.00
Single Side Personnel Door w/Window/Gunport/Adj Ht Gunner Stand	BCSSPD	$ 6,842.11	$ 6,500.00
Supplemental Floor Armor/Blast Shield	BCSFA	$ 5,541.05	$ 5,264.00
Water Monitor (Integration) with Joy Stick Control	BCMON	$ 56,824.21	$ 53,983.00
Water Monitor (Integration) w/Joy Stick Control: Bumper Mounted Nozzle	BCMONBMN	$ 51,284.21	$ 48,720.00
Water Piercing Monitor	BCWPN	$ 14,402.11	$ 13,682.00
Semi-Automatic Tire Inflation System (STIS)	BCSTIS	$ 10,863.16	$ 10,320.00
Crows Integration w/24 Volt Conversion	BCCRWS	$ 53,277.89	$ 50,614.00
Vehicle Front Stabilization System	BCVFSS	$ 17,137.89	$ 16,281.00
Engineering Support Labor Rate (per hour)	BCELSR	$ 273.68	$ 260.00
Roadside Tire Tool Kit	BCRTK	$ 1,578.95	$ 1,500.00
Weapons Mount	BCWMT	$ 631.58	$ 600.00
Special Ops Package	BCSOP	$ 13,177.89	$ 12,519.00
Front Skid Pan	BCFSP	$ 2,100.00	$ 1,995.00
Certified Air Transportability Package	BCCATP	$ 3,663.16	$ 3,480.00
Large Capacity Fuel Cell	BC68GFT	$ 6,947.37	$ 6,600.00
Power Inverter - Export	BCPIEX	$ 3,142.11	$ 2,985.00
Extreme Use Off-Road Suspension Upgrade	BCORS	$ 7,063.16	$ 6,710.00
Roof Mounted Alley Lighting - (1) Max (4)	BCRMAL	$ 2,329.47	$ 2,213.00
Water Fording Upgrade	BCWFU	$ 21,044.21	$ 19,992.00
Front Bumper Intersection Lights	BCBIL	$ 1,894.74	$ 1,800.00
Fender Intersection Lights	BCFIL	$ 3,143.16	$ 2,986.00
Advanced Rescue MedEvac Package	BCRMP	$ 147,361.05	$ 139,993.00
19.5 Spare Tire, No Run-Flat	BC195ST	$ 1,561.50	$ 1,483.00
22.5 Spare Tire, No Run-Flat	BC225ST	$ 3,578.95	$ 3,400.00
Protective Window Covers	BCWC	$ 1,894.74	$ 1,800.00
MedEvac Benches w/ stretcher restraints	BCMEDBENCH	$ 6,871.58	$ 6,528.00
Gooseneck Task Lights (4)	BCGTL	$ 6,873.68	$ 6,530.00
DS Medical Cabinet	BCMEDCABDS	$ 11,721.05	$ 11,135.00
PS Medical Cabinet	BCMEDCABPS	$ 3,637.89	$ 3,456.00
IV Hooks	BCIVHOOK	$ 1,473.68	$ 1,400.00
Stretcher Hook Prep	BCSHP	$ 3,181.05	$ 3,022.00
Electric Power Winch; Front Bumper Mounted	BCWNCHFRONT	$ 5,517.89	$ 5,242.00
Light Duty Electric Powered Winch; 10,000 lbs Capacity	BCWNCHSUVFRONT	$ 5,518.95	$ 5,243.00
Electric Power Winch / Synthetic Rope; Front Bumper Mounted	BCWNCHRMPFRONT	$ 6,396.84	$ 6,077.00
Electric Power Winch / Synthetic Rope; Modular with Winch Basket	BCWNCHRMP	$ 6,415.79	$ 6,095.00
Rear Tow Hitch Receiver w/ Winch Power	BCRTOWRWP	$ 1,985.26	$ 1,886.00
DEF Tank Guard; Diesel Engine Only	BCDEFG	$ 1,947.37	$ 1,850.00
Exterior Equipment Storage Compartment	BCSCOMP	$ 5,026.32	$ 4,775.00
Navy Specialized Cupola & Turret System	BCMTURNA006	$ 24,628.42	$ 23,397.00
Navy Gun Mount System	BCGMTNA006	$ 11,408.42	$ 10,838.00
Ammo Storage Rack	BCASR	$ 2,431.58	$ 2,310.00
Flip-up Running Board	BCFRB	$ 4,109.47	$ 3,904.00
Go Light Protective Cage	BCGLC	$ 789.47	$ 750.00
UN006 Special Configuration	UN006	$ 16,786.32	$ 15,947.00
IDGID Special Configuration	IDGID	$ 24,867.37	$ 23,624.00
LO001 Special Configuration	LO001	$ 57,524.21	$ 54,648.00
MI004 Special EOD Configuration	MI004	$ 78,801.05	$ 74,861.00
Integrated Decontamination System	BCADS	$ 26,501.05	$ 25,176.00
Draco Prep Package	BCDRACOPREP	$ 1,995.79	$ 1,896.00
Reverse Opening Hood	BCROH	$ 4,315.79	$ 4,100.00

Light Guard Package	BCLG	$ 1,052.63	$ 1,000.00
Front Mud Flaps	BCFMF	$ 789.47	$ 750.00
Advanced Rescue Front End	BCARFE	$ 34,484.21	$ 32,760.00
External Storage Cabinets Driver & Passenger Side	BCESC	$ 7,092.63	$ 6,738.00
X-Series Utility Bed Cabinet	BCXBEDCAB	$ 5,917.89	$ 5,622.00
Interior Rubber Mats (In Place of Carpets)	BCRMF	$ 1,315.79	$ 1,250.00
In-Skins	BCINSKINS	$ 9,378.95	$ 8,910.00
Large Escape Hatch w/ Ladder	BCEHWL	$ 4,481.05	$ 4,257.00
SCBA Flip up Seat	BCSCBAFSEAT	$ 2,252.63	$ 2,140.00
SCBA Seat w/ Base	BCSCBASEAT	$ 1,951.58	$ 1,854.00
Forward Facing Camera	BCFFC	$ 2,417.89	$ 2,297.00
Whole Vehicle Bedrock Paint	BCPJWV	$ 10,526.32	$ 10,000.00
Severe Duty Axle Upgrade	BCSDAU	$ 30,526.32	$ 29,000.00
INTRAXX System (gunport layout)	BCINTRAXX	$ 1,326.32	$ 1,260.00
Tire Shields (Qty 4)	BCTIRESHIELD	$ 3,208.42	$ 3,048.00
(2) Fin Grip Weapons Mount & Base	19-482	$ 1,263.16	$ 1,200.00
Hydraulic Ram Upgrade (Post Production non-prep)	BCHYDRAMPROD	$ 20,714.74	$ 19,679.00
MIEMS Special Configuration	MIEMS	$ 43,545.26	$ 41,368.00
Stryker Center-Mount for Pro-XT Stretcher	BCPROXTMOUNT	$ 17,442.11	$ 16,570.00
LRAD 450XL	BC19-1249	$ 34,403.16	$ 32,683.00
Ford Ignition Key	BC3-104	$ 626.32	$ 595.00
Center Mount Large Escape Hatch, Hinged Driver Side	BCCLEH	$ 3,602.11	$ 3,422.00
CTIS Management Kit (Axle upgrade required)	BCCTISMK	$ 22,694.74	$ 21,560.00
Dillon Version Cupola w/ Glass	BCDCUPOLAWGLASS	$ 32,742.11	$ 31,105.00
Door Pivoting Ram Head	BCDPRH	$ 1,978.95	$ 1,880.00
Exterior Spare Tire Mount (Tire Assembly Sold Separately)	BCEXTSTM	$ 1,143.16	$ 1,086.00
Gas Injector Unit Prep Package	BCGIUPREP	$ 2,886.32	$ 2,742.00
Height Adjustable Front Seat	BCHEIGHTSEAT	$ 1,947.37	$ 1,850.00
Instrument Blackout Panel	BCIBP	$ 842.11	$ 800.00
Radio Prep Package - Driver Side Rear Wall Only, Max (1)	BCINSRA-RW	$ 1,000.00	$ 950.00
Optical Traffic Preemption Emitter	BCOTPE	$ 2,684.21	$ 2,550.00
Police Cupola w/ Glass & Barn Doors	BCPCUPOLA	$ 35,352.63	$ 33,585.00
Bedrock Paint; Front Bumper	BCPJFB	$ 2,163.16	$ 2,055.00
Police Cupola w/ Barn Doors	BCPTUR	$ 25,789.47	$ 24,500.00
IR Remote Control Spot Light	BCSLIR	$ 1,900.00	$ 1,805.00
Battery Trickle Charger	BCTC	$ 1,578.95	$ 1,500.00
Take Down Light w/ IR (Bumper Mounted)	BCTDL-IR	$ 2,712.63	$ 2,577.00
Exhaust Tail Pipe Cover	BCTPC	$ 789.47	$ 750.00
Lenco Certified Device Integration AT&T FirstNet	BCWIFIVI	$ 7,294.74	$ 6,930.00
X-Series Utility Bed Canopy	BCX3CC	$ 11,894.74	$ 11,300.00
X-Series Utility Bed Flip-Up Bench Seating	BCX3FUBB	$ 10,785.26	$ 10,246.00
FBGVA Special Configuration	FBGVA	$ 7,730.53	$ 7,344.00
MAFFL Special Configuration	MAFFL	$ 64,926.32	$ 61,680.00
NE014 Special Configuration	NE014	$ 5,633.68	$ 5,352.00
Patriot3 Prep	PATRIOT3PREP	$ 1,578.95	$ 1,500.00
PL003 Two Tone Paint Scheme	PL003	$ 8,132.63	$ 7,726.00
US007 Special Configuration	US007	$ 2,884.21	$ 2,740.00
US020 Special Configuration	US020	$ 54,678.95	$ 51,945.00
Agilemesh Equipment Integration	AGILEMESH	$ 7,149.47	$ 6,792.00
AL015 Special Configuration	AL015	$ 5,128.42	$ 4,872.00
Angled Ladder Rung System - Side or Rear Wall (Single Rear Door Only)	BCALRS	$ 1,552.63	$ 1,475.00
AgileMesh Armored Vehicle Kit; Integ. with BCTI & BC360DEG	BCAMNLTE	$ 25,726.32	$ 24,440.00
AgileMesh Armored Vehicle Kit & LTE Modem; Integ. with BCTI & BC360DEG	BCAMWLTE	$ 29,568.42	$ 28,090.00
Drop Bend Ladder Rung System - Side or Rear Wall (Single Rear Door Only)	BCDBLRS	$ 1,947.37	$ 1,850.00
Dillon Version Cupola	BCDCUPOLA	$ 27,915.79	$ 26,520.00
Exterior Stokes Basket Storage; DS or PS (2DR & 3DR only; Deletes sidewall windows and gunports)	BCEXTSTOKE	$ 4,061.05	$ 3,858.00
BearCat G2 Core Package	BCG2CORE	$ 48,095.79	$ 45,691.00
BearCat G2 Pro Package	BCG2PRO	$ 78,696.84	$ 74,762.00
BearCat G3 Core Package	BCG3CORE	$ 88,573.68	$ 84,145.00
BearCat G3 Pro Package	BCG3PRO	$ 119,174.74	$ 113,216.00
Proactive Suspension System	BCPSS	$ 9,726.32	$ 9,240.00
Rumbler Low Frequency Siren and Speaker System	BCRMBLR	$ 2,936.84	$ 2,790.00
Advanced Rescue MedEvac Pkg. w/ Rotating Roof Hatch	BCRMPRRH	$ 151,568.42	$ 143,990.00
Split Bench Seat	BCSBS	$ 2,947.37	$ 2,800.00
Special Operations Style Flip Up Bench	BCSOB	$ 3,261.05	$ 3,098.00
BearCat Tactical SUV Pkg.	BCTACSUV	$ 159,223.16	$ 151,262.00
Vehicle Front Stabilization System Prep	BCVFSSPREP	$ 1,578.95	$ 1,500.00
Vehicle Rear Stabilization System Prep	BCVRSSPREP	$ 1,578.95	$ 1,500.00
Dual Electronic Weapon Mount	BCWMBRD	$ 5,794.74	$ 5,505.00
BearCat X-Series Fire Response Package (Bumper Mounted Monitor)	BCX3MONBMN	$ 178,015.79	$ 169,115.00
NRLFL Special Configuration	NRLFL	$ 13,605.26	$ 12,925.00
NYLNJ Special Configuration	NYLNJ	$ 25,963.16	$ 24,665.00
PA004 Special Configuration	PA004	$ 37,663.16	$ 35,780.00
3-Point Door Latch System	POINTLOCK	$ 547.37	$ 520.00
SOMFL Special Configuration	SOMFL	$ 6,090.53	$ 5,786.00
FOB: Origin (TBD) Prepaid and Added	***Specifications Subject to Change.***		

Sales and Product Inquiries:
Email: Sales@LencoArmor.com

General Information:
Lenco industries, Inc.
10 Betnr Industrial Drive
Pittsfield, MA 01201
Toll Free: (800) 444-5362
Tel: (413) 443-7359

GENERAL SERVICES ADMINISTRATION
Federal Supply Service
Authorized Federal Supply Schedule Price List
SIN: 336992

Law Enforcement & Security
FSC Class: 2355 / NAICS: 336992
Date Revised: **03/07/2025**

CONTRACTOR CATALOG
Terms & Conditions

I. LENCO Contact Information

Lenco Contract #:	**GS-07F-169DA**
Contractor:	**LENCO INDUSTRIES, INC.** **dba LENCO ARMORED VEHICLES** **10 BETNR INDUSTRIAL DRIVE** **PITTSFIELD, MA 01201**
Web Address:	**http://www.SWATtrucks.com**
E-Mail:	**Info@SWATtrucks.com**
Effective Date:	**February 12, 2024**
Contract Period:	**August 23, 2016 thru August 22, 2026**
Order Status POC:	**Sales@SWATtrucks.com**
DUNS:	**051950293**
Business Size:	**Small / Manufacturer**
Contract Administration:	**Rob Weisberger/Tel. 413-443-7359 Ex 118**

For more information on ordering from Federal Supply Schedules, click on the FSS Schedules Button at http://www.fss.gsa.gov.

II. TERMS AND CONDITIONS LENCO INDUSTRIES, INC.

1a. **Awarded Special Item Numbers**: 336992 – Armored Security Vehicles

1b. **Lowest Priced Model Number for each Awarded Special Item Number(s)**:
SIN# 336992, Lenco B.E.A.R.® Base Price $289,749.
SIN# 336992, Lenco BearCat® Base Price $264,310.
SIN# 336992, Replacement Glass Price List

1c. **Does Not Apply.**

2. **Maximum Order Guideline**: $850,000 per order
(Note: delivery order may be placed against the Schedule contract even though it exceeds the maximum order)

3. **Minimum Order**: $100

4. **Geographic Coverage**: U.S. 50 States, Washington D.C., Puerto Rico, U.S. Territories; and CONUS or OCONUS.

5. **Points of Production**:
Lenco Armored Vehicles
10 Betnr Industrial Drive
Pittsfield, MA 01201
Berkshire County

6. **Basic Discount**: Net GSA pricing as shown on the Lenco GSA Pricing Schedules found on GSA Advantage and on Lenco web sites for the Lenco BEAR and BearCat.

7. **Qty/Vol Discount**:
.5% Discount Each Off Purchase of (5) (Base Model Armored Vehicles)
1% Discount Each Off Purchase of (10) (Base Model Armored Vehicles)

8. **Prompt Payment Terms**: 0%, Net 30 Days

9.. **Government Credit Card**:
Accept Government Credit Cards –
Below and Above micro purchase threshold

10. **Foreign Items**: None

11a. **Time of Delivery**: 240 Days ARO

11b. **Expedited Delivery**: Contact Contractor

11c. **Overnight/2-Day Delivery**: Contact Contractor

11d. **Urgent Requirements**: Contact Contractor

12. **FOB Point**: Origin, Freight Prepaid & Added

13. **Ordering Address**:
Lenco Industries, Inc.
10 Betnr Industrial Drive
Pittsfield, MA 01201
Telephone: 1-800-444-5362 or 413-443-7359
FAX: 413-445-7865
Email: sales@SWATtrucks.com

14. **Payment Address**:
Lenco Industries, Inc.
10 Betnr Industrial Drive
Pittsfield MA 01201

15. **Warranty Provisions**:
Standard Commercial Warranty

III. TERMS AND CONDITIONS LENCO INDUSTRIES, INC.

16. **Export Packing Charges**: Export Packing Charges To Be Determined

17. **Terms and Conditions of Government Credit Card Acceptance**: Accepted all purchases up to a maximum of $10,000.

18. **Terms and Conditions of any other service:** Not Applicable

19. **Terms and Conditions of Installation**: None

20. **Terms and Conditions of Repair Parts indicating Date of Parts Price Lists and any Discounts from List Prices**: None

21. **List of Service and Distribution Points**: N/A

22. **List of Participating Dealers**: None

23. **Preventative Maintenance**: None

24. **Environmental Attributes, E.G. Recycled Content, Energy Efficiency, and/or Reduced Pollutants:** Meets Federal Emission Standards.

25. **Data Universal Number System (DUNS) Number:** 051950293

26. **CCR Database:** Yes - Cage Code 1KA02

27. **Inspection & Acceptance**: At Lenco Factory, Pittsfield, MA

Docusign Envelope ID: FF4FF08A-A4B7-8D9C-82E8-D7F130D52293

Memorandum

Budget & Logistics

TO: Doug Debord, County Manager — Signed by: Douglas DeBord 7/29/2026 EB22981118E544C...

Thru: Undersheriff Jason Kennedy — Initial

FROM: Sonia Steranko, Budget & Logistics Manager — Initial SS

CC: Ron Hanavan, Division Chief Professional Standards
Michael McIntosh, Division Chief Special Projects
Ronnie Dorrell, SWAT Commander
DS BF Tim Hallmark, Dir. Facilities, Fleet & Emergency Svc. — Initial
Brian Franklin, Asst. Director Fleet Services
Director, Budget, Martha Marshall, Director, Budget
Kim Hirsch, Asst. Director Budget

DATE: July 17, 2026

SUBJ: Approval – Purchase Replacement of DCSO Bearcat

On May 17, 2026, the Lenco Bearcat was dispatched to a SWAT incident in the Franktown area. While responding, the vehicle hydroplaned while navigating a hill and turn, ultimately striking the hillside and rolling over before coming to rest on its side. Fortunately, the deputy operating the vehicle sustained only minor injuries. However, the Bearcat suffered significant damage, taking this critical armored asset out of service.

This vehicle plays a vital role in protecting both citizens and officers throughout Douglas County and within our Regional SWAT operations. Its sudden loss required us to immediately explore every feasible option to return an armored vehicle to service. After contacting Lenco, our preferred manufacturer of armored vehicles, we learned that they do not repair heavily damaged Bearcats of this age and that new units currently have an 18-month build time.

The Bearcat, a 2012 model, was already nearing the end of its service life. After a comprehensive inspection by County Fleet, we again consulted Lenco and confirmed that many components for this older model are no longer manufactured due to updated designs and production methods.

Despite this, Douglas County Fleet, through Lenco and Ford, identified a pathway to complete essential mechanical and fabrication work that would allow the vehicle to return to service, though not in its original form. Douglas County Fleet will perform the necessary modifications and custom fabrication to make the Bearcat operational enough for deployment. The estimated cost of these repairs is approximately $75,000, with an anticipated completion date of January 2027.

Docusign Envelope ID: FF4FF08A-A4B7-8D9C-82E8-D7F130D52293

During this interim period, Douglas County Regional SWAT will rely on mutual aid from partner agencies when an armored vehicle is needed. While feasible, this is not preferred because it introduces delays in time-sensitive emergencies.

Over its 14 years in service, the Bearcat has logged thousands of miles and served as a critical regional asset throughout Douglas County and across Colorado. Despite consistent preventive maintenance, the rising cost of repairs, increasing downtime due to obsolete parts, and evolving ballistic threats make continued long-term reliance on this aging vehicle unsustainable.

Therefore, our plan is twofold: repair the current Bearcat sufficiently to return it to service—not as a full restoration—and order a replacement Bearcat at a cost of $412,481.00.

We respectfully request approval to move forward with the replacement purchase.

Certificate Of Completion

Envelope Id: FF4FF08A-A4B7-8D9C-82E8-D7F130D52293
Status: Completed
Subject: Approval for 2026 DCSO BearCat Replacement_July 2026.pdf
Contract Type:
Tuition Reimbursement Application:
Source Envelope:
Document Pages: 2
Signatures: 1
Certificate Pages: 5
Initials: 4
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-07:00) Mountain Time (US & Canada)

Envelope Originator:
Sonia Steranko
100 Third St.
Castle Rock, CO 80104
ssteranko@dcsheriff.net
IP Address: 67.135.160.252

Record Tracking

Status: Original
7/28/2026 1:46:38 PM
Holder: Sonia Steranko
ssteranko@dcsheriff.net
Location: DocuSign

Signer Events	Signature	Timestamp
Sonia Steranko ssteranko@dcsheriff.net Budget & Logistics Manager Douglas County Sheriff's Office Security Level: Email, Account Authentication (None)	Initial SS Signature Adoption: Pre-selected Style Using IP Address: 67.135.160.252	Sent: 7/28/2026 1:56:50 PM Viewed: 7/28/2026 1:57:00 PM Signed: 7/28/2026 1:57:05 PM
Electronic Record and Signature Disclosure: Not Offered via Docusign		
Jason Kennedy jkennedy@dcsheriff.net Division Chief Security Level: Email, Account Authentication (None)	Initial JK Signature Adoption: Pre-selected Style Using IP Address: 67.135.160.225	Sent: 7/28/2026 1:57:08 PM Viewed: 7/28/2026 3:44:14 PM Signed: 7/28/2026 3:44:35 PM
Electronic Record and Signature Disclosure: Accepted: 7/28/2026 3:44:14 PM ID: 13f0a593-6b3c-4794-82aa-b0183754d3f5		
BRIAN FRANKLIN bfranklin@douglasco.gov Fleet Services Manager Douglas County Government, Colorado Security Level: Email, Account Authentication (None)	DS BF Signature Adoption: Pre-selected Style Using IP Address: 67.135.160.229	Sent: 7/28/2026 3:44:37 PM Viewed: 7/29/2026 9:06:50 AM Signed: 7/29/2026 9:08:31 AM
Electronic Record and Signature Disclosure: Not Offered via Docusign		
Timothy Hallmark thallmark@douglasco.gov Director, Facilities & Fleet Services Security Level: Email, Account Authentication (None)	Initial TH Signature Adoption: Pre-selected Style Using IP Address: 67.135.160.229	Sent: 7/29/2026 9:08:33 AM Viewed: 7/29/2026 10:44:50 AM Signed: 7/29/2026 10:45:02 AM
Electronic Record and Signature Disclosure: Not Offered via Docusign		

Signer Events	Signature	Timestamp
Douglas DeBord DDebord@douglasco.gov County Manager Douglas County Security Level: Email, Account Authentication (None)	Signed by: EB22981118E544C... Signature Adoption: Pre-selected Style Using IP Address: 67.135.162.252	Sent: 7/29/2026 10:45:05 AM Viewed: 7/29/2026 10:45:26 AM Signed: 7/29/2026 10:45:56 AM
Electronic Record and Signature Disclosure: Not Offered via Docusign		
In Person Signer Events	**Signature**	**Timestamp**
Editor Delivery Events	**Status**	**Timestamp**
Agent Delivery Events	**Status**	**Timestamp**
Intermediary Delivery Events	**Status**	**Timestamp**
Certified Delivery Events	**Status**	**Timestamp**
Carbon Copy Events	**Status**	**Timestamp**
Ron Hanavan rhanavan@dcsheriff.net Division Chief Security Level: Email, Account Authentication (None)	COPIED	Sent: 7/29/2026 10:45:58 AM
Electronic Record and Signature Disclosure: Not Offered via Docusign		
Michael McIntosh mmcintosh@dcsheriff.net Bureau Chief Security Level: Email, Account Authentication (None)	COPIED	Sent: 7/29/2026 10:45:59 AM
Electronic Record and Signature Disclosure: Accepted: 6/25/2026 9:23:28 AM ID: d4c5e3f6-290e-49b6-98c0-f025b695ecec		
Ronnie Dorrell rdorrell@dcsheriff.net Security Level: Email, Account Authentication (None)	COPIED	Sent: 7/29/2026 10:46:00 AM Viewed: 7/29/2026 10:46:54 AM
Electronic Record and Signature Disclosure: Accepted: 6/25/2026 6:52:56 AM ID: 324c35ab-76c7-40bc-a4c0-00cd854981a4		
Martha Marshall MMarshal@douglasco.gov Security Level: Email, Account Authentication (None)	COPIED	Sent: 7/29/2026 10:46:00 AM
Electronic Record and Signature Disclosure: Not Offered via Docusign		
Kimberly Hirsch KHirsch@douglasco.gov Douglas County Government, Colorado Security Level: Email, Account Authentication (None)	COPIED	Sent: 7/29/2026 10:46:01 AM
Electronic Record and Signature Disclosure: Not Offered via Docusign		

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	7/28/2026 1:56:50 PM
Certified Delivered	Security Checked	7/29/2026 10:45:26 AM
Signing Complete	Security Checked	7/29/2026 10:45:56 AM
Completed	Security Checked	7/29/2026 10:46:01 AM

Payment Events	Status	Timestamps

Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, SIPA OBO County of Douglas, CO (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a $0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact SIPA OBO County of Douglas, CO:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:
To contact us by email send messages to: IT@douglasco.gov

To advise SIPA OBO County of Douglas, CO of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at IT@douglasco.gov and in the body of such request you must state: your previous

email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from SIPA OBO County of Douglas, CO

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to IT@douglasco.gov and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with SIPA OBO County of Douglas, CO

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an email to IT@douglasco.gov and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: https://support.docusign.com/guides/signer-guide-signing-system-requirements.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify SIPA OBO County of Douglas, CO as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by SIPA OBO County of Douglas, CO during the course of your relationship with SIPA OBO County of Douglas, CO.

MEETING DATE: August 11, 2026

STAFF PERSON RESPONSIBLE: Amy Knopp, Manager of Rueter-Hess Reservoir

DESCRIPTION: Fee Waiver Request in the Amount of $4,400.00 for Douglas County Sheriff's Office at Rueter-Hess Reservoir on August 21, 2026.

SUMMARY: This request is for the Douglas County Sheriff's Office for a fee waiver of $4,400 for the use of Rueter-Hess Reservoir for their second annual first responder, employee, and family wellness event on August 21, 2026.

STAFF ASSESSMENT: The Board of County Commissioners has the sole authority to waive or reduce all park use fees and may choose to waive or reduce the event fee of $4,400 for the Douglas County Sheriff's Office.

REVIEW:

Steve Shoultz	Approve	7/23/2026
Dan Avery	Approve	7/27/2026
Jeff Garcia	Escalated	8/3/2026
Amy Williams	Approve	8/4/2026
Christie Guthrie	Approve	8/5/2026
Doug DeBord	Approve	8/6/2026
Megan Grandsard - FYI	Notified - FYI	8/6/2026
Celeste Deal - FYI	Notified - FYI	8/6/2026

ATTACHMENTS:

Cover Page
Fee Waiver Staff Report Douglas County Sheriff

MEETING DATE: August 11, 2026

STAFF PERSON RESPONSIBLE: Amy Knopp, Manager of Rueter-Hess Reservoir

DESCRIPTION: Fee Waiver Request in the Amount of $4,400.00 for Douglas County Sheriff's Office at Rueter-Hess Reservoir on August 21, 2026.

SUMMARY: This request is for the Douglas County Sheriff's Office for a fee waiver of $4,400 for the use of Rueter-Hess Reservoir for their second annual first responder, employee, and family wellness event on August 21, 2026.

STAFF ASSESSMENT: The Board of County Commissioners has the sole authority to waive or reduce all park use fees and may choose to waive or reduce the event fee of $4,400 for the Douglas County Sheriff's Office.

REVIEW:

Steve Shoultz	Approve	7/23/2026
Dan Avery	Approve	7/27/2026
Jeff Garcia	Escalated	8/3/2026
Amy Williams	Approve	8/4/2026
Christie Guthrie	Approve	8/5/2026
Doug DeBord	Approve	8/6/2026

ATTACHMENTS:

Fee Waiver Staff Report Douglas County Sheriff

DOUGLAS COUNTY
COLORADO

Fee Waiver Staff Report

Date:

To: Douglas County Board of County Commissioners

Through: Dan Avery, Deputy County Manager

From: Steve Shoultz, CPRE, Director of Parks and Recreation

CC: Amy Knopp, MSOL, Rueter-Hess Recreation Manager
Morgan Morehart, Parks Operations Manager
Nick Giauque, CPRP, Parks Programs Manager

Subject: **Fee Waiver Request in the amount of $4,400 for Douglas County Sheriff's Office at Rueter-Hess Reservoir on August 21, 2026**

Board of County Commissioners Hearing: **August 11, 2026 @ 1:30 p.m.**

I. EXECUTIVE SUMMARY

Douglas County Sheriff's Office requests a fee waiver of $4,400 for the use of Rueter-Hess Reservoir for their second annual first responder, employee, and family wellness event on August 21, 2026.

II. BACKGROUND

The Douglas County Sheriff's Office supports the mental health, resilience, and overall well-being of first responders, employees, and their families. The organization hosted this wellness event at Rueter-Hess Reservoir last year, where the venue contributed to a successful gathering focused on connection, relaxation, and quality time. Based on the positive feedback received, the Sheriff's Office would like to return to the same location to continue fostering well-being and strengthening connections among employees and their families.

III. REQUEST

Douglas County Sheriff's Office is requesting a fee waiver of $4,400 for the use of Rueter-Hess Reservoir for their second annual first responder, employee, and family wellness event on August 21, 2026.

Item	Fees
Rueter-Hess Large Event Fee	$1,210
Parking	$2,300
Port-o-Let	$ 350
Rangers	$ 540
Total Fees for Event	**$4,400**

IV. STAFF ASSESSMENT

The Board of County Commissioners has the sole authority to waive or reduce all park use fees and may choose to waive or reduce the event fee of $4,400 for the Douglas County Sheriff's Office.

ATTACHMENTS **PAGE**

Fee Waiver Request Letter 3

Douglas County Sheriff's Office
4000 Justice Way
Castle Rock, CO 80109

To Whom It May Concern,

On behalf of the Douglas County Sheriff's Office (DCSO), I am reaching out to request a waived rental rate for the use of the Reuter-Hess Reservoir for our annual first responder, employee, and family wellness event for the Douglas County Sheriff's Office employees.

We had the privilege of hosting this event at Reuter-Hess Reservoir last year, and it was an incredible success. Our employees and their families absolutely loved the venue, and the overwhelmingly positive feedback made it clear that the setting created the perfect environment for connection, relaxation, and quality time together. It quickly became one of our most talked-about wellness events of the year, and we would love the opportunity to bring our families back again.

The Douglas County Sheriff's Office remains committed to supporting the mental health, resilience, and overall well-being of our first responders, employees, and their families. These dedicated individuals face unique challenges and demands, and opportunities to connect, decompress, and spend meaningful time with loved ones in a safe, welcoming environment are essential to maintaining their wellness and readiness to serve our community.

We believe that Reuter-Hess Reservoir continues to be the ideal location for this event, offering both the space and atmosphere that promote connection, resilience, and overall wellness. By partnering with us and offering a discounted rental rate, you would be directly supporting the well-being of those who serve and protect Douglas County every day.

We truly value our partnership and appreciate the role Reuter-Hess Reservoir has played in helping us provide meaningful experiences for our employees and their families. We hope to continue building on last year's success and look forward to the opportunity to work together again.

Thank you for your consideration of this request. I would be happy to discuss the event further or provide any additional information you may need. We sincerely appreciate your support and hope to continue this partnership for another memorable event.

Warmly,

Alicia Romero

Family Support Coordinator
Douglas County Sheriff's Office
Aromero@dcsheriff.net
Personal cell phone: 303-884-3278

MEETING DATE: August 11, 2026

STAFF PERSON RESPONSIBLE: Amy Knopp, Manager of Rueter-Hess Reservoir

DESCRIPTION: Fee Waiver Request in the Amount of $200.00 for Denver Audubon / Denver Field Ornithologists at Rueter-Hess Reservoir.

SUMMARY: This request is for Denver Audubon and Denver Field Ornithologists for a fee waiver in the amount of $200 for the use of Rueter-Hess Reservoir birding-by-water educational event on September 18, 2026.

STAFF ASSESSMENT: The Board of County Commissioners has the sole authority to waive or reduce all park use fees and may choose to waive or reduce the event fee of $200 for Denver Audubon and Denver Field Ornithologists.

REVIEW:

Steve Shoultz	Approve	7/23/2026
Dan Avery	Approve	7/27/2026
Jeff Garcia	Escalated	8/3/2026
Amy Williams	Approve	8/4/2026
Christie Guthrie	Approve	8/5/2026
Doug DeBord	Approve	8/6/2026
Megan Grandsard - FYI	Notified - FYI	8/6/2026
Celeste Deal - FYI	Notified - FYI	8/6/2026

ATTACHMENTS:

Cover Page
Fee Waiver Staff Report Denver Audubon

MEETING DATE: August 11, 2026

STAFF PERSON RESPONSIBLE: Amy Knopp, Manager of Rueter-Hess Reservoir

DESCRIPTION: Fee Waiver Request in the amount of $200 for Denver Audubon / Denver Field Ornithologists at Rueter-Hess Reservoir

SUMMARY: This request is for Denver Audubon and Denver Field Ornithologists for a fee waiver in the amount of $200 for the use of Rueter-Hess Reservoir birding-by-water educational event on September 18, 2026.

STAFF ASSESSMENT: The Board of County Commissioners has the sole authority to waive or reduce all park use fees and may choose to waive or reduce the event fee of $200 for Denver Audubon and Denver Field Ornithologists.

REVIEW:

Steve Shoultz	Approve	7/23/2026
Dan Avery	Approve	7/27/2026
Jeff Garcia	Escalated	8/3/2026
Amy Williams	Approve	8/4/2026
Christie Guthrie	Approve	8/5/2026
Doug DeBord	Approve	8/6/2026

ATTACHMENTS:

Fee Waiver Staff Report Denver Audubon

DOUGLAS COUNTY
COLORADO

Fee Waiver Staff Report

Date:

To: Douglas County Board of County Commissioners

Through: Dan Avery, Deputy County Manager

From: Steve Shoultz, CPRE, Director of Parks and Recreation

CC: Amy Knopp, MSOL, Rueter-Hess Recreation Manager
Morgan Morehart, Parks Operations Manager
Nick Giauque, CPRP, Parks Programs Manager

Subject: **Fee Waiver Request in the amount of $200 for Denver Audubon / Denver Field Ornithologists at Rueter-Hess Reservoir**

Board of County Commissioners Hearing: **August 11, 2026 @ 1:30 p.m.**

I. EXECUTIVE SUMMARY

Denver Audubon and Denver Field Ornithologists request a fee waiver of $200 for the use of Rueter-Hess Reservoir for a birding-by-water educational event on September 18, 2026.

II. BACKGROUND

Denver Audubon and Denver Field Ornithologists provide public education on birds and their ecosystems and contribute to citizen science through bird counts and species identification. The organizations lead bird hikes for the general public, including specialized outings such as birding by water. The planned event will be advertised on both organizations' websites and is capped at 20 participants to encourage general public attendance.

III. REQUEST

Denver Audubon and Denver Field Ornithologists are requesting a fee waiver of $200 for 20 vehicle admission fees for the use of Rueter-Hess Reservoir for a birding-by-water educational event on September 18, 2026.

IV. STAFF ASSESSMENT

The Board of County Commissioners has the sole authority to waive or reduce all park use fees and may choose to waive or reduce the event fee of $200 for Denver Audubon and Denver Field Ornithologists.

ATTACHMENTS **PAGE**

Fee Waiver Request 2

Douglas County Board of County Commissioners
100 Third Street
Castle Rock, CO 80104

To Douglas County Board of County Commissioners:

This letter requests a fee waiver in the amount of $200, which covers 20 entrance fees to Rueter-Hess Reservoir on September 18, 2026.

I am a member of both Denver Audubon (DA) and Denver Field Ornithologists (DFO). DA and DFO provide education to the public on birds and the various ecosystems in which they live. DA and DFO also contribute to citizen science in various bird counts/identification of bird species provided to scientific organizations.

In pursuing these goals, DA and DFO routinely lead bird hikes for the general public. Currently, I am planning a "bird hike" at Rueter-Hess Reservoir where we plan to bird using watercraft, identifying birds and observing them in their marine habitat, providing a unique educational and scientific perspective on shore birds and water birds that cannot be easily gained from hiking on land.

We will advertise our birding by water event on both DA's and DFO'S websites when we get closer to the September 18, 2026 planned event. We are capping the event at 20 persons. I am requesting the fee waiver to encourage members of the general public to attend and to provide relief for those who might otherwise choose not to attend because of the fee.

See more information about DA's and DFO's missions here:
https://www.denveraudubon.org; https://dfobirds.org.

Gratefully,

Robert Sanchez
Field Trip Leader - Denver Audubon // Denver Field Ornithologists
16052 Crestrock Circle
Parker, CO 80134
sanchezrh@msn.com

MEETING DATE: August 11, 2026

STAFF PERSON RESPONSIBLE: Steven Dodrill, Community Services Administrator

DESCRIPTION: 2026 Homelessness Resolution Program Grant Application in the Amount of $62,500.00, Including a Match of $62,500.00 for a Project Total of $125,000.00.

SUMMARY: Enter Summary Here.
On July 6, 2026, the Colorado Department of Local Affairs (DOLA), Division of Housing (DOH), and Office of Homeless Initiatives (OHI) released the Notice of Funding Availability (NOFA) for the 2026 Homelessness Resolution Program (HRP). Staff requests authorization to apply for $62,500 with a local match of $62,500 for a project total of $125,000. The application requests funds to continue the existing Housing Stabilization Program (HSP) and replace an expiring grant funding currently used to offer hotel vouchers through the Homeless Engagement Assistance and Resource Team (HEART).

RECOMMENDED ACTION: Staff recommends the BCC authorize application to the DOH for 2026 HRP funding in the amount of $62,500 with a local match of $62,500 for a project total of $125,000.

REVIEW:

Jennifer Eby	Approve	7/31/2026
Jeff Garcia	Approve	8/4/2026
Christie Guthrie	Approve	8/5/2026
Doug DeBord	Approve	8/6/2026
Jennifer Eby - FYI	Notified - FYI	8/6/2026

ATTACHMENTS:

Cover Page
Staff Report_HRP 2026 NOFA_08.11.26

MEETING DATE: August 11, 2026

STAFF PERSON RESPONSIBLE: Steven Dodrill, Community Services Administrator

DESCRIPTION: 2026 Homelessness Resolution Program Grant Application in the Amount of $62,500.00 Including a Match of $62,500.00 for a Project Total of $125,000.00.

SUMMARY: Enter Summary Here.
On July 6, 2026, the Colorado Department of Local Affairs (DOLA), Division of Housing (DOH), and Office of Homeless Initiatives (OHI) released the Notice of Funding Availability (NOFA) for the 2026 Homelessness Resolution Program (HRP). Staff requests authorization to apply for $62,500 with a local match of $62,500 for a project total of $125,000. The application requests funds to continue the existing Housing Stabilization Program (HSP) and replace an expiring grant funding currently used to offer hotel vouchers through the Homeless Engagement Assistance and Resource Team (HEART).

RECOMMENDED ACTION: Staff recommends the BCC authorize application to the DOH for 2026 HRP funding in the amount of $62,500 with a local match of $62,500 for a project total of $125,000.

REVIEW:

Jennifer Eby	Approve	7/31/2026
Jeff Garcia	Approve	8/4/2026
Christie Guthrie	Approve	8/5/2026
Doug DeBord	Approve	8/6/2026

ATTACHMENTS:

Staff Report_HRP 2026 NOFA_08.11.26

DOUGLAS COUNTY
COLORADO

Grant Application Staff Report

Date:	July 29, 2026
To:	Douglas County Board of County Commissioners
Through:	Douglas J. DeBord, County Manager
From:	Jennifer L. Eby, AICP, Director of Community Services
CC:	Steven M. Dodrill, Community Programs Administrator Tiffany Marsitto, Community Services Supervisor Rand M. Clark, CCAP, NCRT, Assistant Director of Community Services
Subject:	**2026 Homelessness Resolution Program grant application in the amount of $62,500 including a match of $62,500 for a project total of $125,000.**

Board of County Commissioners' Business Meeting **August 11, 2026 @ 1:30 p.m.**

I. EXECUTIVE SUMMARY

On July 6, 2026, the Colorado Department of Local Affairs (DOLA), Division of Housing (DOH), and Office of Homeless Initiatives (OHI) released the Notice of Funding Availability (NOFA) for the 2026 Homelessness Resolution Program (HRP). Staff requests authorization to apply for $62,500 with a local match of $62,500 for a project total of $125,000. The application requests funds to continue the existing Housing Stabilization Program (HSP) and replace an expiring grant funding currently used to offer hotel vouchers through the Homeless Engagement Assistance and Resource Team (HEART).

II. REQUEST

Staff requests Board of County Commissioners (BCC) authorize application to the DOH for 2026 HRP funding in the amount of $62,500 with a local match of $62,500 for a project total of $125,000.

III. BACKGROUND

The HRP grant is an annual program administered by DOLA through the DOH and OHI. The aim of HRP is to enhance the continuum of comprehensive, housing-focused solutions throughout the State to end housing instability. HRP awards are funded through multiple sources including Federal Emergency Solutions Grant and State Proposition 123 funds.

The County launched the HSP in August 2024 to provide limited rent assistance to help residents prevent homelessness. Participants engage in case management, benefit enrollment, career development, domestic violence and mental health services through community-based partners. In 2025, Douglas County received $50,000 in HRP funding to provide homeless prevention services through the HSP. This program has helped 12 families remain housed.

IV. DISCUSSION

On July 6, 2026, OHI released the NOFA for 2026 HRP funds. The period of performance is April 2027 through March 2028. Applications are due on August 14, 2026. The required match will be

provided through Community Services Block Grant (CSBG). Staff recommends requesting funding for two programs:

1. **Housing Stability Program:** Funding will ensure continued service through March of 2028 and provide the opportunity to increase program capacity. The HSP program provides limited rent assistance to help an estimated five to seven families avoid homelessness while engaging in case management and other supportive services through local non-profit partners.
2. **HEART Hotel Vouchers:** Funding will support the provision of emergency shelter by utilizing hotel vouchers. These temporary vouchers provide HEART with time to secure ongoing shelter and permanent housing solutions while ensuring residents have a safe place to sleep.

The budget for the project will be as follows:

Homeless Prevention Project Budget		
Project Revenue		
HRP Grant	$	62,500
CSBG Match	$	62,500
Total	**$**	**125,000**
Project Expense		
HSP Homeless Prevention	$	100,000
HEART Hotel Vouchers	$	25,000
Total	**$**	**125,000**

V. RECOMMENDED ACTION

Staff recommends the BCC authorize application to the DOH for 2026 HRP funding in the amount of $62,500 with a local match of $62,500 for a project total of $125,000.

ATTACHMENTS **PAGE**

2026 HRP Application 3

Homelessness Resolution Program (HRP) Overview

No data saved

Case Id: 35407
Name: Douglas County - 2025
Address: *No Address Assigned

Homelessness Resolution Program (HRP) Overview

Please read the overview.

Colorado Department of Local Affairs
Division of Housing
1313 Sherman Street
Room 320
Denver, CO 80203

Homelessness Resolution Program (HRP) Overview

HRP provides annual funding to nonprofit organizations, Continuum of Care (CoC) lead agencies or collaborative applicants, and local governments to prevent and end homelessness. The program is administered by the Colorado Department of Local Affairs (DOLA) through the Division of Housing (DOH) and the Office of Homeless Initiatives (OHI), with funding awarded through a competitive process.

Formerly the Emergency Solutions Grants (ESG) Program, HRP was rebranded in July 2024 to reflect its expanded scope across federal and state funding and its broader housing-focused mission.

As of April 2026, DOH has integrated targeted initiatives into HRP to better serve priority populations. This includes Youth Housing Stability (YHS), which serves youth, young adults, and families with children, as well as targeted funding for Formerly Incarcerated People (FIP), formerly the Colorado Rapid Rehousing and Re-entry (COR3) program.

Funding Allocation and Grant Administration

Multiple funding sources may be available under this NOFA (e.g., state funds, federal ESG funds). While applicants may request funding for specific program models or activities, the Colorado Division of Housing (DOH) will determine the final funding source for each awarded project. This determination will be made at DOH's sole discretion based on the following criteria:

- Program eligibility
- Alignment with funding source requirements
- Availability of funds

Applicants should be prepared to comply with all requirements associated with the awarded funding source.

There is a minimum funding request of $50,000 under this NOFA. Applicants should submit funding requests that are reasonable, well-justified, and aligned with the proposed scope of work, staffing capacity, and anticipated outcomes.

Historically, the average award size has been approximately $150,000, though actual awards may vary based on project type, funding availability, and program priorities.

Administrative Requirements

Grants awarded through this NOFA will be administered on a reimbursement basis unless otherwise determined by DOH. Grantees must submit reimbursement requests to DOH for review and approval before receiving funds.

Applicants must have strong financial management systems and internal controls to ensure timely and accurate processing. These systems must demonstrate the organization's capacity to manage cash flow effectively and comply with all reimbursement and reporting requirements established by DOH.

NOFA Aim and Funding Priorities:

This Notice of Funding Availability (NOFA) aims to enhance Colorado's statewide continuum of housing-focused services by supporting comprehensive solutions to prevent and end homelessness. DOH seeks proposals that align with its mission by advancing low-barrier, client-centered interventions that promote long-term housing stability and economic mobility.

Applicants will be most competitive if they can demonstrate the following:

- A commitment to strengthening a comprehensive, statewide housing-focused service system
- Use of real-time data to quickly identify individuals experiencing homelessness
- Capacity to conduct timely, individualized assessments and match individuals with appropriate housing and serv
- Implementation of low-barrier, client-centered practices that reduce barriers to program entry and participatio
- Strategies to expand the number and quality of housing resources for individuals and families
- Operation of emergency shelters that are housing-focused and support transitions to permanent housing
- Provide essential social services for unsheltered individuals, those staying in emergency shelters, or those at risk
- The ability to quickly connect individuals and families to appropriate housing and services to prevent or resolve

Applicants are encouraged to review the OHI Homelessness Program Model Comparisons document and the Division of Housing's Homelessness Resolution Policies and Procedures to understand each Program Model and its applicable requirements. Some federal restrictions may apply , including those outlined in 24 CFR Part 576 , which defines eligible activities under HUD ESG funding, and 2 CFR Part 200, which sets federal standards for financial management and cost allowability. Applicability of these requirements may vary depending on the funding source.

Eligible Applicants and Activities

The Division of Housing may enter into grant agreements with the following types of eligible subrecipients:

- Local governments
- Continuums of Care (CoCs)
- Homeless service providers
- Non-profit organizations

Eligible Activities

Subrecipients may apply for funding to support the following activities:

- Emergency Shelter
- Street Outreach
- Homelessness Prevention
- Rapid Re-Housing
- Bridge Housing
- Funding may also be requested to support HMIS or a DOH-approved comparable database (e.g., Vela).

Targeted Set-Asides

The following set-asides are available for priority populations:

- Youth Housing Stability (YHS)
- Formerly Incarcerated People (FIP)

YHS projects may be funded under any eligible HRP activity listed above, provided the project serves eligible youth populations.

Please note that while the FIP set-aside funding is limited to Rapid-Housing (RRH) and Bridge Housing (BH) activities and must serve eligible formerly incarcerated persons, non-set-aside funding may be available to serve this population across all HRP-eligible activities.

Program Requirements and Expectations

To ensure alignment with Colorado's Homelessness Resolution goals and support high-quality implementation, all funded projects must adhere to the following standards:

Data and Reporting Requirements

- All projects must utilize the Colorado Homeless Management Information System (HMIS) for real-time tracking,
- Subcontracted providers must either use HMIS or commit to implementing it before project launch.
- Victim Service Providers must use the HMIS Comparable Database selected by the DOH.

Service Provider Expectations

For each Program Model and related activity requested, the application must demonstrate that all participating service provider(s) have the experience, capacity, and infrastructure to deliver the proposed supportive services. This includes both directly funded providers and any subcontractors.

If applicable, the application must also describe how the subcontracting process will ensure service providers bring diverse representation and relevant expertise to meet the needs of the target population(s).

All service providers must meet the following minimum expectations:
Practice Expertise

Providers must demonstrate a robust understanding of best practices in homelessness response, including Housing-Focused Services, person-centered and responsive support approaches, and strategies that reduce barriers to engagement and housing stability. The application should describe how these approaches will be tailored to meet the needs of the target population(s).

Population Engagement

Providers must be familiar with the specific needs of the population(s) they will serve, including strategies for engaging individuals with complex needs and those who may not readily access traditional services. Applications should highlight how the service model incorporates feedback from individuals with lived expertise and accommodates all needs.

Housing-Focused and Holistic Support

Providers must show a track record of offering individualized, housing-focused support that promotes long-term housing stability. This includes strategies for sustained engagement, case management, and supportive services that address barriers to stability.

Safety and Security Planning

For program models and Related Activities requested, applications must demonstrate how project partners will work to ensure the safety of participants, guests, and residents who may be at risk of victimization or violence. Applicants should describe in detail the type of security provided, how it relates to program operation, and how it will ensure the safety of residents. Safety planning should include the physical design of the project, as well as operational and programmatic aspects. Applicants should describe how safety and security investments and programming relate to program operation and how they will support the safety of participants. The applicant should demonstrate how the safety and security functions are informed and responsive to best practices in Trauma-Informed Care, de-escalation, and mental health first aid.

Outcomes:
The application must demonstrate previous experience as well as a clear framework for what outcomes will be measured and the success anticipated. The applicant must articulate how it will capture and report relevant performance data, including data sharing processes with external entities if necessary.

Targeted Set-Aside Overview

No data saved

Case Id: 35407
Name: Douglas County - 2025
Address: *No Address Assigned

Targeted Set-Aside Overview

Please read the overview.

Targeted Set-Aside Overview

In addition to the general HRP activities listed above, this NOFA includes targeted set-asides for priority populations. Set-aside funding is not a separate program outside of HRP; rather, it is administered through HRP and aligned with the eligible activities, requirements, and grant administration structure described in this application.

Youth Housing Stability (YHS) Set-Aside

As of April 2026, Youth Housing Stability (YHS) has been integrated into HRP to support youth, young adults, and families with children who are experiencing or at risk of homelessness. YHS funding may support any eligible HRP activity, provided the project serves eligible youth populations and aligns with HRP eligibility requirements, program expectations, and housing-focused outcomes.

Additional YHS Requirements:

- All participants must be Youth-headed households (ages 18 to 24) and/or families with children (under 18).
- Eligible household income must be below 60% Area Median Income (AMI) at intake.
- Prioritization considered for YHS programs that provide regional support, not limited to one municipality to sup
- The proposed project should contribute data to the statewide HMIS, demonstrate collaboration with the local C
- Projects may use HUD homeless definition in 24 CFR 576.2 or McKinney-Vento definition of homeless Subtitle V

Formerly Incarcerated People (FIP) Set-Aside

The FIP set-aside supports housing-focused services for formerly incarcerated people who are experiencing or at risk of homelessness. This set-aside builds on the former Colorado Rapid Re-housing and Re-entry (COR3) program and is now administered through HRP. FIP funding may support Rapid Re-housing and Bridge Housing activities, with an emphasis on housing stability, re-entry coordination, and appropriate referral partnerships.

Additional FIP Requirements:

- At least 75% of participants must be referred by the Colorado Department of Corrections (DOC), including the D
- Remaining participants may be referred through Coordinated Entry or other community partners, but must mee
- Participants must be currently incarcerated or have been incarcerated within the past two years.
- Projects must demonstrate the ability to coordinate with DOC and maintain referral partnerships.
- Programs should prioritize individuals with high needs, including behavioral health conditions, high system utiliz
- Grantees must track and report referral sources and housing outcomes.

Instructions

No data saved

Case Id: 35407
Name: Douglas County - 2025
Address: *No Address Assigned

Instructions

Please read the instructions.

Please complete all required fields and save your work frequently to avoid losing information. If you have questions or need assistance, contact your current grant manager or Whitney Whitaker, HRP Program Manager, at whitney.whitaker@state.co.us.

Important Note:
The review committee will independently evaluate and score each activity type based solely on the sections included in your application. You are not required to select every activity type to be competitive.

Entity Information

No data saved

Case Id: 35407
Name: Douglas County - 2025
Address: *No Address Assigned

Entity Information

An asterisk below indicates a required field.

*** Entity Name (Must Match Organization Name on W9)**
Douglas County Government

Entity Address (Must Match Address on W9)
100 Third Street, Castle Rock, CO 80104

*** Type of applicant (No selections made)**
Housing Authority
Local Government
Tribally Designated Housing Entities
Indian Tribes
Tax Credit Partnership
For-Profit
Nonprofit

*** Signatory Authority First Name**
George

*** Signatory Authority Last Name**
Teal

Signatory Authority Address
100 Third Street, Castle Rock, CO 80104

*** Signatory Authority Title**
Chair, Board of County Commissioners

*** Signatory Authority Phone Number**
303-660-7305

*** Signatory Authority Email**
gteal@douglasco.gov

☐ *** I certify that this person has full signatory authority in regard to all contracts and corresponding documents associated with agreements entered into by the applicant.**

*** Type of back up documentation provided for signatory authority. (No selections made)**

By Laws
Board Resolution
Other, Please Specify:
Policy

Signatory and Back up Documentation for Signatory forms

☐ **Backup documentation for signatory authority *Required**

***No files uploaded*

☐ **Download: Signature Authority Form *Required**

***No files uploaded*

*** Responsible Administrator First Name**
Steven

*** Responsible Administrator Last Name**
Dodrill

*** Responsible Administrator Title**
Community Programs Administrator

Responsible Administrator Address
100 Third Street Castle Rock, CO 80104

*** Responsible Administrator Email**
sdodrill@douglasco.gov

*** Responsible Administrator Phone Number**
303-814-4317

Other Key Staff First Name
Melody

Other Key Staff Last Name
D'Haillecourt

Other Key Staff Title
Community Programs Coordinator

Other Key Staff Address
100 Third Street, Castle Rock, CO 80104

Other Key Staff Email
mdhaillecourt@douglasco.gov

Other Key Staff Phone Number
303-814-4380

* **Applicant unique entity identifier (UEI) Number (How to get a UEI Number)**
LXESXEA55AH6

* **Date Current Unique Entity Identifier (UEI) Expires?**

* **Please enter your Federal Tax ID**

Document upload: Certificate of Good Standing from the Colorado Secretary of State (No Appendix Form; Please Attach – Nonprofit agencies only) Please ensure the certificate is dated within the last 3 months.

- **Go to Colorado Secretary of State Business Database Search**
- **Search Agency Legal Name**
- **Download Certificate of Good Standing form and attach to this submission**

☐ **Secretary of State Certificate of Good Standing (non profit only)**
***No files uploaded*

Document upload: Applicant W-9 (Must match the legal name)

☐ **Upload a current W-9 (signed within the last 14 days). Download IRS Form: W-9 *Required**
***No files uploaded*

* **Date W-9 signed**

* **Does the applicant have the ability to comply with the State's Insurance Requirements, if awarded funds? (No selections made)**
Yes
No

Are you requesting an insurance waiver based on DOH requirements? (No selections made)
Yes
No

* **Does the applicant have a current Negotiated Indirect Costs Rate Agreement (NICRA)? (No selections made)**
Yes
No

* **Does the grantee currently use another Indirect Cost Plan on any active grants with the Colorado division of housing? (No selections made)**
Yes
No

Project Information

No data saved

Case Id: 35407
Name: Douglas County - 2025
Address: *No Address Assigned

Project Information

An asterisk below indicates a required field.

* **Project Name:** Housing Stability Program, Hotel Vouchers

Project Location

☐ **If there multi-address, list additional addresses**

* **Project County (No selections made)**

Rio Blanco County, CO
Rio Grande County, CO
Routt County, CO
Saguache County, CO
San Juan County, CO
San Miguel County, CO
Sedgwick County, CO
Summit County, CO
Teller County, CO
Washington County, CO
Weld County, CO
Yuma County, CO
Bent County, CO
Boulder County, CO
City and County of Broomfield, CO
Chaffee County, CO
Cheyenne County, CO
Clear Creek County, CO
Conejos County, CO
Costilla County, CO
Crowley County, CO
Custer County, CO
Delta County, CO
City and County of Denver, CO
Dolores County, CO
Douglas County, CO
Eagle County, CO
Elbert County, CO

El Paso County, CO
Fremont County, CO
Garfield County, CO
Gilpin County, CO
Grand County, CO
Baca County, CO
Adams County, CO
Alamosa County, CO
Arapahoe County, CO
Archuleta County, CO
Gunnison County, CO
Hinsdale County, CO
Huerfano County, CO
Jackson County, CO
Jefferson County, CO
Kiowa County, CO
Kit Carson County, CO
Lake County, CO
La Plata County, CO
Larimer County, CO
Las Animas County, CO
Lincoln County, CO
Logan County, CO
Mesa County, CO
Mineral County, CO
Moffat County, CO
Montezuma County, CO
Montrose County, CO
Morgan County, CO
Otero County, CO
Ouray County, CO
Park County, CO
Phillips County, CO
Pitkin County, CO
Prowers County, CO
Pueblo County, CO

Project Service Area, if not represented in Project County list

* **Project Colorado State House District Number (No selections made)**
31
32
33
34
35
36

28
29
30
1
2
3
4
5
6
7
8
9

* **Project Colorado State Senate District Number (No selections made)**

35
34
33
32
31
30
29
28
27
26
25
24
23
22
21
20
19
18
17
16
15
4
5
6
7
8
9
10
11
12
13
14
1

2
3

Which local CoC(s) does your organization fall within?

(No selections made)
Balance of State Continuum of Care (CoC)
Metro Denver Homeless Initiative Continuum of Care (CoC)
Northern Colorado Continuum of Care (CoC)
Pikes Peak Continuum of Care (CoC)

* **Does the applicant intend on serving as a pass through entity, passing grant funds along to other entities? (No selections made)**
Yes
No

Project Design & Organizational Capacity

Case Id: 35407
Name: Douglas County - 2025
Address: *No Address Assigned

No data saved

Project Design & Organizational Capacity

Please provide the following information.

Project Description & Design

Provide a clear overview of the proposed project(s), including:

- **New or existing project and location:** Douglas County is requesting funding for two existing projects. The first, the Homeless Stability Program (HSP), was established in 2024 and provides homeless prevention services. The second project will offer emergency shelter through hotel vouchers distributed by our street outreach team, the Homeless Engagement, Assistance and Resource Team (HEART).

  HSP: The objective of the HSP is to support individuals at risk of homelessness. Program participants have the opportunity to access a wide range of supportive services focused on maintaining stable housing. In partnership with community collaborators, the program provides comprehensive services including housing assistance, housing navigation, career advancement opportunities, financial coaching, case management, domestic violence intervention, mental health support, and benefit navigation. The HSP serves all Douglas County residents.

  HEART Hotel Vouchers: The HEART Emergency Hotel Voucher Program (EHVP) is an existing initiative launched in September 2022 to address homelessness in Douglas County through a collaborative, community-based approach. The project operates throughout the county, including areas such as Littleton, Highlands Ranch, Parker, Lone Tree, and Castle Rock. HEART's primary activities include street outreach, case management, and connecting clients to stabilization services and community resources. The HEART EHVP provides limited emergency shelter while HEART can identify and secure regular shelter, temporary or permanent housing and other needed resources. The primary goal is to ensure homelessness is rare, brief, and non-recurring by achieving functional zero, where the number of people exiting homelessness to housing solutions exceeds the inflow of people entering homelessness. In November 2024, Douglas County was the first Built for Zero (BFZ) participant in the metro Denver area to reach functional zero for the Veteran population.

- **Activity type(s) requested (e.g., Rapid Re-Housing, Homelessness Prevention):** Homeless Prevention services are offered through the HSP program, and hotel vouchers are categorized as part of the Emergency Shelter activities.

- **Target population(s):**

The HSP serves individuals and households in Douglas County who are at risk of losing their housing or experiencing homelessness, with a focus on preventing eviction and stabilizing current housing situations. Program participants typically include low- to moderate income residents facing financial hardship, barriers to self-sufficiency, or gaps in access to supportive services such as transportation, employment, mental health care, or domestic violence resources. HSP also supports clients identified through the HEART and community partners, particularly those experiencing housing instability due to economic challenges, family crisis, or lack of connection to community resources. By providing rental assistance, case management, navigation support, and access to stabilizing services, HSP aims to ensure vulnerable households maintain safe, stable housing and avoid entering

the homeless system.

The HEART program actively engages with unsheltered individuals and those living in encampments or vehicles, offering critical resources and support to address both immediate and long-term needs. HEART Navigators connect clients to a broad range of services, including access to public benefits, employment assistance, food, mental health services, transportation, and other basic necessities. The program also provides housing assistance through OneHome's Coordinated Entry Assessments, Family Tree's GOALS Emergency Shelter Program, and the Douglas County Cares Program. When appropriate, the HEART will utilize motel vouchers as a temporary intervention while working to secure stable housing, facilitate family reunification, or connect clients to other housing-focused services.

By leveraging these innovative approaches and focusing on comprehensive, community-based support, the HEART has significantly reduced homelessness in the County and will work to continue to improve the lives of individuals and families experiencing housing instability.

- **Overall project design and implementation approach:**
The Douglas County Homelessness Initiative (DCHI) adopts a Housing Plus Blueprint (Blueprint) that lays a foundation for a collaborative, community-based approach to ensure that homelessness is infrequent, rare, and brief. The Blueprint serves as a comprehensive guide to addressing housing instability in Douglas County. This plan encompasses a range of services, including street outreach, emergency shelter, transitional and permanent housing, and supportive housing with integrated services. The Blueprint emphasizes accountability through case management, personal growth via education and employment opportunities, and overall wellbeing by addressing behavioral, mental, physical, and social health needs. By providing a coordinated system of care, the Blueprint aims to prevent homelessness, rapidly rehouse those who become homeless, and support long-term housing stability and self-sufficiency. Out of the DCHI, both the HSP and the HEART were developed.

  The HSP employs several innovative approaches to address the needs of its participants:

  - Coordinated Services Matching (CSM): Launched in April 2025, this collaboration brings together multiple agencies to match appropriate services and housing solutions to individuals experiencing housing instability. The group meets three times a month to expedite access to effective resources.

  - Personalized Case Management: Support is tailored to the individual needs of each participant, ensuring that services are relevant, person-centered, and impactful.

  - Comprehensive Support: The program addresses not only housing needs but also behavioral, mental, physical, and social health needs to promote long-term stability and overall well-being.

  The HSP focuses on providing short- to medium-term rental support and case management as its core activities. Eligibility criteria for the program include being at imminent risk of homelessness, which allows the HSP to prioritize the county's most vulnerable populations. The design features of the HSP, such as the CSM and personalized case management, differentiate it from other initiatives and enhance its effectiveness in preventing homelessness. By leveraging these innovative approaches and focusing on comprehensive, community-based support, the HSP aims to reduce homelessness in Douglas County and improve the lives of individuals and families experiencing housing instability.

  The HEART employs innovative strategies by pairing civilian navigators with law enforcement, modeled after Douglas County's successful Community Response Team (CRT). This co-responder model ensures that unsheltered residents receive comprehensive support from both law enforcement and social service professionals. Navigators conduct field-based assessments, understand the homeless system of care, match appropriate services to identified needs, and help individuals obtain shelter and housing solutions of their choosing. The EHVP utilizes hotel vouchers as a temporary measure to ensure stability while Navigators work with each individual to identify a

more long term and stable option to meet their shelter and housing needs. This approach fosters a personalized, effective response to homelessness and strengthens the continuum of care throughout Douglas County.

- **Approach to housing placement and stabilization, including coordination with Coordinated Entry, landlords, C**

  Douglas County has established a Memorandum of Understanding (MOU) with local partners committed to providing services and collaborating on the development and implementation of the HSP. These partners include local nonprofits, the local workforce center, the housing partnership, Douglas County School District, the VA, and local domestic violence service providers. The MOU outlines the nature of the collaboration and the services offered by each partner, ensuring a coordinated and comprehensive approach to addressing homelessness and housing instability.

  With these partners and the use of a By-Name List (BNL), the HSP ensures that individuals most in need are promptly connected to available resources. Weekly case conferencing through the CSM collaboration provides regular updates and strengthens coordination among service providers, ensuring that participants receive timely and appropriate support.

  When necessary, county staff will collaborate with landlords to advocate on behalf of clients. This may include offering written commitments to pay, allowing additional time to process assistance requests and helping clients maintain their housing. By fostering positive relationships with landlords and offering clear communication and assurances, the county enhances its ability to support clients effectively and prevent homelessness.

  HEART uses HMIS and the Coordinated Entry System, OneHome, to access current resources and strengthen community engagement. These efforts align with Metro Denver's regional approach and support the BFZ initiative, which aims to make homelessness rare, brief, and non-recurring. Through targeted case management and partnerships with local nonprofits, HEART connects individuals and families to emergency shelter, food, water, and utilizes motel vouchers when needed to connect individuals to long-term housing solutions.

  Douglas County currently has access to a limited number of scattered-site transitional housing units and has collaborated with Family Tree and Arapahoe County to expand the Generational Opportunities to Achieve Long-Term Success (GOALS) program. Combined with funding for outreach and motel vouchers, these strategies offer a comprehensive continuum of care from street outreach to permanent housing to address homelessness both locally and across the region.

- **Staffing structure and key staff responsibilities**

  Douglas County will utilize two staff members to oversee the administration, reporting, and implementation of the HRP funding. The HSP will be supported by two primary agencies that provide case management and resource navigation. These agencies collectively employ nine case managers, ensuring ample support for the projected number of families to be served by the program.

  The HEART consists of four navigators and one supervisor who co-respond with law enforcement to conduct street outreach seven days a week between 6:00 a.m. and 8:00 p.m. This collaborative approach allows the team to safely and effectively reach the most vulnerable individuals experiencing unsheltered homelessness throughout the county. Half of the Navigator staff consists of licensed mental health professionals who being additional service to those experiencing homelessness.

  HEART Navigators respond daily to referrals and requests for support, providing consistent follow-up and ongoing engagement for individuals enrolled in the Douglas County's Emergency Hotel Voucher Program and Homeless Street Outreach Program within the HMIS database.

HEART Navigators use evidence-based practices including motivational interviewing, person-centered approaches, trauma-informed care, harm reduction, and equity-based principles. These tools help build trust and rapport, laying the foundation for compassionate, relationship-driven connections. Through this engagement, navigators are able to provide limited hotel nights while engaging in warm hand-offs to local nonprofit partners for emergency services such as shelter, food, and water while also working toward long-term, individualized housing solutions.

Navigators bring subject matter expertise, with backgrounds in behavioral health, mental health, probation, adult protection, human services, day shelter operations, housing, and street outreach. They are trained in motivational interviewing, integral care, negotiation, crisis intervention, self-defense, and equity, with additional access to training in first aid, CPR, mental health first aid, verbal de-escalation, and diversity, equity, and inclusion. All County employees complete annual ethics training.

Accountability is maintained through weekly CSM to ensure continuity of care. Additional support is provided by the Community Services Department, which offers training, case management resources, and community engagement through the Community of Care Network.

- **Approach to housing placement, stabilization, and participant support**
  The HSP utilizes a coordinated, client centered approach to help households at imminent risk of homelessness secure and maintain stable housing. Case managers conduct comprehensive assessments using tools such as the Colorado Family Support Assessment 2.0 (CFSA 2.0) to identify barriers, determine eligibility, and tailor individualized housing plans. Through partnerships with local nonprofits and county agencies, HSP connects participants to rental assistance, transportation, benefits enrollment, and financial coaching to strengthen long term stability. Households are added to the BNL and case conferenced with the CSM team to align available resources with household needs. Ongoing case management, including regular check ins, goal setting, and referrals to community supports, ensures that stabilization plans evolve as participant needs change. This proactive, structured support system has historically helped families avoid eviction and sustain permanent housing outcomes.

  The HEART EHVP strengthens the system by providing low-barrier access through proactive outreach, trauma-informed engagement, compassion, and emergency shelter options through the use of motel vouchers. HEART Navigators build trust through consistent contact and person-centered strategies, offering immediate assistance with identification, healthcare access, benefits enrollment, transportation, and basic needs. Weekly multidisciplinary case conferences ensure seamless coordination and warm handoffs for individuals with complex needs.

  For those experiencing chronic unsheltered homelessness, HEART offers flexible, long-term support and ongoing service-plan adjustments. Strong partnerships with law enforcement, faith-based organizations, and nonprofits further expand engagement and resource availability. Through this integrated approach, Douglas County delivers a comprehensive system that supports housing placement, promotes stabilization, and enhances participant wellbeing.

- **How the project addresses identified community needs**
  The need for funding for homeless prevention services is strongly supported by the findings of the 2023 Community Needs Assessment. Among the 136 survey responses, housing assistance was identified as the most critical factor in achieving and maintaining self-sufficiency. Additionally, when respondents were asked, "In the last year, what have you had trouble paying for?" housing was the top concern. Furthermore, when asked to rank the importance of various factors in providing safe and secure housing for low- and moderate-income

residents, affordable housing was ranked as the highest priority by all respondents, with rental assistance closely following.

The HSP aligns with and builds upon Douglas County's Blueprint by providing short- to medium-term rental support, case management, connection to community resources, and housing stability services. Guided by the Blueprint, the program emphasizes accountability through case management, personal growth to address the unique needs of each participant, and wellbeing to support the behavioral, mental, physical, and social health. The goal of the program will be to reduce the inflow of people going into shelters by preventing homelessness whenever possible. The program intends to help 5-7 families prevent homelessness and strengthen their ability to achieve self-reliance. In 2024, Douglas County successfully prevented the eviction of five using HRP funds awarded.

By using the innovative strategies noted throughout the above responses and emphasizing comprehensive, community-based support, HEART has helped reduce homelessness in the county by 53% by comparing the Winter 2022 Point-in-Time (PIT) Count to the 2026 Winter PIT. In the Winter 2022 PIT Count, 29 individuals were sleeping outdoors, compared to just 4 individuals during the Winter 2026 PIT Count. Winter 2026 Survey data indicated that 23 individuals were sheltered and 22 were unsheltered, including 18 sleeping in vehicles and four sleeping outdoors. This significant decrease reflects the effectiveness of HEART's utilization of emergency hotel vouchers to bridge access to permanent housing solutions, shelter options, and appropriate services.

Since January 2025, HEART has served 414 individuals, representing 301 households. HEART Navigators have delivered more than 2,955 services and resources and issued 629 emergency hotel vouchers to help participants bridge the gap to safer, more stable housing solutions. Douglas County remains committed to improving the lives of individuals and families experiencing housing instability.

- **If applying for multiple eligible activities, clearly describe each activity separately and identify any key difference**
  As described above, the HSP will provide homeless prevention services and the HEART will provide emergency shelter through the use of hotel vouchers to bridge access to stable housing solutions.

Community Need and System Alignment

Describe how the project:

- **Uses local data, trends, or system information to demonstrate need.**
  According to Coloradojudicial.gov, eviction filings in Douglas County rose from 1,215 in 2022 to 2,379 in 2025, nearly doubling. Rent has climbed 164% from 2000-2023 while personal income increased just 144% (Source: Colorado's Housing Shortfall: An Estimate and Review of Existing Studies. Sept. 2025. Neal Marquez and Greg Totten, Colorado State Demography Office). Additionally, Current estimates indicate that 34,117 households, representing 25% of all households, are cost burdened, meaning they spend 30% or more of their income on housing expenses. When just looking at those renting, this number jumps up to between 42-49% of renters are cost burdened or severely cost burdened (Source: Decennial Census 2000, ACS 2022 5-Year). Of respondents to the 2026 Community Needs Assessment survey, 77% reported being cost burdened (32%) or severely cost burdened (45%). All this data demonstrates a high need for homeless prevention services.

  The HEART continues to demonstrate measurable progress in reducing homelessness across Douglas County; however, the need for comprehensive outreach and coordinated services remains significant. In 2025, HEART conducted 1,501 proactive outreach engagements, traversing locations such as parks, trails, transit stations, commercial areas, and other identified hotspots to meet individuals where they are and provide immediate support. During the same year, HEART served 332 individuals, offering person-centered case management,

stabilization resources, and critical connections to housing pathways through the use of emergency hotel vouchers. The program also received a substantial volume of community-driven referrals, including 606 referrals from law enforcement agencies, 553 referrals from community members, and 118 referrals from partner organizations, underscoring the high level of community reliance on HEART as the central access point for homelessness response.

In addition to field-based outreach, HEART administers emergency hotel vouchers as a critical safety-net intervention for individuals and families experiencing acute housing crises. Between July 1, 2024, and June 30, 2026, the program provided hotel vouchers to 374 households comprising 451 individuals, totaling $52,586.63 in temporary shelter support.

These figures illustrate both the continued effectiveness of the HEART model and the ongoing demand for expanded outreach capacity, interagency collaboration, and sustainable funding to ensure homelessness in Douglas County remains rare, brief, and non-recurring.

- **Aligns with local Continuum of Care (CoC), Coordinated Entry, or community homelessness response priorities**
  The HSP and HEART EHVP are fully aligned with the MDHI Continuum of Care (CoC) and regional homelessness response priorities. Both programs utilize the OneHome Coordinated Entry System. HSP and HEART are guided by the Douglas County Blueprint, which emphasizes a coordinated continuum of care, including street outreach, emergency shelter, homeless prevention, and supportive services. This approach is reinforced by weekly case conferencing and the use of a BNL to monitor and match households to appropriate resources, ensuring timely access and equitable outcomes.

- **Demonstrates coordination with local governments, CoCs, and community partners.**
  Douglas County's HSP and HEART programs exemplify robust coordination with local governments, CoCs, and a wide array of community partners. HEART participates actively in regional coordination efforts with the Metro Denver Homeless Initiative (MDHI) and neighboring counties. Staff members attend MDHI's Monthly Regional Stakeholder Forum, Outreach Collaborative meetings, and annual conferences to align local strategies with broader regional goals. HEART's co-response model pairs civilian navigators with law enforcement, facilitating a collaborative response to unsheltered homelessness and enhancing both safety and access to critical resources.

  In April 2025, Douglas County launched the CSM collaboration, a strategic initiative designed to reduce housing instability by uniting a wide range of community-based partners. The CSM builds on the County's successful joint case management efforts through initiatives such as DC Cares and Pathways. Partner organizations include local nonprofits, Douglas County Human Services, the Health Department, the Mental Health Collaborative, A/D Works!, Housing Partnership, the VA, Douglas County School District, and local domestic violence service providers. Together, these partners streamline access to appropriate resources and benefits, ensuring households receive timely, housing-focused support. Through this collaborative approach, Douglas County became the first Denver Metro municipality to achieve functional zero for veterans experiencing homelessness.

- **Leverages existing community resources and contributes to a coordinated homelessness response system.**

  Both HSP and HEART's EHVP leverage a broad spectrum of existing community resources to maximize impact and efficiency. HSP partners with local agencies for case management, resource navigation, and financial coaching, while HEART connects participants to emergency shelter, food, transportation, and behavioral health services through partnerships with nonprofits, faith-based organizations, and government entities. Funding streams such as the Community Services Block Grant (CSBG), Transformational Homeless Response (THR) Grant, Department of Justice (DOJ), and American Rescue Plan Act (ARPA) are strategically combined to support program operations, emergency hotel vouchers, and outreach activities.

  HEART's co-response teams use a hands-on, barrier-reducing approach to connect unsheltered individuals to

mainstream benefits while conducting street outreach. Navigators complete individualized assessments, assist with applications for Medicaid, SNAP, SSI/SSDI, and VA benefits, and help participants gather documentation or obtain identification. They also connect individuals to local nonprofits and faith-based organizations for food, transportation assistance, and other essential resources that support daily stability. Through this comprehensive approach, HEART Navigators ensure emergency hotel vouchers are utilized for participants to bridge access and maintain the critical benefits and support needed for long-term stability and housing success.

The use of HMIS and shared data systems (empowOR) ensures real-time tracking, outcome measurement, and continuous improvement, contributing to a coordinated, data-driven homelessness response system that is responsive to local needs and regional priorities.

Organizational Capacity and Grant Management

Describe the organization's ability to manage and deliver the project, including:

- **Who is responsible for data entry and review? Give one example of how data is used to improve performance**
  Partner case managers are responsible for entering all household information, case notes, assessments, and required documentation into the local shared data system, empowOR. Douglas County staff then review each record for accuracy, completeness, and eligibility, approve services, and translate all required fields into HMIS to ensure compliance with state reporting requirements. This two-step process maintains data integrity and creates consistent alignment between the local system and the statewide homelessness data system. HEART management works closely and regularly with team members to ensure timely, accurate, and consistent data entry into the HMIS and BNL. This is accomplished through scheduled weekly check-ins, as well as ad hoc discussions throughout the week, to discuss caseloads, focus on complex cases, and to coordinate client support within the team and between community partners.

  Douglas County also uses the CFSA 2.0 as a key tool for performance improvement. The CFSA 2.0 is a structured, evidence-based assessment that evaluates a household's strengths, needs, and barriers across multiple domains related to housing stability. Case managers complete the CFSA 2.0 at intake and use the scoring to identify immediate barriers, determine program suitability, and tailor case plans. Over time, CFSA scores help the County track participant progress, measure changes in stability, and identify trends that may require program adjustments—such as modifying service intensity, adding new supports, or adjusting referral. This use of standardized assessment data ensures that program decisions are responsive to participant needs and grounded in measurable outcomes.

- **Grant management experience (federal, state, and other)**
  The County has successfully administered several federal grant awards. The Department of Community Services currently manages multiple state and federal grants including CSBG, Federal Transportation Administration 5310 funds, ARPA, Older American Act funds, HRP, DOJ, and State THR Grant. In the past, the Department has also managed the Community Development Block Grant (CDBG). Since 2016, the County has utilized and leveraged several grants to support the Douglas County Cares collaborative. This multi-partner collaborative provides supportive services to families and to residents by providing access to housing through rental assistance. Additionally, through ERA 1 and 2, the County has worked collaboratively with partners to successfully provide over $12 million in rent assistance and support.

- **Financial systems and internal controls**
  The following policies will help ensure sound fiscal management: Budgets are adopted on an annual basis consistent with Colorado Revised Statutes (C.R.S) Title 29; Article 1. Every effort will be made to prepare the budget in accordance with generally accepted accounting principles as defined by the Governmental Accounting Standards Board (GASB). Budgets are required, and adopted, for all County governmental and proprietary funds. Vouchers $25,000 and over require accounting review and the signatures of the Director of Finance and the County Manager. Vouchers $100,000 and over require accounting review and the signatures of the Director of Finance, the County Manager, and the approval of a County Commissioner. Prior approval at a public business meeting is sufficient evidence of the approval of a County Commissioner. Purchase Orders and changes to purchase orders that are less than $100,000 are approved by the County Manager. Purchase Orders and changes to purchase orders that are $100,000 or more are approved by the Board of County Commissioners at a public business meeting. The County undergoes an annual single audit and makes the findings available to the public to hold itself accountable.

- **Practices to prevent misuse of funds and ensure compliance**
  Douglas County has a proven track record of effectively managing a wide range of federal, state, and local grants. In 2025, the Community Services Team, comprising 15 dedicated staff members, successfully

administered various programs. These programs included rental assistance, a seven-unit supportive housing initiative, hotel vouchers, transportation services, and in-home support for older residents.

To ensure the proper management of funds, the County has implemented multiple levels of control. This includes thorough reviews of recipient eligibility and expense eligibility before authorizing payments. The County designates spending authority based on roles and maintains a division of responsibility to prevent the misuse of funds.

For financial management, the County utilizes Dynamics 365 financial software, which ensures fiscal responsibility and accuracy. Additionally, the County conducts an annual Single Audit, and all programs are regularly monitored by state and federal agencies.

Furthermore, the County has a Title VI administrator who is responsible for addressing any complaints related to civil rights concerns. This role ensures that all participants are treated fairly and that any issues are promptly and appropriately resolved.

By maintaining these robust systems and practices, Douglas County demonstrates its capability to manage grant funds effectively and responsibly, ensuring that resources are used to achieve the intended outcomes and benefit the community.

- **Approach to addressing performance or compliance issues**
  Douglas County addresses performance and compliance issues through a structured, collaborative framework that ensures accuracy, consistency, and clear oversight across all partner agencies. Formal agreements, shared data systems, and regular case-conferencing allow county staff and partner organizations to monitor participant progress, maintain confidentiality standards, and resolve issues quickly through unified communication channels. These practices are reinforced by strict adherence to HMIS protocols, MOUs, and coordinated service-matching processes, enabling partners to streamline referrals, share updates, and maintain program fidelity across all touchpoints. County staff provide ongoing oversight by reviewing case notes, documentation, and service delivery quality, ensuring that program guidance is consistently followed and that emerging issues are addressed promptly.

  Continuous professional development, structured supervision, and rigorous documentation practices further strengthen compliance. Case managers are trained in trauma-informed care, motivational interviewing, and strengths-based approaches, and they follow standardized assessment, case planning, and follow-up protocols to ensure high-quality service delivery. Regular reassessment cycles, performance monitoring through HMIS and empowOR (the local shared data system), and thorough tracking of participant outcomes support early identification of potential concerns and promote corrective action when needed. This combination of collaborative infrastructure, strong data integrity protocols, and active oversight enables the County to maintain a high level of accountability, ensure consistent program performance, and effectively manage compliance across all service areas.

- **Coordination with partners or agencies**
  Douglas County maintains strong, structured coordination with partner agencies through formal agreements, shared data systems, and regular case-conferencing processes. Through collaboration tools such as the CSM, partners, including local nonprofits, human services, the school district, housing organizations, and behavioral health providers, work together to identify households experiencing homelessness, share updates, and match clients to appropriate services. This coordinated approach is reinforced by shared confidentiality and data-sharing practices formalized through MOUs, ensuring all agencies follow consistent standards for privacy, HMIS usage, and communication. Through these collaborative structures, partners maintain seamless communication, streamline referrals, and support unified, housing-focused solutions that improve outcomes for individuals and families across the county.

Staffing Plan

Outline your staffing structure, including:

- **Key staff roles and structure**
- **Case management ratios**
- **Staff qualifications and training**
- **Supervision and accountability practices**

- **HSP: Staffing Structure:** Douglas County will utilize two staff members to oversee the administration, reporting, and implementation of the HRP funding. The HSP will be supported by two primary agencies that provide case management and resource navigation. These agencies collectively employ nine case managers, ensuring ample support for the projected number of families to be served by the program.

- **Case Management Ratios:** With nine case managers available, the program can maintain a manageable case management ratio, allowing for personalized and effective support for each participant. This structure ensures that case managers can dedicate sufficient time and resources to address the unique needs of each household.

- **Staff Roles and Qualifications:** The case managers employed by the partnering agencies have received substantial training to equip them with the necessary skills and knowledge. Some of their trainings include:
  - **Integral Care:** A strengths-based approach to case management administered by Douglas County staff. This training is offered twice a year and provides frameworks that empower individuals to overcome complex challenges and achieve transformation.
  - **Motivational Interviewing:** A technique that enhances case managers' ability to engage with participants, build rapport, and motivate them towards positive change.
  - **Colorado Family Support Assessment 2.0 Certification:** Ensures that case managers are proficient in administering this comprehensive assessment tool to identify and address the needs of families.

- **Training Plans:** Ongoing training and professional development are integral to maintaining high standards of service delivery. Case managers participate in regular training sessions, including updates on best practices, new methodologies, and emerging trends in case management.

- **Supervisory Structure:** County staff are responsible for ensuring that case managers at partner agencies adhere to program protocols, maintain high standards of service, achieve program goals, and maintain fidelity of care. Staff review case notes, documentation, and regularly connect with case managers to ensure program guidance is adhered to and quality service is provided.

Staff Protocol for Engaging with Participants: Case managers follow a structured protocol for engaging with participants, which includes:

- **Initial Assessment:** Conducting comprehensive assessments to understand the needs and circumstances of each participant.
- **Personalized Case Plans:** Developing individualized case plans that outline goals, strategies, and resources tailored to each participant's needs.
- **Regular Follow-Ups:** Maintaining regular contact with participants to monitor progress, provide support, and adjust case plans as needed.
- **Resource Navigation:** Connecting participants to community resources, services, and support networks to address their needs holistically.

By maintaining a well-structured staffing plan, providing comprehensive training, and ensuring robust oversight and accountability, the County is well equipped to deliver effective and impactful services through the HSP.

- **HEART:** The HEART consists of four navigators and one supervisor who co-respond with law enforcement to conduct street outreach seven days a week between 6:00 a.m. and 8:00 p.m. This collaborative approach allows the team to safely and effectively reach the most vulnerable individuals experiencing unsheltered homelessness throughout the county.

  HEART Navigators respond daily to referrals and requests for support, providing consistent follow-up and ongoing engagement for individuals enrolled in the HEART Street Outreach Program and EHVP within the HMIS.

  All staff are trained in cultural humility and trauma-informed care as this ensures service delivery in a way that respects participants' backgrounds and avoids re-traumatization. Participants are offered incentives including hygiene kits, food boxes, or transportation services to encourage initial engagement, demonstrate responsiveness, and build trust. To ensure that participants are not lost between providers, the county uses weekly CSM meetings to discuss participants and provides housing support through OneHome's Coordinated Entry Assessments, Family Tree's GOALS Emergency Shelter Program, the Douglas County Cares Program, and the Aurora Regional Navigation Campus. When appropriate, HEART utilize motel vouchers as a temporary intervention while securing stable housing, facilitating family reunification, or connecting individuals to other housing-focused services. Warm handoffs between outreach, case management, and housing services are standard practice. Participant feedback is regularly collected, evaluated, and adjusted to ensure that engagement strategies remain responsive and effective.

  Navigators bring subject matter expertise, with backgrounds in behavioral health, mental health, probation, adult protection, human services, day shelter operations, housing, and street outreach. They are trained in motivational interviewing, integral care, negotiation, self-defense, and equity, with additional access to training in first aid, CPR, mental health first aid, verbal de-escalation, and diversity, equity, and inclusion. All County employees complete annual ethics training.

  Accountability is maintained through weekly CSM to ensure continuity of care. Additional support is provided by the Community Services Department, which offers training, case management resources, and community engagement through the Community of Care Network.

  The County is committed to nondiscrimination and does not exclude, deny benefits to, or otherwise discriminate based on race, ethnicity, color, national origin, disability, gender, veteran status, political beliefs, religion, sexual orientation, or age in any program or service, whether administered directly or through a partner agency.

Access, Safety & Service Delivery

Describe:

- **How participants access the program (eligibility, hours of project access, referral process)**
- **Strategies to reduce barriers to entry**
- **Safety and security measures for participants**
- **How services are tailored to the target population**

CSM:

Participant Access (Eligibility, Hours, Referral Process)

CSM is accessed through referrals made by partnering agencies that participate in the collaborative meetings held three times each month. Eligibility is based on HRP guidance and being at imminent risk of homelessness. Households are referred directly by partners or added to the BNL are reviewed during CSM meetings, where partners collectively determine the most appropriate housing or service intervention.

Strategies to Reduce Barriers

CSM reduces barriers by bringing multiple agencies together, nonprofits, schools, the VA, domestic violence service providers, workforce partners, to streamline services and eliminate the need for participants to navigate numerous systems independently. Case management is personalized, and needs are matched directly to resources, accelerating access to housing, transportation, benefits, and stabilization supports. This collaborative structure minimizes delays and ensures individuals receive appropriate interventions quickly.

Safety and Security Measures

Safety is addressed through partner compliance with trauma informed care standards and mental health firstaid principles. Furthermore, the County has a Title VI administrator who is responsible for addressing any complaints related to civil rights concerns. This role ensures that all participants are treated fairly and that any issues are promptly and appropriately resolved.

Tailored Services for the Target Population

CSM tailors services by using individualized case management and needs assessments across behavioral health, financial stability, transportation, mental health, and housing domains. Its design prioritizes timely interventions for families and individuals who are at imminent risk of homelessness and require multiagency support. Additionally, services are adjusted through continual case conferencing and follow ups, ensuring relevance and responsiveness to each participant's circumstances.

HEART:

Participant Access (Eligibility, Hours, Referral Process)

HEART conducts outreach Monday-Sunday between the hours of 6:00a.m.-8:00p.m. to those experiencing homelessness in Douglas County. The HEART has low-barrier access points, including proactive outreach, phone calls, text messaging, and referrals from faith-based and nonprofit agencies, hospitals, and law enforcement. Eligibility is broad; anyone experiencing homelessness, including seniors, Veterans, families, and those living in their vehicles. HEART navigators respond daily to referrals and enroll participants into HMIS for ongoing support and assess if the use of emergency hotel vouchers is needed for emergency shelter.

Strategies to Reduce Barriers

HEART's coresponder model pairs civilian navigators with law enforcement which allows for immediate field based assessments, reducing barriers for individuals who may not access traditional services. Navigators use trauma informed care, motivational interviewing, and mental health first aid practices to build trust with individuals who may be reluctant to engage. HEART offers emergency shelter through hotel vouchers while warm handoffs to shelters, food resources, healthcare, benefits, and housing programs are made, ensuring participants are not lost between providers. Incentives such as hygiene kits and food boxes reduce engagement barriers further.

Safety and Security Measures

Safety is supported through coordinated outreach with the Douglas County Sheriff's Office. Navigators and deputies work together to ensure safe engagement in encampments, wooded areas, vehicles, and commercial spaces. Staff are trained in verbal deescalation, self defense, mental health first aid, CPR, and equity based principles. HMIS confidentiality protocols protect participant privacy, and safety planning includes responding to high risk situations, enforcing trespassing laws when necessary, and relocating individuals to safer

environments.

Tailored Services for the Target Population
HEART's services are individualized, targeting unsheltered individuals and those with complex behavioral health, medical, or housing barriers. Navigators help obtain identification, connect participants to behavioral health treatment, secure benefits (SNAP, Medicaid, SSI/SSDI), and coordinate emergency shelter, emergency hotel vouchers, GOALS family shelter, and other transitional housing opportunities. HEART's person centered approach and continuous follow up ensure services match each participant's unique needs and vulnerabilities.

Domestic Violence Services (if applicable)

Will this project serve survivors of domestic violence? (No selections made)
No
Yes

Technical Assistance and Support Needs

If awarded, what additional support would your organization need to successfully implement this project (e.g.,
None

HMIS licenses, training, technical assistance)

NONE

Available Activity Types

No data saved

Case Id: 35407
Name: Douglas County - 2025
Address: *No Address Assigned

Available Activity Types

An asterisk below indicates a required field.

*** Applicants may request funding for multiple eligible activity types within a single application. Applicants may also select one targeted set-aside (YHS or FIP), if applicable.**

- ☐ **Street Outreach**
- ☐ **Emergency Shelter**
- ☐ **Homelessness Prevention**
- ☐ **Rapid-Rehousing**
- ☐ **Bridge Housing**
- ☐ **Homeless Management Information System (HMIS) or the DOH-approved Comparable Database (for Victim Service Providers)**

*** Select the primary population/set-aside this project will serve (select one):**

(No selections made)
Formerly Incarcerated People (FIP) Population
General HRP Population
Youth Housing Stability (YHS) Population

Reflection on Past Performance

No data saved

Case Id: 35407
Name: Douglas County - 2025
Address: *No Address Assigned

Reflection on Past Performance

An asterisk below indicates a required field.

Since 2022, HEART has strengthened coordinated responses with law enforcement, improved data collection, and deepened collaboration with local and regional providers to support housing stability. As a result of these targeted efforts, the 2026 PIT identified 45 individuals experiencing homelessness, representing a 53% decrease from 2022. Of these, 23 were sheltered and 22 unsheltered, including 18 sleeping in vehicles and four outdoors.

HEART continued to expand impact through direct engagement in 2025. The program discharged 327 individuals during 2025 with 18% obtaining permanent housing, 24% securing temporary housing, and 23% accessed emergency shelter. The remaining 35% of individuals either moved out of the county while still unhoused or were closed due to loss of contact.

Past Performance by Activity Type

If your organization received HRP and/or ESG funding during the most recently completed grant cycle (April 1, 2025 – March 31, 2026), complete the table below for each funded activity.

Complete the below fields only for activity type "Emergency Shelter"

Activity Type	8a. Total Households Served	22e. Average length of Time prior to Housing from Homelessness start date (in days) 0	Q23C. Percentage of persons exiting to positive housing destinations	# of beds/ units Maintained	Average Cost per Household Served	% of HRP/ YHS Funds Expended
Homeless Prevention	5		100%	N/A	$8,000/per household	100%

Note:

22e. Average length of Time prior to Housing from Homelessness start date (in days) = Complete this field only for activity type "Emergency Shelter" (or) "Rapid Re-Housing"

Q23C. Percentage of persons exiting to positive housing destinations = Complete this field only for activity type "Emergency Shelter", "Street Outreach" (or) "Rapid Re-Housing"

8a. Total Households Served = Complete this field only for activity type "Emergency Shelter", "Street Outreach" (or) "Rapid Re-Housing"

# of beds/ units Maintained = Complete this field only for activity type "Permanent Supportive Housing" (or) "Rapid Re-Housing"

Average Cost per Household Served = Complete this field only for activity type "Emergency Shelter", "Street Outreach" (or) "Rapid Re-Housing"

% of HRP/ YHS Funds Expended = Complete this field only for activity type "Emergency Shelter", "Street Outreach", "Permanent Supportive Housing" (or) "Rapid Re-Housing"

of beds/units Maintained

been strategically used to support 1,448 bed nights since January 2024, providing short-term stability while clients pursue long-term housing solutions. HEART has enrolled 484 individuals into their EHVP, resulting in 368 households. The program provides one night of hotel accommodations per household per year, not to exceed a total of three nights annually; however, during periods of severe or dangerous weather, additional emergency nights may be authorized and do not count toward a household's annual maximum.Budget Compliance

No data saved

HEART highlights client accountability and works collaboratively with participants to set goals, track progress, and actively engage in the steps needed to achieve housing stability and self-reliance. Emergency hotel vouchers have

Case Id: 35407 2025

Name: Douglas County - **Address:** *No Address Assigned

Budget Compliance

An asterisk below indicates a required field.

* **Match Funding and Financial Capacity**

Projects will be required to provide a 100% match for the total amount of funding requested. Will your organization be able to meet the full match requirement? If not, please explain any anticipated barriers or alternative funding strategies.
Yes, Douglas County will meet the full match requirement.

Sources of Match

Please describe all sources of match funding that will be used to meet the 100% match requirement. Include whether funds are cash or in-kind contributions, and identify the source of each commitment.
The match for both programs will come from the use of CSBG and other local funds.

Additional Funding Sources

In addition to required match funding, identify any other partners or funding sources supporting the project and describe the specific activities or purposes those funds will support.

HSP: The HSP will not have additional funding sources and will collaborate with several partners to accomplish the goals of the project. Formal partners include the Ember Center, Tessa (both providing domestic violence services), Manna Resource Center and Catholic Charities (case management), Douglas County Housing Partnership (housing resources), AD Works! (employment resources), and Advocates for Children CASA (referrals and resources).

HEART: HEART Navigators build on a strong network of nonprofit and faith-based community partners who provide essential support at no additional cost to the program. Through these partnerships, Navigators routinely secure financial assistance to help participants meet basic needs, obtain additional temporary lodging, access transportation, complete minor vehicle repairs, and address other stabilization needs. This collaborative model ensures that grant funding is used strategically for housing-focused services, while community partners offer flexible, participant-centered resources that enhance the overall program impact.

Total Project Budget and HRP Contribution

Please provide the following for the proposed project/activity:

Total annual project budget
$50,000 HRP Homeless Prevention
$50,000 HP Match from (Local funds and CSBG)
$12,500 HRP Emergency Shelter

$12,500 ES Match (Local funds and CSBG)
$125,000 Total Project

Total amount requested through the current HRP NOFA
$62,500

Percentage of the total project budget that will be funded through HRP
50.00%

If the project includes multiple funding sources, briefly describe how HRP funds will complement or support the overall project budget.

Current Financial Statements (Year-to-Date) (Required)

Upload the following year-to-date financial statements covering the most recently completed operating month available (must be within the past three months):

☐ **Statement of Financial Position (Balance Sheet)**
***No files uploaded*

☐ **Statement of Activities (Income and Expense Statement)**
***No files uploaded*

If your organization uses a budget-to-actual reporting format, please provide the Statement of Activities in that format.

Year-End Financial Statements (Most Recently Completed Fiscal Year) (Required)

Upload the organization's most recently completed fiscal year Statement of Activities (Income and Expense Statement) and Statement of Financial Position (Balance Sheet) as a single file or combined PDF. If your organization uses a budget-to-actual reporting format, please provide the Statement of Activities in that format.

☐ **Year-end financial statements *Required**
***No files uploaded*

Sources of Income (Required)

Please ensure that the total of all percentages below equals 100%.

* **Division of Housing / Department of Local Affairs funding**

* **Other government grants (federal, state, county, local)**

* **Other government contracts**

* **Foundations**

* **Business**

* **Events (include event sponsorships)**

* **Individual contributions**

* **Fees / earned income**

* **Workplace giving campaigns**

* **In-kind contributions**

* **Annual Medicaid billing forecast**

* **Other**

Compliance with Audit Requirements Per 2 CFR 200 Subpart F

Organizations that expended $1,000,000 or more in federal awards during their most recent fiscal year must complete a Single Audit or Program-Specific Audit in accordance with 2 CFR Part 200 Subpart F.

Audit Compliance

If your organization expended more than $1,000,000 in federal funds during the most recent fiscal year, did the organization complete the required audit?

(No selections made)
Yes
No

Document Uploads

☐ **Copy of the completed audit**
***No files uploaded*

☐ **Verification that the audit was submitted to the Federal Audit Clearinghouse (FAC)**
***No files uploaded*

Verification of Audit Submission to the Federal Audit Clearinghouse * Required, if applicable

Financial Capacity and Risk (Required)

Division of Housing Funding Percentage

What percentage of the organization's total revenue during the most recent fiscal year came from Colorado Division of Housing funding?
0.00%

Cash Flow Management

This award operates on a cost reimbursement basis. Describe the organization's strategy for managing cash flow and ensuring continuity of staffing and critical operations while awaiting reimbursement.

Douglas County has measures in place to ensure that staff compensation and critical operations will continue while awaiting grant reimbursements. Douglas County has a budget supplemental process in place to establish the budget for the grant award in the financial system. Douglas County is well versed in properly maintaining good cash flow management. Douglas County will ensure there is enough cash liquidity to cover expenses while waiting for grant reimbursement. The financial system in place can handle fund accounting, project expense tracking, and staff compensation to help successfully manage our grants.

Grant Management and Internal Controls

Describe the organization's experience managing government funding, including financial management systems, oversight structures, and internal controls used to ensure compliance.

Douglas County Government has been managing government funds since the County was established on January 1, 1861. Douglas County has received federal and state funds annually and has completed Single Audits since 2002 (latest year that I have access to the Single Audit records for Douglas County).

- Douglas County has clear documented Administrative Financial policies in place located on our intranet accessible by all Douglas County employees.
- The financial system has the capability to segregate grant programs by business unit, making sure that funds are not co-mingled. A business unit is established for each new grant award which allows for all related revenues and expenses to be coded within that business unit.
- Douglas County maintains the segregation of duties partially within the roles assigned to users in the financial system. Other segregation of duties are documented in the administrative policies and maintained outside the financial system.
- Douglas County holds regular grant trainings to keep staff up to date on any changes with Uniform Guidance. Refresher grant trainings are also held to make sure staff are regularly trained on grant guidance.
- Each department that applies for grants is responsible for ensuring that the grant activities align with the current Board of County Commissioner's mission prior to applying for funding.
- Douglas County Finance Department staff meet with each department who receive funding, monthly, to discuss any risks associated with the grant program, allowable costs, compliance, reporting, etc.

Past Financial Challenges

Has the organization experienced any significant financial challenges within the last three to five years?

(No selections made)
Yes
No

Future Financial Challenges

Describe any anticipated financial or operational challenges over the next three to five years and the steps the organization is taking to prepare for or address them.

None

Required Documents

No data saved

Case Id: 35407
Name: Douglas County - 2025
Address: *No Address Assigned

Required Documents

Please note that the supporting documents are embedded throughout the application. All forms required by DOH are included and formatted for accessibility. Be sure to copy them onto your organization's letterhead before uploading. Applications missing any required documents will be considered incomplete.

All Applications

☐ **Download: Signature Authority Form *Required**
***No files uploaded*

☐ **Backup documentation for signatory authority *Required**
***No files uploaded*

☐ **Upload a current W-9 (signed within the last 14 days). Download IRS Form: W-9 *Required**
***No files uploaded*

☐ **Certificate of Good Standing for Non-Profit only (Dated within the last three months)**
***No files uploaded*

☐ **CAPER for activities you are applying for dated for the most recent year, April 1 to March 31. (Please Attach as a PDF)**
***No files uploaded*

Submit

No data saved

Case Id: 35407
Name: Douglas County - 2025
Address: *No Address Assigned

Submit the Application

Once an application is submitted, it can only be "reopened" by an Administrator.

☐ * **I certify to the best of my knowledge and belief that the statements and data in this application, including the required documents, are true and correct.**

* **Signature of the Applicant**
***Not signed*

* **Title**

MEETING DATE: August 11, 2026

STAFF PERSON RESPONSIBLE: Shawn DeDera, Chief Technology Officer

DESCRIPTION: Rapid 7 Managed Services for Detection and Response Service Renewal in the Amount of $303,004.00.

SUMMARY: Seeking approval for the purchase of the renewal of Rapid 7 managed detection, response services and vulnerability management. This purchase in the amount of $303,004.00 is budgeted from the Cyber Security fund 18475.

RECOMMENDED ACTION: Approval of Rapid 7 Managed Services for Detection and Response Service Renewal in the Amount of $303,004.00.

REVIEW:

Jim Brown	Approve	7/28/2026
Jeff Garcia	Escalated	8/3/2026
Amy Williams	Approve	8/4/2026
Christie Guthrie	Approve	8/5/2026
Doug DeBord	Approve	8/6/2026
Suzi Woodruff - FYI	Notified - FYI	8/6/2026

ATTACHMENTS:

Cover Page
Carahsoft 2026 Rapid7 303,004 QUOTE 59781880 20260714
08.11.26 BOCC Carahsoft Rapid 7 303,004 Agenda Summary

MEETING DATE: August 11, 2026

STAFF PERSON RESPONSIBLE: Shawn DeDera, Chief Technology Officer

DESCRIPTION: Rapid 7 Managed Services for Detection and Response Service Renewal in the Amount of $303,004.00.

SUMMARY: Seeking approval for the purchase of the renewal of Rapid 7 managed detection, response services and vulnerability management. This purchase in the amount of $303,004.00 is budgeted from the Cyber Security fund 18475.

RECOMMENDED ACTION: Approval of Rapid 7 Managed Services for Detection and Response Service Renewal in the Amount of $303,004.00.

REVIEW:

Jim Brown	Approve	7/28/2026
Jeff Garcia	Escalated	8/3/2026
Amy Williams	Approve	8/4/2026
Christie Guthrie	Approve	8/5/2026
Doug DeBord	Approve	8/6/2026

ATTACHMENTS:

Carahsoft 2026 Rapid7 303,004 QUOTE 59781880 20260714
08.11.26 BOCC Carahsoft Rapid 7 303,004 Agenda Summary

..staff
Shawn DeDera, Chief Technology Officer

..title
Rapid 7 Managed Services for Detection and Response Service Renewal in the Amount of $303,004.00

..summary
Seeking approval for the purchase of the renewal of Rapid 7 managed detection, response services and vulnerability management. This purchase in the amount of $303,004.00 is budgeted from the Cyber Security fund 18475.

..recommendation
Approval of Rapid 7 Managed Services for Detection and Response Service Renewal in the Amount of $303,004.00.

MEETING DATE: August 11, 2026

STAFF PERSON RESPONSIBLE: Mike Wise, Deputy Director IT

DESCRIPTION: Readyly AI Platform Subscription and Implementation in the Amount of $103,700.00.

SUMMARY: Seeking approval for a one year subscription and implementation of the Readyly AI platform for constituent services. This software will be used to provide answers to constituent questions about County services, and to automate tracking and updates to constituent requests for County services. This purchase in the amount of $103,700.00 is budgeted from the Technology Fund, 554900.

RECOMMENDED ACTION: Approval of the Readyly AI Platform Subscription and Implementation in the Amount of $103,700.00.

REVIEW:

Jim Brown	Approve	7/29/2026
Jeff Garcia	Approve	8/3/2026
Christie Guthrie	Approve	8/3/2026
Doug DeBord	Approve	8/6/2026
Suzi Woodruff - FYI	Notified - FYI	8/6/2026

ATTACHMENTS:

Cover Page
Readyly SOSA 2026-01 103,700
Readyly SOW Draft_v3_clean from Christine

MEETING DATE: August 11, 2026

STAFF PERSON RESPONSIBLE: Mike Wise, Deputy Director IT

DESCRIPTION: Readyly AI Platform Subscription and Implementation in the Amount of $103,700.00.

SUMMARY: Seeking approval for a one year subscription and implementation of the Readyly AI platform for constituent services. This software will be used to provide answers to constituent questions about County services, and to automate tracking and updates to constituent requests for County services. This purchase in the amount of $103,700.00 is budgeted from the Technology Fund, 554900.

RECOMMENDED ACTION: Approval of the Readyly AI Platform Subscription and Implementation in the Amount of $103,700.00.

REVIEW:

Jim Brown	Approve	7/29/2026
Jeff Garcia	Approve	8/3/2026
Christie Guthrie	Approve	8/3/2026
Doug DeBord	Approve	8/6/2026

ATTACHMENTS:

Readyly SOSA 2026-01 103,700
Readyly SOW Draft_v3_clean from Christine

EXHIBIT A
SCOPE OF SERVICES AGREEMENT 2026-01
Readyly

THIS SCOPE OF SERVICES AGREEMENT ("SOSA") is made and entered into is made and entered into this _____ day of _____ 2026, by and between the **BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO** (the "County"), and **READYLY**, authorized to do business in Colorado (the "Consultant"). The County and the Consultant are collectively referred to herein as the "Parties".

RECITALS

WHEREAS, the Parties entered into an active Master Services Agreement dated July 30, 2026, (the "MSA") for the Consultant to perform services for the County governed and executed through Scope of Services Agreements (SOSA); and

WHEREAS, the County would like the Consultant to provide a subscription to an AI platform for constituent services and associated implementation services; and

WHEREAS, the County has budgeted and appropriated the necessary funds to satisfy the financial obligations set forth in this SOSA.

NOW, THEREFORE, for and in consideration of the premises and other good and valuable consideration, the Parties agree as follows:

1. **MASTER SERVICES AGREEMENT:** This SOSA is subject and subordinate to the terms and conditions specified in the MSA, executed between the Parties.

2. **CYBERSECURITY REQUIREMENTS:**
   If the Contractor has access to the Douglas County Network systems, the Contractor and its associated personnel shall complete the Douglas County Cyber Security Awareness training prior to the start of work and access to any Douglas County information system. This training is issued up to four (4) times per year.

3. **SCOPE OF WORK:** All services described in Exhibit 1, attached hereto and incorporated herein, shall be performed by the Consultant.

4. **MAXIMUM CONTRACT LIABILITY:** Any other provisions of this SOSA notwithstanding, in no event shall the County be liable for payment under this for any amount in excess of **ONE HUNDRED THREE THOUSAND SEVEN HUNDRED DOLLARS AND NO CENTS ($103,700.00**]. The County is not under obligation to make any future apportionment or allocation to this SOSA. Any potential expenditure for this SOSA outside the current fiscal year is subject to future annual appropriation of funds for any such proposed expenditure.

5. **TERM:** It is mutually agreed by the Parties that the term of this SOSA shall commence as of 12:01 a.m. on **August 17, 2026**, and terminate at 11:59 p.m. on **August 16, 2027**. This SOSA and/or any extension of its original term shall be contingent upon annual funding being appropriated, budgeted and otherwise made available for such purposes and subject to the County's satisfaction with all products and services received during the preceding term.

6. **COUNTY EXECUTION OF AGREEMENT**: This SOSA is expressly subject to and shall not be or become effective or binding on the County, until execution by all signatories of the County.

Statement of Work (SOW)

Douglas County, Colorado - Readyly AI Engagement Platform

Customer	Board of County Commissioners of the County of Douglas, State of Colorado (the "County")
Vendor	Sunlight Technologies, Inc. d/b/a Readyly ("Readyly" or "Consultant")
SOW Effective Date	
MSA Reference	Master Services Agreement (MSA) between the County and Consultant dated July 30, 2026
SOSA Reference	This SOW is intended to serve as Exhibit 1 to the County SOSA and is incorporated into the parties' Master Services Agreement and SOSA.
Initial Term	Twelve (12) months from the SOW / SOSA effective date, subject to the MSA, SOSA, and annual appropriation.
Target Kickoff	August 2026, subject to execution of the MSA/SOSA, procurement setup, and required County access and approvals.

1. Objective

Readyly will implement an AI-powered citizen engagement and operations platform for Douglas County to support public-facing information access, service intake, workflow automation, and selected voice AI experiences across web, search, chat, and phone channels.

The initial deployment is intended to support the Phase 1 scope proposed by Readyly, including County-wide AI search and web chat, Assessor content, 311 service workflows, scheduling and appointment management SmartFlows, and voice AI for selected use cases.

2. Scope of Services

Component	Included Initial Scope
Full-Site AI Search and Web Chat	AI-powered search and web chat across County-approved public website content, including approximately 12,000+ pages and related approved PDFs, forms, and public content sources. Readyly will configure and support embedding the approved search and chat experiences on the County's public-facing website.
Assessor AI Search and Web Chat	AI-powered search and web chat for County Assessor content, including the Assessor website, property search pages, Assessors' Library, and County-approved statutes, case law, guidance, and related content.
SmartFlows: 311 Services	Configurable service intake and issue reporting workflows for 311 services, including classification, routing, structured intake, status guidance, escalation, and related workflow actions where source data and integrations are approved.
SmartFlows: Scheduling and Appointment Management	Configurable scheduling and appointment-management workflows, including availability checks, appointment creation, rescheduling, cancellation, confirmations, capacity management, and escalation. Readyly may perform these functions using County-approved calendars, APIs, forms, business rules, and other available systems or data sources. A separate County scheduling platform is not required unless the parties determine during implementation that a particular use case requires one.
Voice AI: 311 Services and Scheduling	Voice AI experiences for selected 311 and scheduling or appointment-management workflows, including question answering, triage, structured intake, workflow routing, transfer logic, and escalation paths approved by the County.
Voice AI: Assessor	Voice AI for Assessor-related inquiries, including content-based responses, navigation to official resources, and transfer or escalation where the AI cannot provide a supported answer.

Administration, Analytics, and Support	Readyly Portal access, usage visibility, issue review, workflow monitoring, ongoing optimization, and support in accordance with the Service Levels and Support section of this SOW.

3. Data Sources and Integration Approach

Readyly and the County will jointly identify approved source data and integration methods during kickoff. Readyly will use County-approved data sources to ground AI responses and workflow behavior.

- County websites, public pages, PDFs, forms, FAQs, policies, and approved knowledge sources.
- Assessor content, including property search pages, the Assessors' Library, and County-approved statutes, case law, and guidance materials.
- 311 systems and County-approved calendars, scheduling data, appointment rules, capacity limits, forms, workflows, APIs, exports, and related systems or access methods.
- Telephony routing information, call flows, transfer destinations, escalation rules, and approved voice scripts or disclaimers.
- Other County-approved content or datasets identified during implementation.

For each source, the parties will confirm the source owner, access method, refresh approach, authoritative status, and any validation required before public launch.

3.1 Solution Architecture and Environments

Readyly provides the Services through a multi-environment architecture designed to support development, testing, validation, and production operations.

Development Environment. Readyly uses an internal development environment for research, development, engineering, and initial configuration activities.

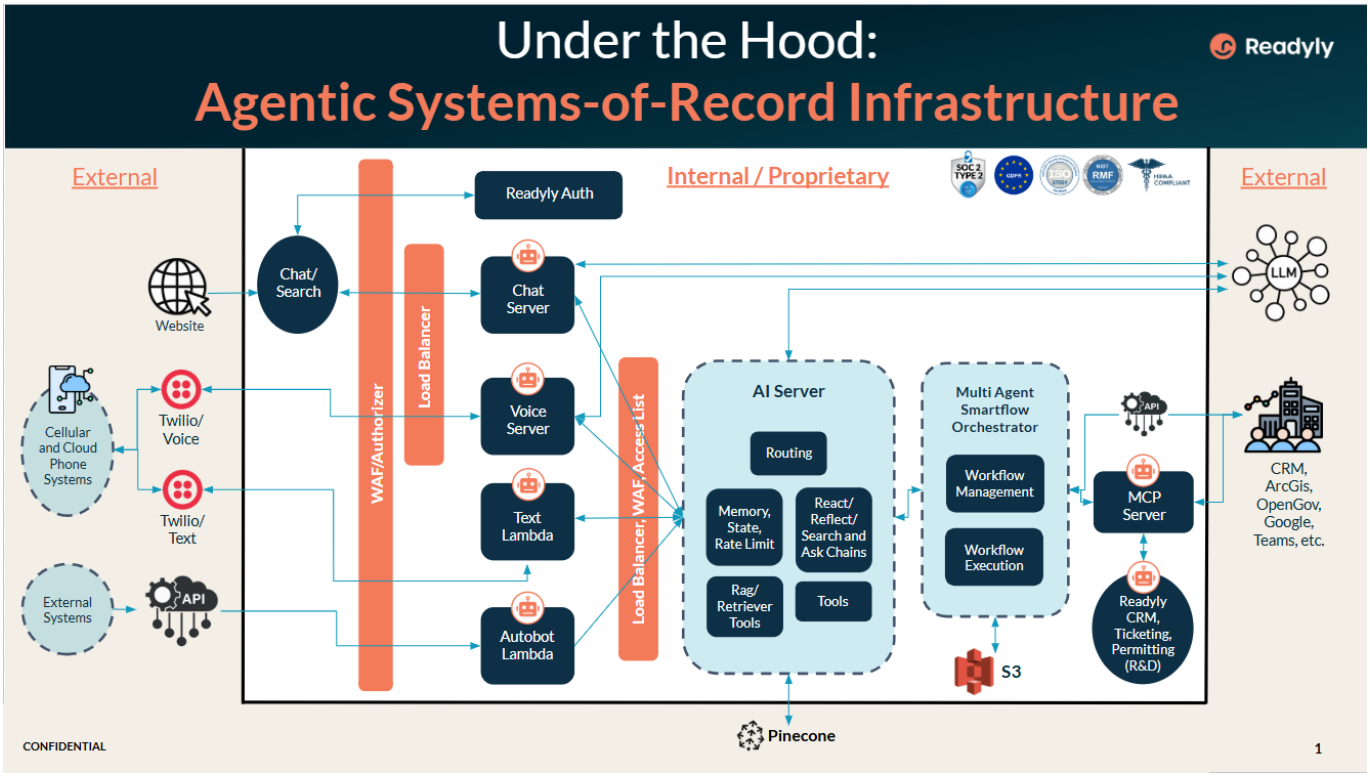
Staging Environment. Readyly uses a production-like staging environment to validate new features, configurations, workflows, integrations, and system interactions before production deployment.

Production Testing Experience. Readyly will provide County-accessible testing links hosted within the production environment but separate from the public-facing deployment. These testing links will allow the County to evaluate approved search, chat, workflow, and voice functionality before public launch. Test interactions may be segregated from resident production records, session logs, and analytics.

Production Environment. The production environment will host the approved public-facing Services following County testing and acceptance.

Readyly will promote approved configurations and functionality through its internal validation process before production deployment. The County will generally conduct acceptance testing through the production testing experience rather than through direct access to Readyly's internal development or staging environments.

Figure 1: High-Level Readyly Solution Architecture



4. Implementation Plan and Milestones

Implementation Overview

Phase	Activities	Deliverables / Readiness Criteria
1. Kickoff and Source Confirmation	Confirm stakeholders, use cases, data sources, testing group, launch priorities, and access needs.	Confirmed initial use cases, source inventory, implementation plan, and testing approach.
2. Platform Configuration and Indexing	Configure Readyly platform, ingest approved sources, configure search/chat experiences, and identify source gaps.	Initial test environment, source validation summary, and configured baseline AI experiences.
3. Workflow and Voice Configuration	Configure approved SmartFlows, call flows, transfer logic, escalation rules, and integration methods where available.	Configured workflows and voice experiences ready for County testing.
4. Testing and Iteration	County testing, response review, source validation, workflow testing, tuning, and remediation.	Launch readiness review and list of issues addressed, deferred, or excluded from initial launch.
5. Initial Launch and Optimization	Deploy approved functionality, monitor usage, review early interactions, and optimize sources, responses, and workflows.	Live approved experiences, usage visibility, support channel, and ongoing optimization.

Readyly will implement the Services through two overlapping deployment tracks:

- **Digital Track:** Readyly will target initial AI search and web chat deployment within approximately eight (8) weeks following kickoff.
- **Voice and Workflow Track:** Readyly will target initial production deployment or production testing of the 311, scheduling and appointment-management, and Assessor voice experiences within approximately twelve (12) to sixteen (16) weeks following kickoff.

These timelines are estimates and may extend depending on County access, source validation, stakeholder availability, third-party cooperation, testing, and approvals. The Digital Track may proceed to production independently of the Voice and Workflow Track, and the parties may overlap phases or provide early access to completed functionality where appropriate.

4.1 Phase 1: Kickoff, Discovery, and Project Planning

Target timing: Weeks 1-2

Activities

- Confirm project stakeholders and engagement team
- Confirm launch use cases and priorities
- Confirm initial data sources and source owners
- Confirm scheduling and appointment-management requirements
- Confirm voice call flows, transfers, and escalation paths
- Establish project governance and meeting cadence
- Confirm testing group, acceptance process, and launch criteria

Deliverables

- Finalized implementation plan
- Confirmed use-case and deliverable inventory
- Data source inventory and readiness matrix
- Initial staffing and responsibility matrix
- Testing and acceptance plan
- Initial project schedule

Milestone completion criteria

- Project team and governance structure confirmed
- Initial scope and priorities confirmed
- Initial data sources and access methods identified
- County testing participants identified

4.2 Phase 2: Platform Configuration and Content Indexing

Target timing: Weeks 2-6

Activities

- Configure the Readyly environment
- Ingest County-approved public sources
- Configure full-site search and web chat
- Configure and validate embedding of the approved search and chat experiences on the County's website
- Configure Assessor search and web chat
- Validate source access, indexing, and refresh methods
- Identify stale, conflicting, inaccessible, or incomplete sources

Deliverables

- Initial test environment
- Website embedding instructions and configured web components for County deployment
- Configured search and chat experiences
- Source validation summary
- Data gap and issue log
- Initial content-refresh plan

Milestone completion criteria

- Initial approved sources have been ingested
- Test environment is available to the County
- Material source-access issues have been documented
- The approved search and chat experiences are embedded on the County's public-facing website or are otherwise ready for County-controlled production deployment

4.3 Phase 3: SmartFlow and Voice Configuration

Target timing: Weeks 4-10

Activities

- Configure 311 SmartFlows
- Configure scheduling and appointment-management SmartFlows, including approved availability rules, capacity limits, appointment creation, rescheduling, cancellation, and confirmations
- Validate the applicable County calendars, scheduling data, APIs, access methods, and business rules for each approved scheduling use case
- Configure Assessor voice experience
- Configure selected 311 and scheduling voice experiences
- Configure transfer logic, routing, escalation, and disclaimers
- Validate available APIs, exports, forms, and workflow methods

Deliverables

- Configured SmartFlows
- Configured voice call flows
- Workflow and routing documentation
- Integration and dependency summary
- County test scripts for workflows and voice

Milestone completion criteria

- Initial workflows are available for testing
- Voice routing and escalation paths are configured
- Integration limitations and dependencies are documented

4.4 Phase 4: Testing, Remediation, and Acceptance

Target timing: Weeks 8-14

Activities

- County functional testing
- Accuracy and source-grounding review
- Workflow testing
- Voice-call and transfer testing
- Response tuning and remediation
- Review of open issues and launch exceptions

Deliverables

- Test results
- Issue and remediation log
- Updated configuration
- Launch-readiness review
- List of deferred or excluded functionality

Digital Track milestone completion criteria

- Full-site and Assessor AI search and web chat are available for County testing
- Agreed digital test cases have been completed
- Material digital launch issues are resolved or mutually deferred
- Required source links, disclaimers, referrals, and escalation paths are implemented
- County confirms the Digital Track is approved for production deployment

Voice and Workflow Track milestone completion criteria

- Selected 311, scheduling and appointment-management, and Assessor voice experiences are available for County testing
- Agreed workflow, call-flow, transfer, and escalation tests have been completed
- Material voice or workflow launch issues are resolved or mutually deferred
- Required routing, transfer logic, disclaimers, and escalation paths are implemented
- County confirms the applicable Voice and Workflow Track components are approved for production deployment

Acceptance or production launch of the Digital Track will not be conditioned on completion or acceptance of the Voice and Workflow Track.

4.5 Phase 5: Launch and Post-Launch Optimization

Target timing: Digital Track targeted for initial launch around Week 8; Voice and Workflow Track targeted for initial production deployment or production testing during Weeks 12–16, with ongoing optimization thereafter.

Activities

- Deploy approved production functionality
- Monitor initial usage and service performance
- Review conversations, calls, workflows, and escalation patterns
- Address production issues
- Conduct post-launch review

Deliverables

- Live approved production experiences
- Usage and performance visibility
- Support and escalation channel
- Post-launch issue and optimization review
- Optimization recommendations

Milestone completion criteria

- County-approved functionality is deployed
- Production support and monitoring are active
- Outstanding enhancements are documented for ongoing optimization or change management

5. Project Staffing and Engagement Team

Role	Party	Primary Responsibilities
Executive Sponsor	County	Executive oversight, escalation, and strategic decisions
County Project Manager	County	County coordination, scheduling, approvals, issue tracking, and stakeholder management
Department Leads	County	Validate department requirements, authoritative content, workflows, routing, test results, and acceptance criteria
Technical Lead	County	Day-to-day technical coordination, access, configuration decisions, and technical issue resolution
Integration Lead	County	Coordinate third-party vendors, API access, credentials, exports, integration dependencies, and timely integration setup
Voice System Lead	County	Coordinate telephony configuration, call routing, transfer destinations, testing, and voice-provider dependencies
Project Owner / Executive Sponsor	Readyly	Executive oversight, strategic alignment, and escalation
Implementation Lead	Readyly	Day-to-day implementation management, schedule, dependencies, and deliverables
Technical Lead	Readyly	Platform architecture, security, technical configuration, telephony, and technical escalation
API / Integration Lead	Readyly	APIs, data exports, third-party integrations, credentials, and integration troubleshooting
AI Configuration & Analysis Team	Readyly	Content ingestion, AI configuration, SmartFlows, regression testing, analysis, routing, and optimization
Customer Success / Support Lead	Readyly	Testing support, launch support, performance review, and ongoing optimization

Specific personnel may change during the engagement, provided that each party maintains personnel with substantially equivalent responsibilities and qualifications.

The parties will confirm anticipated stakeholder participation and availability during kickoff based on the applicable implementation phase, testing needs, and integration requirements.

6. Roles and Responsibilities

Readyly responsibilities

- Configure and deploy the Readyly platform
- Ingest approved data sources
- Configure AI search, chat, SmartFlows, and voice experiences
- Provide a test environment
- Prepare functionality for County testing and support the County's testing activities
- Monitor AI response quality and production service performance
- Provide production support, incident response, monitoring, and escalation in accordance with the Service Levels and Support section of this SOW
- Provide ongoing support and optimization
- Maintain the implementation schedule and issue log
- Facilitate recurring project meetings

- Document dependencies and decisions
- Track and remediate Readyly-controlled implementation issues
- Provide reasonable implementation and launch documentation

County responsibilities

- Timely designate a County Project Manager, technical leads, departmental subject-matter experts, and other required project stakeholders
- Provide timely access to approved data sources, system access, credentials, integration contacts, technical documentation, and other access reasonably required for implementation
- Timely identify and validate authoritative sources for each approved use case
- Validate sensitive or public-facing information
- Test launch functionality
- Approve production deployment and public-facing disclaimers
- Provide consolidated and timely feedback
- Coordinate County IT, telephony, security, Assessor, 311, scheduling, and departmental stakeholders in parallel with implementation activities
- Timely coordinate third-party vendors and support resolution of integration or access dependencies
- Timely confirm use cases, workflow requirements, business rules, and launch priorities
- Review deliverables within the acceptance periods
- Make final decisions concerning authoritative content, public-facing policy, legal interpretation, and official County determinations

7. Project Governance

The parties will manage the implementation through a collaborative project governance process.

Weekly status meetings

During active implementation, Readyly and the County project team will hold a weekly status meeting, unless otherwise mutually agreed. The parties may also schedule department-specific, integration-specific, voice-specific, testing, or performance-review meetings as reasonably necessary based on the applicable implementation activities. Meetings will address progress, upcoming activities, decisions, dependencies, risks, issues, testing results, and performance observations.

Steering Committee

The parties may establish a Steering Committee consisting of the County Executive Sponsor, County Project Manager, Readyly Project Executive, Readyly Implementation Lead, and other designated stakeholders. The Steering Committee will address material scope, schedule, priority, risk, and escalation matters.

Project documentation

Readyly will maintain a reasonable project plan, action-item list, decision log, risk and issue log, and milestone status summary. These materials may be maintained in a mutually agreed project collaboration tool.

Escalation

Issues that cannot be resolved by the day-to-day project team will be escalated first to the County Project Manager and Readyly Implementation Lead, and then to the Steering Committee or executive sponsors as appropriate.

8. Commercial Terms and Usage

Item	Term
Annual Services Fee	$94,200 per year
Onboarding / Implementation Fee	$9,500 one-time
Included Interaction Units	269,000 interaction units per contract year
Interaction Unit Calculation	1 unit = one AI search query, web chat/text session, email/social session, automation/workflow action, or call transfer-only interaction. 2 units = one fully AI-handled voice call.
Additional Units / Overage	Available in 10,000-unit increments at the rates stated in the final proposal/ SOSA.
Billing	Annual fees are invoiced annually in advance at the start of the applicable contract year, subject to appropriation and the applicable SOSA. Onboarding fee invoiced after the kickoff meeting.
Taxes	Taxes, if any, are handled in accordance with the MSA/SOSA and applicable law.

9. Assumptions and Dependencies

- County will identify authoritative sources and approve the content, workflows, disclaimers, and escalation paths used for public-facing responses.
- Readyly will not expose non-public, sensitive, or unvalidated County data unless expressly approved for the applicable use case.
- Third-party integrations, API access, phone routing, and system actions are dependent on third-party system capabilities, vendor cooperation, credentials, documentation, and any applicable costs or approvals.
- If the County replaces or materially restructures its public website during the Term, Readyly will coordinate with the County and its website provider to re-index the replacement website and update the applicable search and chat deployment. The timing and approach will depend on advance access, site availability, redirects, content readiness, and the scope of the migration.
- Readyly will not provide legal, tax, appraisal, or official government determinations. Where appropriate, the AI will provide source-grounded information, disclaimers, referrals, or escalation paths.
- The initial scope does not contemplate Readyly receiving or processing Criminal Justice Information or requiring physical access to County facilities. Readyly may require limited, County-authorized access to specific systems, APIs, credentials, telephony configurations, data exports, or network-access methods solely to the extent necessary to implement an approved use case.
- Any requirement involving Criminal Justice Information, CJIS-regulated environments, protected health information, fingerprinting, background checks, privileged County network access, or physical facility access must be expressly identified in the final SOSA or an approved change order before such access or processing is required.

10. Out of Scope Unless Separately Approved

- Custom software development outside standard Readyly configuration, unless expressly included in the final SOSA.
- Payment processing, financial transactions, legal determinations, tax or appraisal determinations, or other official determinations not expressly approved by the County.
- Use of CJIS, PHI, or other restricted data categories unless separately scoped and approved in writing.
- Integration with third-party systems where API or comparable system access is unavailable, restricted, cost-prohibitive, or requires a separate vendor project.

- Automated actions or workflows not tested and approved by the County for production use.
- Guaranteed real-time availability, appointment, capacity, property, or service status information unless supported by an approved real-time source.

11. Launch Readiness and Functional Acceptance Criteria

The criteria below will be used to evaluate whether the applicable functionality is suitable for production deployment. Satisfaction of these criteria does not require perfection, and identified issues may be mutually deferred where they do not materially impair the intended use of the Services.

Each deployment track will be considered ready for launch when the criteria applicable to that track are satisfied or mutually deferred by the parties. The Digital Track may be accepted and launched independently of the Voice and Workflow Track.

Digital Track

- Test environment available
- Representative digital test set agreed
- Search/chat responses materially accurate and grounded
- Unavailable or sensitive information handled appropriately
- Required links, disclaimers, and referrals implemented
- Material digital issues addressed or deferred
- County approval for digital production deployment

Voice and Workflow Track

- Voice and workflow test environment available
- Representative workflow and call-flow tests agreed
- Routing, transfers, escalation, intake, and disclaimers function as approved
- Unsupported or sensitive requests are handled appropriately
- Material voice/workflow issues addressed or deferred
- County approval for applicable voice/workflow production deployment

12. Deliverable Review and Acceptance

Readyly will notify the County when a material implementation deliverable or phase is ready for review. The County will have ten (10) business days after delivery to either:

1. accept the deliverable in writing; or
2. provide written notice identifying any material failure to conform to the applicable requirements of this SOW.

Readyly will use commercially reasonable efforts to correct validated nonconformities and resubmit the deliverable for review. The County will not unreasonably withhold or delay acceptance.

A deliverable will be deemed accepted upon the earliest of:

1. the County's written acceptance;
2. the County's production use of the deliverable, other than solely for testing;
3. expiration of the review period without written notice of a material nonconformity; or

4. mutual written agreement to defer the applicable issue until after launch.

Minor defects that do not materially impair the intended use of the deliverable will not prevent acceptance and may be addressed through the issue-remediation or ongoing optimization process.

13. Project Completion Criteria (Definition of Done)

The initial implementation will be considered complete when:

- The County-approved initial production functionality has been deployed;
- The agreed launch data sources have been ingested and validated;
- The components included in the applicable deployment track are operational, except for any items mutually deferred. Completion of the Digital Track does not require completion of the Voice and Workflow Track;
- Required routing, disclaimers, transfer logic, and escalation paths have been implemented;
- Material defects identified through acceptance testing have been corrected or mutually deferred;
- The County has received access to the Readyly Portal and applicable usage or performance reporting;
- The support and escalation process is active;
- Any remaining enhancements, third-party dependencies, or deferred functionality have been documented; and
- The County has accepted the initial launch or commenced production use.

Completion of the initial implementation does not end Readyly's continuing obligations to provide hosting, support, monitoring, maintenance, and optimization during the Term.

14. Service Levels and Support

Readyly will use commercially reasonable efforts to make the production Services available 99.9% of the time during each calendar month, subject to the exclusions below. Readyly will also provide the support, monitoring, escalation, and ongoing optimization described in this SOW.

An "Outage" means a period during which the production Services are materially unavailable to the County due to a cause within Readyly's reasonable control. Availability will be calculated as the total number of minutes in the applicable calendar month, less excluded downtime, minus Outage minutes, divided by the total number of minutes in the applicable calendar month less excluded downtime.

Availability calculations exclude downtime caused by:

- Planned maintenance for which Readyly provided at least two (2) business days' prior notice, except for emergency maintenance;
- Force Majeure Events;
- Acts or omissions of the County or its users;
- County systems, County-controlled websites, integrations, telephony systems, or third-party services;
- Internet service provider or network outages outside Readyly's reasonable control; or
- Emergency maintenance reasonably required to address security vulnerabilities or prevent material harm.

If Readyly fails to meet the 99.9% monthly Availability commitment, the County may request a service credit as follows:

Monthly Availability	Service Credit
Less than 99.9%	4% of the applicable monthly Services Fee
Less than 99.0%	8% of the applicable monthly Services Fee
Less than 98.0%	10% of the applicable monthly Services Fee

Service credits will be calculated using the monthly equivalent of the Annual Services Fee, determined by dividing the Annual Services Fee by twelve (12). Service credits are non-transferable and will not exceed ten percent (10%) of the monthly equivalent Services Fee for the affected month. At the County's election, an approved service credit will be applied against overage charges, the next annual invoice, or another amount payable under this SOW. If no further amounts are payable to Readyly within twelve (12) months after the credit is approved, Readyly will issue the County a refund in the amount of the approved service credit. To receive a service credit, the County must submit a written request within thirty (30) days after the end of the applicable month. Service credits are the County's sole and exclusive remedy for failure to meet the Availability commitment.

Severity	Example	Initial Response Target	Update Cadence
Severity 1	Production Service materially unavailable for most users	1 hour, 24/7	Every 2 hours during active remediation
Severity 2	Material degradation or major feature unavailable with no reasonable workaround	4 business hours	Daily or as material updates occur
Severity 3	Limited-impact defect with workaround available	1 business day	As reasonably appropriate
Severity 4	General question, configuration request, or enhancement request	2 business days	As reasonably appropriate

Response times are targets for acknowledgement and commencement of investigation, not guaranteed resolution times. Readyly will use commercially reasonable efforts to restore materially affected production Services promptly. Resolution and restoration times depend on the nature of the issue, third-party dependencies, required County cooperation, and availability of a reasonable workaround.

Readyly will track material production incidents, restoration times, and corrective actions as part of its operational support process and will make relevant incident information available to the County upon reasonable request.

Readyly performs automated regression testing on a recurring basis, generally nightly, to evaluate retrieval and response quality against representative test sets. Readyly will review identified failures or material performance degradation and track appropriate remediation.

Readyly will provide the County with regular summaries of applicable regression-testing results, which may include response accuracy, grounding, knowledge gaps, failed or low-confidence responses, and remediation status. The specific metrics, reporting cadence, test sets, and reporting format may be refined during implementation based on the approved use cases and available evaluation data.

15. Termination for Convenience

The County may terminate the Services without cause upon ninety (90) days' prior written notice to Readyly. Any such termination will be effective at the end of the ninety-day notice period.

Prepaid subscription fees, onboarding fees, implementation fees, and other amounts paid or payable before the effective date of termination are non-refundable, except as otherwise required by the MSA or applicable law. The County remains responsible for any usage-based charges or other accrued amounts incurred through the effective date of termination.

16. Change Management

Any material changes to scope, including new integrations, expanded workflows, additional automated actions, new channels, additional departments, or materially different user experiences, will be reviewed and mutually agreed upon before implementation. If new use cases require additional data sources, third-party vendor coordination, APIs, custom workflows, or material changes to the user experience, the parties will confirm the updated scope, timing, and any cost impact before implementation.

[Signature page follows]

MEETING DATE: August 11, 2026

STAFF PERSON RESPONSIBLE: Brian Franklin, Assistant Director, Fleet Services

DESCRIPTION: Rental Agreement with Wagner Equipment Company under Sourcewell-Caterpillar Contract #040924 for the Rental of One CAT 938-Wheel Loader and One CAT 323-Excavator for the Douglas County GreenWorks Facility.

SUMMARY: The Fleet Services Division of Facilities & Fleet Services requests approval of rental agreements with Wagner Equipment Company for one (1) CAT 938-wheel loader and one (1) CAT 323-excavator to support operations at the Douglas County GreenWorks facility.

The agreements provide for a minimum six-month rental period for both machines, totaling $105,000. In the event of a total loss, Douglas County's maximum liability under the agreements is $726,690.

Public Works has requested these rentals to support the startup of the new GreenWorks facility. Renting the equipment provides the flexibility to evaluate operational needs and, if necessary, exchange the machines for different sizes during the evaluation period.

Additionally, the rental agreements include a rent-to-purchase provision, allowing Douglas County to apply all rental payments toward the purchase price should the County determine that acquiring the equipment is the most cost-effective long-term solution. This approach minimizes the risk of purchasing equipment that may not best meet the new facility's operational needs while preserving the option to transition to ownership.

Road & Bridge Fund 200 - 32600.474300

Documents Attached:

- Wagner Equipment Co. RPO 323
- Wagner Equipment Co. RPO 938
- Sourcewell-Caterpillar Contract #040924

RECOMMENDED ACTION: Approval of rental agreement with Wagner Equipment Company under Sourcewell-Caterpillar Contract #040924 for the rental of one (1) CAT 938-wheel loader and one (1) CAT 323-excavator for the Douglas County GreenWorks facility.

REVIEW:

Tim Hallmark	Approve	8/4/2026
Jeff Garcia	Approve	8/4/2026
Christie Guthrie	Approve	8/5/2026
Doug DeBord	Approve	8/6/2026

ATTACHMENTS:

Cover Page
Douglas Cty RPO 323 updated 7-23-26
Douglas Cty RPO 938 updated 7-23-26
Caterpillar Contract 040924

MEETING DATE: August 11, 2026

STAFF PERSON RESPONSIBLE: Brian Franklin, Assistant Director, Fleet Services

DESCRIPTION: Rental Agreement with Wagner Equipment Company under Sourcewell-Caterpillar Contract #040924 for the Rental of One CAT 938-Wheel Loader and One CAT 323-Excavator for the Douglas County GreenWorks Facility.

SUMMARY: The Fleet Services Division of Facilities & Fleet Services requests approval of rental agreements with Wagner Equipment Company for one (1) CAT 938-wheel loader and one (1) CAT 323-excavator to support operations at the Douglas County GreenWorks facility.

The agreements provide for a minimum six-month rental period for both machines, totaling $105,000. In the event of a total loss, Douglas County's maximum liability under the agreements is $726,690.

Public Works has requested these rentals to support the startup of the new GreenWorks facility. Renting the equipment provides the flexibility to evaluate operational needs and, if necessary, exchange the machines for different sizes during the evaluation period.

Additionally, the rental agreements include a rent-to-purchase provision, allowing Douglas County to apply all rental payments toward the purchase price should the County determine that acquiring the equipment is the most cost-effective long-term solution. This approach minimizes the risk of purchasing equipment that may not best meet the new facility's operational needs while preserving the option to transition to ownership.

Road & Bridge Fund 200 - 32600.474300

Documents Attached:

- Wagner Equipment Co. RPO 323
- Wagner Equipment Co. RPO 938
- Sourcewell-Caterpillar Contract #040924

RECOMMENDED ACTION: Approval of rental agreement with Wagner Equipment Company under Sourcewell-Caterpillar Contract #040924 for the rental of one (1) CAT 938-wheel loader and one (1) CAT 323-excavator for the Douglas County GreenWorks facility.

REVIEW:

Tim Hallmark	Approve	8/4/2026
Jeff Garcia	Approve	8/4/2026
Christie Guthrie	Approve	8/5/2026
Doug DeBord	Approve	8/6/2026

ATTACHMENTS:

Douglas Cty RPO 323 updated 7-23-26
Douglas Cty RPO 938 updated 7-23-26
Caterpillar Contract 040924

RENTAL/PURCHASE AGREEMENT

DATE Jul 22, 2026
QUOTE# 309746

Aurora, Colorado, Albuquerque, New Mexico, El Paso, Texas

SOLD TO		SHIP TO
PURCHASER	DOUGLAS COUNTY HIGHWAY DEPT	
STREET ADDRESS	PO BOX 1390	3030 NORTH INDUSTRIAL WAY
CITY/STATE	CASTLE ROCK, CO	CASTLE ROCK,CO
COUNTY	DOUGLAS CO	DOUGLAS ,
POSTAL CODE	80104	
PHONE NO.	303 660 7485	
CUSTOMER CONTACT: EQUIPMENT	BRIAN FRANKLIN	
PHONE NO.	303 660 7361	
PRODUCT SUPPORT	DJ BOETTCHER	
PHONE NO.	303 660 7438	

INDUSTRY CODE: COUNTY GOVERNMENT(841) PRINCIPAL WORK CODE: GOVERNMENT(A30)

PAYMENTS TERMS: NET PAYMENT ON RECEIPT OF INVOICE ☑ OTHER ☐

Ownership Customer #	Invoice Customer #	SALES TAX EXEMPTION# (if applicable)	CUSTOMER PO NUMBER	Ship Via
26970	26970	98 04428 0000		Allota

CUSTOMER INSURES ☐ INSURANCE BINDER ATTACHED VALUE OF EQUIPMENT FOR INSURANCE. $385,755.00 AGENT PHONE # POLICY #

DESCRIPTION OF EQUIPMENT ORDERED / PURCHASED

Hereby enter into a rental agreement to lease from WAGNER EQUIPMENT CO., hereinafter called the Company or Lessor, the following equipment:

MAKE: CATERPILLAR MODEL: 323 YEAR: 2026 NEW ☑ USED ☐

STOCK NUMBER: 554508 SERIAL NUMBER: 0NDL53057 SMU: 10

To be used at or near the City of Castle Rock in the County of Douglas in the State of CO

323 07H HEX AM-N CFG2	LINES, FRONT, STD	ALTERNATOR, 145A C7.1 ENGINE
FRAME, SWING, HD	SENSOR, PRESSURE, EOU	GUARD, TRAVEL MOTOR, HD
COUNTERWEIGHT, 11,900LB	CAB, DELUXE	GUARD, SWIVEL, STD
BEARING, SWING, HD	LINES, AIR CONDITIONER	VALVE, FINE SWING
SWIVEL, W/SWING SENSOR	PEDAL, STRAIGHT TRAVEL	FILM, OPERATING PATTERN, 2WAY
LINES, SWIVEL W/SWING SENSOR	RECEIVER, BLUETOOTH	END OF CONSISTS
SWING DRIVE	MONITOR, 10"	LANE 3 ORDER
UNDERCARRIAGE, LONG HD	TRAVEL, ALARM	TRACK, 31" TG HD
CYLINDER, BOOM, HL	LIGHT, CHASSIS	GUARD, TRACK GUIDE, SEGMENTED
BOOM TUBE W/EOU	MACHINE ECM	BOOM, REACH 18'8" HD

ON THE FOLLOWING TERMS: (All Rental Equipment F.O.B. Wagner Equipment CO.Yard)

1) For a minimum term of 6 and a maximum term of 12 28-day periods commencing on Sep 30, 2026

2) For the rental of $ $9,400.00 per month (plus taxes)

3) Additional Terms:

A. Lessee agrees to pay an additional rental payment of $ $53.40 for each hour in excess of 176 hours, equipment usage time in any 28 consecutive day period. In the absence of an overtime rate, overtime will be charged at 1/176 of the 28-day rate for each hour's use in excess of 176 Hours in any one 28 consecutive day period.

B. Tire wear (if applicable) will be charged at the rate of $ $0.00 per 1/32 inch of wear per tire upon return.

C. In the event of subsequent purchase of the unit, rental interest will be calculated at 0.9 % of the original value of the machine for any month within which the rental payment is received within ten days of the end of the rental period. Rental interest for all other months will be charged at 1.1 % of the original value of the machine.

D. In the event that this machine is returned to Wagner Equipment Co. before the guaranteed rental period is completed, the rental rate will revert to $ $9,400.00 per month plus applicable taxes.

Wagner Service Plan: 250/500/1000/2000 intervals are performed by Wagner for additional monthly fee. Customer Service Plan: 250/500 intervals are customer performed with aide of Wagner sent CAT Care Kits. 1000/2000 intervals are performed by Wagner and billed at time of conversion.

x _____

Equipment Value $			$385,755.00
AGREED ITEMIZED CHARGES			
Rental $			$9,400.00
Customer Delivery $			$0.00
Return Charge $			$0.00
Rental Equipment Protection %		0%	$0.00
PMAP Charges			$0.00
Sales Tax	City (Incl. Delv.)	0%	$0.00
	County	0%	$0.00
	RTD/PPRT	0%	$0.00
	State	0%	$0.00
	State (NM&TX)	0%	$0.00
SMM Tax %		0%	$0.00
BALANCE DUE			**$9,400.00**

Payment Attached ☐ YES ☑ NO

RENTAL EQUIPMENT PROTECTION

Renter must elect A. or B. by signing below.

A. Renter elects to purchase Rental Equipment Protection from Owner on the machine retail value of $0.00 at rate of 0 of the applicable rental period rental rate or a minimum of $10.00. A deductable of $5000.00 applies. (See Rental Equipment Protection on reverse side)

x _____

B. Renter declines Rental Equipment Protection and will cover the machine retail value of $385,755.00 by providing his/her own all risks insurance coverage. (See INSURANCE on reverse side)

x _____

CSA:

CUSTOMER AGREES TO PROMPTLY ADVISE THE SALESMAN IF THE UNIT IS MOVED TO ANOTHER PROJECT AND TO PROVIDE ALL NECESSARY INFORMATION REGARDING ANY CHANGE IN LOCATION.

LESSOR BY: _____ Date: _____ SALESMAN NAME: Kratt, Andrew

LESSEE BY: _____ Date: _____ SALESMAN PHONE NO.: _____

TERMS AND CONDITIONS (COLORADO, NEW MEXICO OR TEXAS)

1. Purchase Order Terms Excluded: The issuance of a purchase order or other document against this Rental Agreement and not a counter-offer, and no provision of such purchase order or any other document which varies from the terms hereof shall become a part of the Rental Agreement unless separately and specifically agreed to in writing by Lessor

2.[INTENTIONALLY OMITTED]

3.Rental Term: The term of this Rental Agreement shall include the Rental Term specified above plus all additional time spent transporting the Equipment to and from Lessee, any renewals or extensions of the specified Rental Term, and any additional time required for Lessor to regain the full possession or control of, to make repairs to, or to discharge liens or encumbrances upon the Equipment.

4.Acceptance of Equipment:Unless Lessee gives written notice to Lessor specifying any defect in or other valid objection to the Equipment within 24 hours after receiving the same, it shall be conclusively presumed that such Equipment was in good operating condition when received and that Lessee accepted and approved the same as the Equipment described in this Rental Agreement.

5.Transportation: Unless otherwise specifically provided herein, Lessee shall pay all charges and expenses relating to transportation of the Equipment in connection herewith.

6.Renewal: Any failure to return the Equipment to Lessor upon the expiration of the Rental Term or a renewal period shall, at the option of Lessor, constitute a renewal hereof the provisions of the Rental Agreement shall apply to every renewal period.

7.Disclaimer of Warranties: It is understood that Lessor is not the manufacturer of the Equipment and that Lessor makes no warranties against defects in material or workmanship or relating to the capability or performance of the Equipment, or the profitability of its use, THERE ARE NO EXPRESS WARRANTIES BY LESSOR OF ANY KIND WITH RESPECT TO THE EQUIPMENT AND LESSOR DISCLAIMS THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR ANY PARTICULAR PURPOSE. UNDER NO CIRCUMSTANCES SHALL LESSOR BE LIABLE FOR CONSEQUENTIAL OR INCIDENTAL DAMAGES. Lessor hereby assigns to Lessee for the Rental Term all manufacturer's warranties applicable to the Equipment.

8.Rental Payments: Lessee agrees to pay the payment amount as set forth in this agreement. Lessee's payment is due in full upon receipt of invoice unless different terms are stated on the first page of this Contract. All payments shall be made to Lessor at its address set forth herein or at such other address as Lessor may from time to time specify in writing. Lessee waives all existing and future claims and offsets against any rent or other payments due under this Rental Agreement and agrees to pay all rent and perform all other obligations to Lessor hereunder when due regardless of any claim or offset that may be asserted by Lessee or on Lessee's behalf. Lessee's obligations hereunder shall not be suspended or discharged on account of Lessee's inability to use the Equipment due to any cause other than a breach of this Rental Agreement by Lessor. If Lessee fails to pay any part of the rental or any other sum required to be paid to Lessor within 30 days after the due date, Lessee shall pay as additional rent to Lessor interest of 1 ½ percent per month on the delinquent amount. Such monthly interest charges shall be cumulative, and all payments made by Lessee shall be applied to any accrued interest before base rent

9.Use of Equipment: Lessee represents and agrees that the Equipment is rented for commercial use and not for personal, family or household use To minimize the possibility of personal injury or property damage; Lessee agrees to have the Equipment operated only by employees of Lessee properly trained and qualified in its operation and to take all other reasonable precautions to ensure that the equipment is transported and operated only in a safe and lawful manner. Lessee shall pay all expenses relating to operating the Equipment

10. Location and Inspection: Lessee shall operate and when not in operation, store, the Equipment at the location(s) specified above and shall not remove the same from such location(s) without the prior consent of Lessor. Lessee agrees that Lessor shall have the right to enter any premises where the Equipment may be located at any reasonable time for purposes of inspecting the same and without notice or liability to Lessee remove or disable the Equipment if, in the opinion of Lessor, it is being used or kept in violation of this Rental Agreement.

11. Maintenance and Care: Lessee agrees at its own expense to maintain the Equipment in good working order, properly serviced and garaged, including performing all necessary repairs and replacements, and to return the Equipment to Lessor upon the expiration or termination hereof in the same condition as when received except for ordinary wear and tear. ALL REPLACEMENT PARTS SHALL BE ORIGINAL EQUIPMENT MANUFACTURERS' PARTS. Lessee shall pay for all labor, material and parts required for the proper operation and protection of the Equipment, including expendable items such as lubrication, cable, end bits, cutting edges, anti-freeze, belts and filters. Lessee shall be responsible for any tire damage or wear beyond ordinary wear and tear. The determination of ordinary or excessive wear and tear shall be made solely by Lessor in its reasonable discretion. If the Equipment is returned to Lessor in any condition inferior to the required hereby, Lessee shall pay Lessor upon receipt of invoice, as additional rent, all charges for cleaning, servicing, repairs and replacements necessary to restore the Equipment to the required condition.

12. Additions and Alterations: Lessee shall not make any additions or alterations to the Equipment without the prior written consent of Lessor. All additions or improvements made by Lessee shall belong to and become the property of Lessor and shall be included in the Equipment returned to Lessor upon the expiration or termination of this Rental Agreement; provided, however, that Lessor reserves the right to require Lessee to remove any such additions or alterations and to restore the Equipment to its condition as of the beginning of the Rental Term.

13. Rental Equipment Protection (REP): We offer Optional REP on select items of equipment. Rental Equipment Protection IS NOT INSURANCE; it is merely a waiver of certain claims of the Lessor for loss of or damage to the Lessor's equipment. If you have purchased our Rental Equipment Protection, you will have no liability to Lessor for physical damage to the applicable Rented item(s), except that you will remain liable to the Lessor in all events for damage or loss caused in whole or in part by: (i) your breach of any provision of this Contract; (ii) failure to return Rented item(s); (iii) misuse and/or abuse; (iv) malicious mischief or illegal acts; (v) damage that occurs while equipment is being operated on a roadway or while being transported; (vi) damage to tires; (vii) rental payments due under this agreement; and (vii) use of any item in violation of any policy of insurance. A minimum deductible of $1,000 applies to equipment valued at $25,000 or less and a $2,500 deductible applies to equipment valued greater than $25,000. If Lessee fails to provide Lessor, prior to delivery of the Equipment and at any time upon Lessor's request, with satisfactory written proof of properly insurance coverage that fully complies with all requirements of Section 14—including coverage in an amount not less than the fair market value of the rented Equipment—Lessee shall be automatically and unconditionally charged for Rental Equipment Protection (REP) for the applicable Equipment. This REP charge shall remain in effect and continue to accrue for the entire duration of the rental period, or until such time as Lessee provides Lessor with satisfactory proof of insurance, as determined solely by Lessor in its reasonable discretion. No exceptions or waivers shall apply unless expressly agreed to in writing by Lessor.

14. Insurance: Lessee shall, at its sole cost, obtain and maintain Property insurance for the full replacement cost of the Equipment, including coverage for all risks of loss or damage to the Equipment, Comprehensive General Liability insurance of not less than $1,000,000 per occurrence and $2,000,000 in the aggregate, and Commercial Auto Liability insurance with a per occurrence limit of at least $1,000,000. Lessor retains the right to approve or disapprove of the insurance carrier and the form and contents of the policy. All policies shall name Lessor as Additional Insured, and sole Loss Payee as respects to claims arising out of the maintenance, operation or use by Lessee of the equipment rented. Lessee shall obtain insurance policies that are endorsed to provide that all insurance required hereunder is primary and non-contributory to any other insurance maintained by Lessor and provide at least thirty (30) days prior written notice to Lessor of cancellation or material change. Lessee shall provide documented proof of coverage and promptly notify Lessor of any potential claims. All deductibles and self-insured retentions shall be the sole responsibility of Lessee. All insurance required by this Agreement shall include a waiver of rights of recovery against Lessor or its insurer by the Lessee and its insurers.

15. RISK OF LOSS: EXCEPT AS OTHERWISE PROVIDED HEREIN RELATING TO THE OPTIONAL DAMAGE WAIVER, THE ENTIRE RISK OF LOSS OR DAMAGE TO THE EQUIPMENT DURING RENTAL TERM SHALL BE UPON LESSEE AND LESSEE AGREES TO INDEMNIFY AND HOLD OWNER HARMLESS FROM AND AGAINST ANY AND ALL LOSS OR DAMAGE TO THE EQUIPMENT FROM ANY AND ALL CAUSES. LESSEE SHALL PROMPTLY NOTIFY OWNER OF ANY LOSS OR DAMAGE TO THE EQUIPMENT.

16. RETURN OF EQUIPMENT: Upon the expiration or termination of this Rental Agreement Lessee shall at its own expense immediately return the Equipment to Lessor's Equipment yard or to such other destination as Lessor may specify within the same distance from Lessee's location.

17. Identification: Lessor may place decals or other markings on the Equipment identifying the same as property of Lessor. Lessee shall not remove or impair the function of any such markings.

18. Agreement of Rental Only: This agreement is one of rental only and Lessee shall not have, or acquire, any right title or interest, legal or equitable, in the Equipment or any part thereof except the right to use the same during the term and subject to the provisions of this Rental Agreement. Title to and Lessorship of the Equipment shall remain in Lessor, Lessee shall keep the Equipment free from levy, legal or equitable, tax and other claims, liens and encumbrances and upon request shall provide Lessor proof of payment of any taxes the nonpayment of which may result in a lien upon the Equipment. Lessee shall promptly pay as additional rent all expenses, including attorney fees Lessor may incur in defending or removing any claim, lien or encumbrance upon the Equipment. The Equipment shall remain personal property even though the Equipment or any part thereof may become attached to real property.

19. Sales of Equipment: Notice is hereby given that Wagner Rents, Inc. may assign its rights to sell equipment (and to purchase trade-in property, if applicable) described herein to Wagner Exchange LLC.

20. Default: Lessor shall be in default under this Rental Agreement upon the happening of any of the following events or conditions; (a) Lessee fails to pay any sum required to be paid hereunder by the due date; (b) Lessee fails at any time to obtain or maintain any insurance coverage required hereunder; (c) Lessee fails to perform or comply with any other obligations or condition hereunder; or (d) Lessee files for, or is subject to, any action of bankruptcy, reorganization, insolvency or receivership.

21. Remedies on Default: Upon any default by Lessee as provided in this Rental Agreement, (a) all rentals due or to become due under this agreement and all other sums owing by Lessee hereunder shall immediately become due and payable at the option of Lessor without notice or demand; (b) Lessor may retake possession of the Equipment where located and remove the same without legal process; (c) If this Lease contains a purchase option exercised by Lessee, Lessor may dispose of the Equipment or any part thereof at Lessee's expense as provided or permitted by law; and (d) Lessor may exercise any and all rights or remedies under the Uniform Commercial Code, Leases or other applicable laws or agreements. All remedies of Lessor shall be cumulative and not exclusive and may be exercised simultaneously or separately. It is further agreed that if Lessor shall dispose of the Equipment as provided herein, Lessor may immediately recover from Lessee as Liquidated damages, and not as a penalty, a sum equal to the aggregate of the following: all unpaid rentals and other sums due and payable hereunder; all accelerated future rentals for the balance of the Rental Term, discounted to present value at the rate of eight percent per annum; Lessor's estimated residual interest in the equipment, less the net proceeds of the disposition of the Equipment.

Lessee shall pay upon demand all costs and expenses, including reasonable attorney fees, incurred by Lessor in exercising any of its rights or remedies hereunder or enforcing any of the terms hereof, regardless of whether litigation is actually commenced or continued to final judgment.

22. Registration and Taxes: Lessee shall pay all registration fees, license fees, assessments, charges and taxes, together with any penalties or interest that may now or later be imposed by any taxing authority with respect to the Lessorship, possession, use, rental or value of the Equipment during the Rental Term, whether assessed against Lessor or Lessee and upon request shall provide to Lessor proof of payment of the same.

23. Entire Agreement; Modification and Waiver: This Rental Agreement contains the complete and exclusive statement of the agreement between the parties relating to its subject matter and shall not be amended or modified except in writing signed by the parties. No inconsistent or contrary terms contained in any existing or future purchase order issued by or for Lessee relating to the Equipment shall act to vary any term hereof unless separately and specifically agreed to by Lessor in writing Time is of the essence hereof Lessor's failure to require strict performance by Lessee of any provision hereof shall not waive Lessor's right thereafter to require strict performance thereof or of any other provision.

24. Financing Statements: Lessee appoints Lessor its true and lawful attorney to prepare and execute in Lessee's name and on Lessor's behalf any financing statement in order to protect Lessor's interest in the Equipment.

25. Assignment: Lessee may not assign, delegate, sublet, or otherwise transfer any of its rights or duties hereunder or with respect to the Equipment without the prior written consent of Lessor. Lessor may freely assign the sums due or to become due hereunder and Lessee agrees to recognize such assignment.

26. Force Majeure: Lessor shall not be liable for any failure or delay of delivery or in performing any obligation hereunder due to any casually, cause or circumstance beyond its control.

27. Exposure to Hazardous Material or Waste: Lessees shall not expose the Equipment to any hazardous material or waste, in the event the Equipment is exposed to any hazardous material or waste, Lessee shall immediately (1) notify Lessor, and (2) completely clean and decontaminate the Equipment. If the Equipment cannot be completely clean, decontaminated and otherwise discharged from all adverse effects of such exposure. Lessee shall pay Lessor the full value of the Equipment, together with interest thereon at the rate of 1.5% per month from that date until the said Equipment sum is paid in full.

28. Miscellaneous: This Rental Agreement shall be binding upon the respective heirs, personal representatives, successors, and assigns of the parties. If any provision of this instrument is held invalid by a court of competent jurisdiction it shall be considered deleted from this instrument, but the remaining provisions shall be given effect. Lessee's obligations arising hereunder during the Rental Term shall survive the Rental Term and any termination hereof. Lessee represents and warrants to Lessor that Lessee has the power to make, enter, deliver and perform this Rental Agreement and that each person signing and delivering this instrument is duly authorized to do so on its behalf.

29. Governing Law: Venue This Rental Agreement shall be governed by and construed under the substantive laws of the State of Colorado, New Mexico or Texas, as applicable. Lessee agrees that any and all suits arising from the performance or any breach of the Rental Agreement may be commenced and maintained in the courts of Adams County, Colorado, Bernalillo County, New Mexico or ElPaso County, Texas, as applicable, and Lessee irrevocably consents to such venue.

This instrument shall not become effective or binding upon Lessor until executed by an authorized representative of Lessor.

Customer Initials: _____

Date: _____

RENTAL/PURCHASE AGREEMENT

DATE Jul 21, 2026
QUOTE# 309691

Aurora, Colorado, Albuquerque, New Mexico, El Paso, Texas

SOLD TO
PURCHASER: DOUGLAS COUNTY HIGHWAY DEPT
STREET ADDRESS: PO BOX 1390
CITY/STATE: CASTLE ROCK, CO
COUNTY: DOUGLAS CO
POSTAL CODE: 80104
PHONE NO.: 303 660 7485
CUSTOMER CONTACT: EQUIPMENT BRIAN FRANKLIN PHONE NO. 303 660 7361
PRODUCT SUPPORT DJ BOETTCHER PHONE NO. 303 660 7438

SHIP TO
3030 NORTH INDUSTRIAL WAY
CASTLE ROCK,CO
DOUGLAS ,

INDUSTRY CODE: COUNTY GOVERNMENT(841)
PRINCIPAL WORK CODE: GOVERNMENT(A30)
PAYMENTS TERMS: NET PAYMENT ON RECEIPT OF INVOICE ☑ OTHER ☐

Ownership Customer #	Invoice Customer #	SALES TAX EXEMPTION# (if applicable)	CUSTOMER PO NUMBER	Ship Via
26970	26970	98 04428 0000		Aurora

CUSTOMER INSURES VALUE OF EQUIPMENT $340,935.00 AGENT PHONE #
☐ INSURANCE BINDER ATTACHED FOR INSURANCE: POLICY #

DESCRIPTION OF EQUIPMENT ORDERED / PURCHASED

Hereby enter into a rental agreement to lease from WAGNER EQUIPMENT CO., hereinafter called the Company or Lessor, the following equipment:

MAKE: CATERPILLAR MODEL: 938 YEAR: 2026 NEW ☑ USED ☐
STOCK NUMBER: 549186 SERIAL NUMBER: 0EZY03863 SMU: 5
To be used at or near the City of Castle Rock in the County of Douglas in the State of CO

938 14A WHEEL LOADER	WEATHER, COLD START 120V	STANDARD RADIO (12V), DUAL USB
PRODUCT LINK, CELLULAR PLE643	CAB, STANDARD	WINDSHIELD ACCESS STEPS
FILM GP, WARNING, PL, ANSI	AIR CONDITIONING, R134A REF	TIRES, 20.5R25 MA MS301 * L3
STANDARD LIFT, COUPLER READY	ENGINE	FENDERS, STANDARD
HYDRAULICS, STANDARD	PUSH START, PASSCODE SECURITY	CTWT, HEAVY,3770LBS,7PCS
HYDRAULICS, 3V	CAMERA, REAR VIEW	TOOLBOX AUX
JOYSTICK 3V, STEERING WHEEL	MIRRORS, HEAT, ELEC ADJUST	HYDRAULIC OIL, STANDARD
STEERING WHEEL, STANDARD	SEAT, DELUXE, TILT AND TELE	SERIALIZED TECHNICAL MEDIA KIT
DIFFERENTIAL,LIMITED SLIP REAR	LIGHTS, STD, HALOGEN	LINES, AUX 3RD, STD LIFT
ENVIRONMENT, STANDARD	LIGHTS, ROADING, HALOGEN, RH	RIDE CONTROL

ON THE FOLLOWING TERMS: (All Rental Equipment F.O.B. Wagner Equipment CO.Yard)

1) For a minimum term of 6 and a maximum term of 12 28-day periods commencing on Sep 01, 2026

2) For the rental of $ $8,100.00 per month (plus taxes)

3) Additional Terms:

A. Lessee agrees to pay an additional rental payment of $ $46.00 for each hour in excess of 176 hours, equipment usage time in any 28 consecutive day period. In the absence of an overtime rate, overtime will be charged at 1/176 of the 28-day rate for each hour's use in excess of 176 Hours in any one 28 consecutive day period.

B. Tire wear (if applicable) will be charged at the rate of $ $0.00 per 1/32 inch of wear per tire upon return.

C. In the event of subsequent purchase of the unit, rental interest will be calculated at 0.9 % of the original value of the machine for any month within which the rental payment is received within ten days of the end of the rental period. Rental interest for all other months will be charged at 1.1 % of the original value of the machine.

D. In the event that this machine is returned to Wagner Equipment Co. before the guaranteed rental period is completed, the rental rate will revert to $ $0.00 per month plus applicable taxes.

Wagner Service Plan: 250/500/1000/2000 intervals are performed by Wagner for additional monthly fee. Customer Service Plan: 250/500 intervals are customer performed with aide of Wagner sent CAT Care Kits. 1000/2000 intervals are performed by Wagner and billed at time of conversion.

x _____

Equipment Value $ $340,935.00

AGREED ITEMIZED CHARGES

Rental $			$8,100.00
Customer Delivery $			$0.00
Return Charge $			$0.00
Rental Equipment Protection %		0%	$0.00
PMAP Charges			$0.00
Sales Tax	City (Incl. Delv.)	0%	$0.00
	County	0%	$0.00
	RTD/PPRT	0%	$0.00
	State	0%	$0.00
	State (NM&TX)	0%	$0.00
SMM Tax %		0%	$0.00
BALANCE DUE			**$8,100.00**

Payment Attached ☐ YES ☑ NO

RENTAL EQUIPMENT PROTECTION

Renter must elect A. or B. by signing below.

A. Renter elects to purchase Rental Equipment Protection from Owner on the machine retail value of $0.00 at rate of 0 of the applicable rental period rental rate or a minimum of $10.00. A deductable of $5000.00 applies. (See Rental Equipment Protection on reverse side)

x _____

B. Renter declines Rental Equipment Protection and will cover the machine retail value of $340,935.00 by providing his/her own all risks insurance coverage. (See INSURANCE on reverse side)

x _____

CSA:

CUSTOMER AGREES TO PROMPTLY ADVISE THE SALESMAN IF THE UNIT IS MOVED TO ANOTHER PROJECT AND TO PROVIDE ALL NECESSARY INFORMATION REGARDING ANY CHANGE IN LOCATION.

LESSOR BY: _____ Date: _____ SALESMAN NAME: Kratt, Andrew

LESSEE BY: _____ Date: _____ SALESMAN PHONE NO.: _____

TERMS AND CONDITIONS (COLORADO, NEW MEXICO OR TEXAS)

1. Purchase Order Terms Excluded: The issuance of a purchase order or other document against this Rental Agreement and not a counter-offer, and no provision of such purchase order or any other document which varies from the terms hereof shall become a part of the Rental Agreement unless separately and specifically agreed to in writing by Lessor.
2.[INTENTIONALLY OMITTED]
3.Rental Term: The term of this Rental Agreement shall include the Rental Term specified above plus all additional time spent transporting the Equipment to and from Lessee, any renewals or extensions of the specified Rental Term, and any additional time required for Lessor to regain the full possession or control of, to make repairs to, or to discharge liens or encumbrances upon the Equipment.
4.Acceptance of Equipment: Unless Lessee gives written notice to Lessor specifying any defect in or other valid objection to the Equipment within 24 hours after receiving the same, it shall be conclusively presumed that such Equipment was in good operating condition when received and that Lessee accepted and approved the same as the Equipment described in this Rental Agreement.
5.Transportation: Unless otherwise specifically provided herein, Lessee shall pay all charges and expenses relating to transportation of the Equipment in connection herewith.
6.Renewal: Any failure to return the Equipment to Lessor upon the expiration of the Rental Term or a renewal period shall, at the option of Lessor, constitute a renewal hereof the provisions of the Rental Agreement shall apply to every renewal period.
7.Disclaimer of Warranties: It is understood that Lessor is not the manufacturer of the Equipment and that Lessor makes no warranties against defects in material or workmanship or relating to the capability or performance of the Equipment, or the profitability of its use. THERE ARE NO EXPRESS WARRANTIES BY LESSOR OF ANY KIND WITH RESPECT TO THE EQUIPMENT AND LESSOR DISCLAIMS THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR ANY PARTICULAR PURPOSE. UNDER NO CIRCUMSTANCES SHALL LESSOR BE LIABLE FOR CONSEQUENTIAL OR INCIDENTAL DAMAGES. Lessor hereby assigns to Lessee for the Rental Term all manufacturer's warranties applicable to the Equipment.
8.Rental Payments: Lessee agrees to pay the payment amount as set forth in this agreement. Lessee's payment is due in full upon receipt of invoice unless different terms are stated on the first page of this Contract. All payments shall be made to Lessor at its address set forth herein or at such other address as Lessor may from time to time specify in writing. Lessee waives all existing and future claims and offsets against any rent or other payments due under this Rental Agreement and agrees to pay all rent and perform all other obligations to Lessor hereunder when due regardless of any claim or offset that may be asserted by Lessee or on Lessee's behalf. Lessee's obligations hereunder shall not be suspended or discharged on account of Lessee's inability to use the Equipment due to any cause other than a breach of this Rental Agreement by Lessor. If Lessee fails to pay any part of the rental or any other sum required to be paid to Lessor within 30 days after the due date, Lessee shall pay as additional rent to Lessor interest of 1.75 percent per month on the delinquent amount. Such monthly interest charges shall be cumulative, and all payments made by Lessee shall be applied to any accrued interest before base rent.
9.Use of Equipment: Lessee represents and agrees that the Equipment is rented for commercial use and not for personal, family or household use. To minimize the possibility of personal injury or property damage, Lessee agrees to have the Equipment operated only by employees of Lessee properly trained and qualified in its operation and to take all other reasonable precautions to ensure that the equipment is transported and operated only in a safe and lawful manner. Lessee shall pay all expenses relating to operating the Equipment.
10. Location and Inspection: Lessee shall operate and when not in operation, store, the Equipment at the location(s) specified above and shall not remove the same from such location(s) without the prior consent of Lessor. Lessee agrees that Lessor shall have the right to enter any premises where the Equipment may be located at any reasonable time for purposes of inspecting the same and without notice or liability to Lessee remove or disable the Equipment if, in the opinion of Lessor, it is being used or kept in violation of this Rental Agreement.
11. Maintenance and Care: Lessee agrees at its own expense to maintain the Equipment in good working order, properly serviced and garaged, including performing all necessary repairs and replacements, and to return the Equipment to Lessor upon the expiration or termination hereof in the same condition as when received except for ordinary wear and tear. ALL REPLACEMENT PARTS SHALL BE ORIGINAL EQUIPMENT MANUFACTURERS' PARTS. Lessee shall pay for all labor, material and parts required for the proper operation and protection of the Equipment, including expendable items such as lubrication, cable, end bits, cutting edges, anti-freeze, belts and filters. Lessee shall be responsible for any tire damage or wear beyond ordinary wear and tear. The determination of ordinary or excessive wear and tear shall be made solely by Lessor in its reasonable discretion. If the Equipment is returned to Lessor in any condition inferior to the required hereby, Lessee shall pay Lessor upon receipt of invoice, as additional rent, all charges for cleaning, servicing, repairs and replacements necessary to restore the Equipment to the required condition.
12. Additions and Alterations: Lessee shall not make any additions or alterations to the Equipment without the prior written consent of Lessor. All additions or improvements made by Lessee shall belong to and become the property of Lessor and shall be included in the Equipment returned to Lessor upon the expiration or termination of this Rental Agreement; provided, however, that Lessor reserves the right to require Lessee to remove any such additions or alterations and to restore the Equipment to its condition as of the beginning of the Rental Term.
13. Rental Equipment Protection (REP): We offer Optional REP on select items of equipment. Rental Equipment Protection IS NOT INSURANCE; it is merely a waiver of certain claims of the Lessor for loss of or damage to the Lessor's equipment. If you have purchased our Rental Equipment Protection, you will have no liability to Lessor for physical damage to the applicable Rented item(s), except that you will remain liable to the Lessor in all events for damage or loss caused in whole or in part by: (i) your breach of any provision of this Contract; (ii) failure to return Rented item(s); (iii) misuse and/or abuse; (iv) malicious mischief or illegal acts; (v) damage that occurs while equipment is being operated on a roadway or while being transported; (vi) damage to tires; (vii) rental payments due under this agreement; and (viii) use of any item in violation of any policy of insurance. A minimum deductible of $1,000 applies to equipment valued at $25,000 or less and a $2,500 deductible applies to equipment valued greater than $25,000. If Lessee fails to provide Lessor, prior to delivery of the Equipment and at any time upon Lessor's request, with satisfactory written proof of property insurance coverage that fully complies with all requirements of Section 14—including coverage in an amount not less than the fair market value of the rented Equipment—Lessee shall be automatically and unconditionally charged for Rental Equipment Protection (REP) for the applicable Equipment. This REP charge shall remain in effect and continue to accrue for the entire duration of the rental period, or until such time as Lessee provides Lessor with satisfactory proof of insurance, as determined solely by Lessor in its reasonable discretion. No exceptions or waivers shall apply unless expressly agreed to in writing by Lessor.
14. Insurance: Lessee shall, at its sole cost, obtain and maintain Property insurance for the full replacement cost of the Equipment, including coverage for all risks of loss or damage to the Equipment, Comprehensive General Liability insurance of not less than $1,000,000 per occurrence and $2,000,000 in the aggregate, and Commercial Auto Liability insurance with a per occurrence limit of at least $1,000,000. Lessor retains the right to approve or disapprove of the insurance carrier and the form and contents of the policy. All policies shall name Lessor as Additional Insured, and sole Loss Payee as respects to claims arising out of the maintenance, operation or use by Lessee of the equipment rented. Lessee shall obtain insurance policies that are endorsed to provide that all insurance required hereunder is primary and non-contributory to any other insurance maintained by Lessor and provide at least thirty (30) days prior written notice to Lessor of cancellation or material change. Lessee shall provide documented proof of coverage and promptly notify Lessor of any potential claims. All deductibles and self-insured retentions shall be the sole responsibility of Lessee. All insurance required by this Agreement shall include a waiver of rights of recovery against Lessor or its insurer by the Lessee and its insurers.
15. RISK OF LOSS: EXCEPT AS OTHERWISE PROVIDED HEREIN RELATING TO THE OPTIONAL DAMAGE WAIVER, THE ENTIRE RISK OF LOSS OR DAMAGE TO THE EQUIPMENT DURING RENTAL TERM SHALL BE UPON LESSEE AND LESSEE AGREES TO INDEMNIFY AND HOLD OWNER HARMLESS FROM AND AGAINST ANY AND ALL LOSS OR DAMAGE TO THE EQUIPMENT FROM ANY AND ALL CAUSES. LESSEE SHALL PROMPTLY NOTIFY OWNER OF ANY LOSS OR DAMAGE TO THE EQUIPMENT.
16. RETURN OF EQUIPMENT: Upon the expiration or termination of this Rental Agreement Lessee shall at its own expense immediately return the Equipment to Lessor's Equipment yard or to such other destination as Lessor may specify within the same distance from Lessee's location.
17. Identification: Lessor may place decals or other markings on the Equipment identifying the same as property of Lessor. Lessee shall not remove or impair the function of any such markings.
18. Agreement of Rental Only: This agreement is one of rental only and Lessee shall not have, or acquire, any right title or interest, legal or equitable, in the Equipment or any part thereof except the right to use the same during the term and subject to the provisions of this Rental Agreement. Title to and Lessorship of the Equipment shall remain in Lessor, Lessee shall keep the Equipment free from levy, legal or equitable, tax and other claims, liens and encumbrances and upon request shall provide Lessor proof of payment of any taxes the nonpayment of which may result in a lien upon the Equipment. Lessee shall promptly pay as additional rent all expenses, including attorney fees Lessor may incur in defending or removing any claim, lien or encumbrance upon the Equipment. The Equipment shall remain personal property even though the Equipment or any part thereof may become attached to real property.
19. Sales of Equipment: Notice is hereby given that Wagner Rents, Inc. may assign its rights to sell equipment (and to purchase trade-in property, if applicable) described herein to Wagner Exchange LLC.
20. Default: Lessor shall be in default under this Rental Agreement upon the happening of any of the following events or conditions; (a) Lessee fails to pay any sum required to be paid hereunder by the due date; (b) Lessee fails at any time to obtain or maintain any insurance coverage required hereunder; (c) Lessee fails to perform or comply with any other obligations or condition hereunder; or (d) Lessee files for, or is subject to, any action of bankruptcy, reorganization, insolvency or receivership.
21. Remedies on Default: Upon any default by Lessee as provided in this Rental Agreement, (a) all rentals due or to become due under this agreement and all other sums owing by Lessee hereunder shall immediately become due and payable at the option of Lessor without notice or demand; (b) Lessor may retake possession of the Equipment where located and remove the same without legal process; (c) If this Lease contains a purchase option exercised by Lessee, Lessor may dispose of the Equipment or any part thereof at Lessee's expense as provided or permitted by law; and (d) Lessor may exercise any and all rights or remedies under the Uniform Commercial Code, Leases or other applicable laws or agreements. All remedies of Lessor shall be cumulative and not exclusive and may be exercised simultaneously or separately. It is further agreed that if Lessor shall dispose of the Equipment as provided herein, Lessor may immediately recover from Lessee as Liquidated damages, and not as a penalty, a sum equal to the aggregate of the following: all unpaid rentals and other sums due and payable hereunder; all accelerated future rentals for the balance of the Rental Term, discounted to present value at the rate of eight percent per annum; Lessor's estimated residual interest in the equipment, less the net proceeds of the disposition of the Equipment.
Lessee shall pay upon demand all costs and expenses, including reasonable attorney fees, incurred by Lessor in exercising any of its rights or remedies hereunder or enforcing any of the terms hereof, regardless of whether litigation is actually commenced or continued to final judgment.
22. Registration and Taxes: Lessee shall pay all registration fees, license fees, assessments, charges and taxes, together with any penalties or interest that may now or later be imposed by any taxing authority with respect to the Lessorship, possession, use, rental or value of the Equipment during the Rental Term, whether assessed against Lessor or Lessee and upon request shall provide to Lessor proof of payment of the same.
23. Entire Agreement; Modification and Waiver: This Rental Agreement contains the complete and exclusive statement of the agreement between the parties relating to its subject matter and shall not be amended or modified except in writing signed by the parties. No inconsistent or contrary terms contained in any existing or future purchase order issued by or for Lessee relating to the Equipment shall act to vary any term hereof unless separately and specifically agreed to by Lessor in writing. Time is of the essence hereof. Lessor's failure to require strict performance by Lessee of any provision hereof shall not waive Lessor's right thereafter to require strict performance thereof or of any other provision.
24. Financing Statements: Lessee appoints Lessor its true and lawful attorney to prepare and execute in Lessee's name and on Lessor's behalf any financing statement in order to protect Lessor's interest in the Equipment.
25. Assignment: Lessee may not assign, delegate, sublet, or otherwise transfer any of its rights or duties hereunder or with respect to the Equipment without the prior written consent of Lessor. Lessor may freely assign the sums due or to become due hereunder and Lessee agrees to recognize such assignment.
26. Force Majeure: Lessor shall not be liable for any failure or delay of delivery or in performing any obligation hereunder due to any casualty, cause or circumstance beyond its control.
27. Exposure to Hazardous Material or Waste: Lessees shall not expose the Equipment to any hazardous material or waste, in the event the Equipment is exposed to any hazardous material or waste, Lessee shall immediately (1) notify Lessor, and (2) completely clean and decontaminate the Equipment. If the Equipment cannot be completely clean, decontaminated and otherwise discharged from all adverse effects of such exposure. Lessee shall pay Lessor the full value of the Equipment, together with interest thereon at the rate of 1.5% per month from that date until the said Equipment sum is paid in full.
28. Miscellaneous: This Rental Agreement shall be binding upon the respective heirs, personal representatives, successors, and assigns of the parties. If any provision of this instrument is held invalid by a court of competent jurisdiction it shall be considered deleted from this instrument, but the remaining provisions shall be given effect. Lessee's obligations arising hereunder during the Rental Term shall survive the Rental Term and any termination hereof. Lessee represents and warrants to Lessor that Lessee has the power to make, enter, deliver and perform this Rental Agreement and that each person signing and delivering this instrument is duly authorized to do so on its behalf.
29. Governing Law: Venue This Rental Agreement shall be governed by and construed under the substantive laws of the State of Colorado, New Mexico or Texas, as applicable. Lessee agrees that any and all suits arising from the performance or any breach of the Rental Agreement may be commenced and maintained in the courts of Adams County, Colorado, Bernalillo County, New Mexico or El Paso County, Texas, as applicable, and Lessee irrevocably consents to such venue.
This instrument shall not become effective or binding upon Lessor until executed by an authorized representative of Lessor.

Customer Initials: _____

Date: _____

Docusign Envelope ID: 3418B7DE-4B1E-49CF-A0E3-E3B95889D84F

Sourcewell

Solicitation Number: RFP #040924

CONTRACT

This Contract is between Sourcewell, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 (Sourcewell) and Caterpillar Inc., 5212 N. O'Connor Blvd., Suite 1100, Irving, TX 75039 (Supplier).

Sourcewell is a State of Minnesota local government unit and service cooperative created under the laws of the State of Minnesota (Minnesota Statutes Section 123A.21) that offers cooperative procurement solutions to government entities. Participation is open to eligible federal, state/province, and municipal governmental entities, higher education, K-12 education, nonprofit, tribal government, and other public entities located in the United States and Canada. Sourcewell issued a public solicitation for Rental Equipment, Products, and Related Services from which Supplier was awarded a contract.

Supplier desires to contract with Sourcewell to provide equipment, products, or services to Sourcewell and the entities that access Sourcewell's cooperative purchasing contracts (Participating Entities).

1. TERM OF CONTRACT

A. EFFECTIVE DATE. This Contract is effective upon the date of the final signature below.

EXPIRATION DATE AND EXTENSION. This Contract expires June 11, 2028**,** unless it is cancelled sooner pursuant to Article 22. This Contract may be extended one additional year upon the request of Sourcewell and written agreement by Supplier.

B. SURVIVAL OF TERMS. Notwithstanding any expiration or termination of this Contract, all payment obligations incurred prior to expiration or termination will survive, as will the following: Articles 11 through 14 survive the expiration or cancellation of this Contract. All other rights will cease upon expiration or termination of this Contract.

2. EQUIPMENT, PRODUCTS, OR SERVICES

A. EQUIPMENT, PRODUCTS, OR SERVICES. Supplier will provide the Equipment, Products, or Services as stated in its Proposal submitted under the Solicitation Number listed above. Supplier's Equipment, Products, or Services Proposal (Proposal) is attached and incorporated into this Contract.

Docusign Envelope ID: 3418B7DE-4B1E-49CF-A0E3-E3B95889D84F

Pursuant to Section 10(b), Supplier will subcontract certain obligations under this Contract to its dealers. Only those dealers that sign a Participation Agreement with Supplier obligating them to comply with the terms of this Contract will be eligible to provide Equipment, Products, or Services as a subcontractor under this Contract. In the event there is no dealer who has entered into a Participation Agreement available to provide Equipment, Products, or Services to a Participating Entity, Supplier will be under no obligation to provide Equipment, Products, or Services to such Participating Entity under this Contract. Supplier will provide a copy of this Contract to its dealers that would normally service Participating Entities and invite such dealers to enter into a Participation Agreement as a subcontractor of Supplier under the terms of this Contract.

Unless agreed to by the Participating Entities in advance, Equipment or Products must be delivered as operational to the Participating Entity's site.

This Contract offers an indefinite quantity of sales, and while substantial volume is anticipated, sales and sales volume are not guaranteed.

B. WARRANTY. SUPPLIER DOES NOT PROVIDE ANY REPRESENTATION OR WARRANTY OF ANY KIND WHATSOEVER, EITHER EXPRESS OR IMPLIED, STATUTORY OR OTHERWISE, INCLUDING BUT NOT LIMITED TO ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO MERCHANTABILITY, FITNESS OR SUITABILITY FOR ANY PARTICULAR PURPOSE OR USE OF THE EQUIPMENT, PRODUCTS, OR SERVICES. Notwithstanding the foregoing, Participating Dealer warrants that the equipment upon delivery will be in good working condition and in compliance with the original equipment manufacturer's specifications. Participating Dealer agrees to repair or replace any equipment that is not in compliance with the above warranty at its sole expense. If the repair or replacement is due to Participating Entity abuse, misuse or neglect, the Participating Entity will be responsible for the cost of repair or replacement.

C. DEALERS, DISTRIBUTORS, AND/OR RESELLERS. Upon Contract execution and throughout the Contract term, Supplier must provide to Sourcewell a current means to validate or authenticate Supplier's authorized dealers, distributors, or resellers relative to the Equipment, Products, and Services offered under this Contract, which will be incorporated into this Contract by reference. It is the Supplier's responsibility to ensure Sourcewell receives the most current information.

3. PRICING

All Equipment, Products, or Services under this Contract will be priced at or below the price percentage list discount stated in Supplier's Proposal.

Upon request made to a participating CAT dealer, from a Participating Entity identifying themselves as a Sourcewell member by providing their Sourcewell member number and

Docusign Envelope ID: 3418B7DE-4B1E-49CF-A0E3-E3B95889D84F

contract number; formal quotes will list all costs, including all delivery expenses, such as freight and permits (when required). Alternatively, Participating Entities may choose to make their own transportation arrangements. In such case, there would be no delivery charges from the local participating Cat dealer.
Regardless of the payment method chosen by the Participating Entity, the total cost associated with any purchase option of the Equipment, Products, or Services must always be disclosed in the pricing quote to the applicable Participating Entity at the time of purchase.

A. SHIPPING AND SHIPPING COSTS. All delivered Equipment and Products must be properly packaged. Damaged Equipment and Products may be rejected. If the damage is not readily apparent at the time of delivery, Supplier must permit the Equipment and Products to be returned within a reasonable time at no cost to Sourcewell or its Participating Entities. Participating Entities reserve the right to inspect the Equipment and Products at a reasonable time after delivery where circumstances or conditions prevent effective inspection of the Equipment and Products at the time of delivery. In the event of the delivery of nonconforming Equipment and Products, the Participating Entity will notify the Supplier as soon as possible and the Supplier will replace nonconforming Equipment and Products with conforming Equipment and Products that are acceptable to the Participating Entity.

Supplier must arrange for and pay for the return shipment on Equipment and Products that arrive in a defective or inoperable condition.

Sourcewell may declare the Supplier in breach of this Contract if the Supplier intentionally delivers substandard or inferior Equipment or Products.

B. SALES TAX. Each Participating Entity is responsible for supplying the Supplier with valid tax-exemption certification(s). When ordering, a Participating Entity must indicate if it is a tax-exempt entity.

C. HOT LIST PRICING. At any time during this Contract, Supplier may offer a specific selection of Equipment, Products, or Services at discounts greater than those listed in the Contract. When Supplier determines it will offer Hot List Pricing, it must be submitted electronically to Sourcewell in a line-item format. Equipment, Products, or Services may be added or removed from the Hot List at any time through a Sourcewell Price and Product Change Form as defined in Article 4 below.

Hot List program and pricing may also be used to discount and liquidate close-out and discontinued Equipment and Products as long as those close-out and discontinued items are clearly identified as such. Current ordering process and administrative fees apply. Hot List Pricing must be published and made available to all Participating Entities.

4. PRODUCT AND PRICING CHANGE REQUESTS

Docusign Envelope ID: 3418B7DE-4B1E-49CF-A0E3-E3B95889D84F

Supplier may request Equipment, Product, or Service changes, additions, or deletions at any time. All requests must be made in writing by submitting a signed Sourcewell Price and Product Change Request Form to the assigned Sourcewell Supplier Development Administrator. This approved form is available from the assigned Sourcewell Supplier Development Administrator. At a minimum, the request must:

- Identify the applicable Sourcewell contract number;
- Clearly specify the requested change;
- Provide sufficient detail to justify the requested change;
- Individually list all Equipment, Products, or Services affected by the requested change, along with the requested change (e.g., addition, deletion, price change); and
- Include a complete restatement of pricing documentation in Microsoft Excel with the effective date of the modified pricing, or product addition or deletion. The new pricing restatement must include all Equipment, Products, and Services offered, even for those items where pricing remains unchanged.

A fully executed Sourcewell Price and Product Change Request Form will become an amendment to this Contract and will be incorporated by reference.

5. PARTICIPATION, CONTRACT ACCESS, AND PARTICIPATING ENTITY REQUIREMENTS

A. PARTICIPATION. Sourcewell's cooperative contracts are available and open to public and nonprofit entities across the United States and Canada; such as federal, state/province, municipal, K-12 and higher education, tribal government, and other public entities.

B. Supplier may not enter into a contract with a U.S. Federal Government entity prior to obtaining necessary internal approvals and shall not be obligated to provide Equipment, Products or Services to any U.S. Federal Government entity under this Contract unless separately agreed in writing. Supplier may work with such parties and may agree to provide equipment or services under the Contract on a case-by-case basis.

The benefits of this Contract should be available to all Participating Entities that can legally access the Equipment, Products, or Services under this Contract. A Participating Entity's authority to access this Contract is determined through its cooperative purchasing, interlocal, or joint powers laws. Any entity accessing benefits of this Contract will be considered a Service Member of Sourcewell during such time of access. Supplier understands that a Participating Entity's use of this Contract is at the Participating Entity's sole convenience and Participating Entities reserve the right to obtain like Equipment, Products, or Services from any other source.

Supplier is responsible for familiarizing its sales and service forces with Sourcewell contract use eligibility requirements and documentation and will encourage potential participating entities

Docusign Envelope ID: 3418B7DE-4B1E-49CF-A0E3-E3B95889D84F

to join Sourcewell. Sourcewell reserves the right to add and remove Participating Entities to its roster during the term of this Contract.

C. PUBLIC FACILITIES. Supplier's employees may be required to perform work at government-owned facilities, including schools. Supplier's employees and agents must conduct themselves in a professional manner while on the premises, and in accordance with Participating Entity policies and procedures, and all applicable laws.

6. PARTICIPATING ENTITY USE AND PURCHASING

A. ORDERS AND PAYMENT. To access the contracted Equipment, Products, or Services under this Contract, a Participating Entity must clearly indicate to Supplier that it intends to access this Contract; however, order flow and procedure will be developed jointly between Sourcewell and Supplier. Orders will be placed/issued and executed directly to/by Participating Dealers with payments made to the Participating Dealers as agreed. If a Participating Entity issues a purchase order, it may use its own forms, but the purchase order should clearly note the applicable Sourcewell contract number. All Participating Entity orders under this Contract must be issued prior to expiration or cancellation of this Contract; however, Supplier performance, Participating Entity payment obligations, and any applicable warranty periods or other Supplier or Participating Entity obligations may extend beyond the term of this Contract.

Supplier's acceptable forms of payment are included in its attached Proposal. Participating Entities will be solely responsible for payment and Sourcewell will have no liability for any unpaid invoice of any Participating Entity.

B. ADDITIONAL TERMS AND CONDITIONS/PARTICIPATING ADDENDUM. Additional terms and conditions to a purchase order, or other required transaction documentation, may be negotiated between a Participating Entity and Supplier's Participating Dealer, such as job or industry-specific requirements, legal requirements (e.g., affirmative action or immigration status requirements), or specific local policy requirements. Some Participating Entities may require the use of a Participating Addendum, the terms of which will be negotiated directly between the Participating Entity and the Supplier's Participating Dealer or its authorized dealers, distributors, or resellers, as applicable. Any negotiated additional terms and conditions must never be less favorable to the Participating Entity than what is contained in this Contract.

C. SPECIALIZED SERVICE REQUIREMENTS. In the event that the Participating Entity requires service or specialized performance requirements not addressed in this Contract (such as e-commerce specifications, specialized delivery requirements, or other specifications and requirements), the Participating Entity and the Supplier may enter into a separate, standalone agreement, apart from this Contract. Sourcewell, including its agents and employees, will not be made a party to a claim for breach of such agreement.

D. TERMINATION OF ORDERS. Participating Entities may terminate an order, in whole or in part, immediately upon notice to Supplier in the event of any of the following events:

Docusign Envelope ID: 3418B7DE-4B1E-49CF-A0E3-E3B95889D84F

1. The Participating Entity fails to receive funding or appropriation from its governing body at levels sufficient to pay for the equipment, products, or services to be purchased; or
2. Federal, state, or provincial laws or regulations prohibit the purchase or change the Participating Entity's requirements.

E. GOVERNING LAW AND VENUE. The governing law and venue for any action related to a Participating Entity's order will be determined by the Participating Entity making the purchase.

7. CUSTOMER SERVICE

A. PRIMARY ACCOUNT REPRESENTATIVE. Supplier will assign an Account Representative to Sourcewell for this Contract and must provide prompt notice to Sourcewell if that person is changed. The Account Representative will be responsible for:

- Maintenance and management of this Contract;
- Timely response to all Sourcewell and Participating Entity inquiries; and
- Business reviews to Sourcewell and Participating Entities, if applicable.

B. BUSINESS REVIEWS. Supplier must perform a minimum of one business review with Sourcewell per contract year. The business review will cover sales to Participating Entities, pricing and contract terms, administrative fees, sales data reports, performance issues, supply issues, customer issues, and any other necessary information.

8. REPORT ON CONTRACT SALES ACTIVITY AND ADMINISTRATIVE FEE PAYMENT

A. CONTRACT SALES ACTIVITY REPORT. Each calendar quarter, Supplier must provide a contract sales activity report (Report) to the Sourcewell Supplier Development Administrator assigned to this Contract. Reports are due no later than 45 days after the end of each calendar quarter. A Report must be provided regardless of the number or amount of sales during that quarter (i.e., if there are no sales, Supplier must submit a report indicating no sales were made).

The Report must contain the following fields:

- Participating Entity Name (e.g., City of Staples Highway Department);
- Participating Entity Physical Street Address;
- Participating Entity City;
- Participating Entity State/Province;
- Participating Entity Zip/Postal Code;
- Participating Entity Contact Name;
- Participating Entity Contact Email Address;

Docusign Envelope ID: 3418B7DE-4B1E-49CF-A0E3-E3B95889D84F

- Participating Entity Contact Telephone Number;
- Sourcewell Assigned Entity/Participating Entity Number;
- Item Purchased Description;
- Item Purchased Price;
- Sourcewell Administrative Fee Applied; and
- Date Purchase was invoiced/sale was recognized as revenue by Supplier.

B. ADMINISTRATIVE FEE. In consideration for the support and services provided by Sourcewell, the Supplier will pay an administrative fee to Sourcewell on all Equipment, Products, and Services provided to Participating Entities as stated in and subject to the Proposal and any amendments thereto. The Administrative Fee must be included in, and not added to, the pricing. Supplier may not charge Participating Entities more than the contracted price to offset the Administrative Fee.

The Supplier will submit payment to Sourcewell for the percentage of administrative fee stated in the Proposal multiplied by the total sales of all Equipment, Products, and Services purchased by Participating Entities under this Contract during each calendar quarter. Payments should note the Supplier's name and Sourcewell-assigned contract number in the memo; and must be mailed to the address above "Attn: Accounts Receivable" or remitted electronically to Sourcewell's banking institution per Sourcewell's Finance department instructions. Payments must be received no later than 45 calendar days after the end of each calendar quarter.

Supplier agrees to cooperate with Sourcewell in auditing transactions under this Contract to ensure that the administrative fee is paid on all items purchased under this Contract.

In the event the Supplier is delinquent in any undisputed administrative fees, Sourcewell reserves the right to cancel this Contract and reject any proposal submitted by the Supplier in any subsequent solicitation. In the event this Contract is cancelled by either party prior to the Contract's expiration date, the administrative fee payment will be due no more than 30 days from the cancellation date.

9. AUTHORIZED REPRESENTATIVE

Sourcewell's Authorized Representative is its Chief Procurement Officer.

Supplier's Authorized Representative is the person named in the Supplier's Proposal. If Supplier's Authorized Representative changes at any time during this Contract, Supplier must promptly notify Sourcewell in writing.

10. AUDIT, ASSIGNMENT, AMENDMENTS, WAIVER, AND CONTRACT COMPLETE

Docusign Envelope ID: 3418B7DE-4B1E-49CF-A0E3-E3B95889D84F

A. AUDIT. Pursuant to Minnesota Statutes Section 16C.05, subdivision 5, the books, records, documents, and accounting procedures and practices relevant to this Contract are subject to examination by Sourcewell or the Minnesota State Auditor for a minimum of six years from the end of this Contract. This clause extends to Participating Entities as it relates to business conducted by that Participating Entity under this Contract.

B. ASSIGNMENT. Neither party may assign or otherwise transfer its rights or obligations under this Contract without the prior written consent of the other party and a fully executed assignment agreement. Such consent will not be unreasonably withheld. Any prohibited assignment will be invalid. Provided, however, that Supplier is permitted to subcontract certain of its rights and obligations to Supplier Participating Dealers for performance without Sourcewell's prior written consent. Notwithstanding any provision hereof to the contrary, each of Supplier and/or any participating dealer shall be liable and responsible only for such party's own compliance or non-compliance with this Contract and/or any applicable subcontract; and such Supplier shall not be jointly and severally liable for any participating dealer's compliance or non-compliance with this Contract or otherwise.

C. AMENDMENTS. Any amendment to this Contract must be in writing and will not be effective until it has been duly executed by the parties.

D. WAIVER. Failure by either party to take action or assert any right under this Contract will not be deemed a waiver of such right in the event of the continuation or repetition of the circumstances giving rise to such right. Any such waiver must be in writing and signed by the parties.

E. CONTRACT COMPLETE. This Contract represents the complete agreement between the parties. No other understanding regarding this Contract, whether written or oral, may be used to bind either party. For any conflict between the attached Proposal and the terms set out in Articles 1-22 of this Contract, the terms of Articles 1-22 will govern.

F. RELATIONSHIP OF THE PARTIES. The relationship of the parties is one of independent contractors, each free to exercise judgment and discretion with regard to the conduct of their respective businesses. This Contract does not create a partnership, joint venture, or any other relationship such as master-servant, or principal-agent.

11. INDEMNITY AND HOLD HARMLESS

Intentionally omitted.

12. GOVERNMENT DATA PRACTICES

Supplier and Sourcewell must comply with the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, as it applies to all data provided by or provided to Sourcewell

Docusign Envelope ID: 3418B7DE-4B1E-49CF-A0E3-E3B95889D84F

under this Contract and as it applies to all data created, collected, received, maintained, or disseminated by the Supplier under this Contract.

13. INTELLECTUAL PROPERTY, PUBLICITY, MARKETING, AND ENDORSEMENT

A. Intentionally deleted.

B. PUBLICITY. Any publicity regarding the subject matter of this Contract must not be released without prior written approval from the Authorized Representatives. Publicity includes notices, informational pamphlets, press releases, research, reports, signs, and similar public notices prepared by or for the Supplier individually or jointly with others, or any subcontractors, with respect to the program, publications, or services provided resulting from this Contract.

C. MARKETING. Any direct advertising, marketing, or offers with Participating Entities must be approved by Sourcewell. Send all approval requests to the Sourcewell Supplier Development Administrator assigned to this Contract.

D. ENDORSEMENT. The Supplier must not claim that Sourcewell endorses its Equipment, Products, or Services.

14. GOVERNING LAW, JURISDICTION, AND VENUE

The substantive and procedural laws of the State of Minnesota will govern this Contract. Venue for all legal proceedings arising out of this Contract, or its breach, must be in the appropriate state court in Todd County, Minnesota or federal court in Fergus Falls, Minnesota.

15. FORCE MAJEURE

Neither party to this Contract will be held responsible for delay or default caused by acts of God or other conditions that are beyond that party's reasonable control. A party defaulting under this provision must provide the other party prompt written notice of the default.

16. SEVERABILITY

If any provision of this Contract is found by a court of competent jurisdiction to be illegal, unenforceable, or void then both parties will be relieved from all obligations arising from that provision. If the remainder of this Contract is capable of being performed, it will not be affected by such determination or finding and must be fully performed.

17. PERFORMANCE, DEFAULT, AND REMEDIES

A. PERFORMANCE. During the term of this Contract, the parties will monitor performance and address unresolved contract issues as follows:

Docusign Envelope ID: 3418B7DE-4B1E-49CF-A0E3-E3B95889D84F

1. *Notification.* The parties must promptly notify each other of any known dispute and work in good faith to resolve such dispute within a reasonable period of time. If necessary, Sourcewell and the Supplier will jointly develop a short briefing document that describes the issue(s), relevant impact, and positions of both parties.
2. *Escalation.* If parties are unable to resolve the issue in a timely manner, as specified above, either Sourcewell or Supplier may escalate the resolution of the issue to a higher level of management. The Supplier will have 30 calendar days to cure an outstanding issue.
3. *Performance while Dispute is Pending*. Notwithstanding the existence of a dispute, the Supplier must continue without delay to carry out all of its responsibilities under the Contract that are not affected by the dispute. If the Supplier fails to continue without delay to perform its responsibilities under the Contract, in the accomplishment of all undisputed work, the Supplier will bear any additional costs incurred by Sourcewell and/or its Participating Entities as a result of such failure to proceed.

B. DEFAULT AND REMEDIES. Either of the following constitutes cause to declare this Contract, or any Participating Entity order under this Contract, in default:

1. Nonperformance of contractual requirements, or
2. A material breach of any term or condition of this Contract.

The party claiming default must provide written notice of the default, with 30 calendar days to cure the default. Time allowed for cure will not diminish or eliminate any liability for liquidated or other damages. If the default remains after the opportunity for cure, the non-defaulting party may:

- Exercise any remedy provided by law or equity, or
- Terminate the Contract or any portion thereof, including any orders issued against the Contract.

18. INSURANCE

A. REQUIREMENTS. At its own expense, Supplier and any participating dealer must maintain insurance policy(ies) in effect at all times during the performance of this Contract with insurance company(ies) licensed or authorized to do business in the State of Minnesota having an “AM BEST” rating of A- or better, with coverage and limits of insurance not less than the following:

1. *Workers’ Compensation and Employer’s Liability.*
Workers’ Compensation: As required by any applicable law or regulation.
Employer's Liability Insurance: must be provided in amounts not less than listed below:
Minimum limits:
$500,000 each accident for bodily injury by accident

Docusign Envelope ID: 3418B7DE-4B1E-49CF-A0E3-E3B95889D84F

$500,000 policy limit for bodily injury by disease
$500,000 each employee for bodily injury by disease

2. *Commercial General Liability Insurance.* Supplier and any participating dealer will maintain insurance covering its operations, with coverage on an occurrence basis, and must be subject to terms no less broad than the Insurance Services Office ("ISO") Commercial General Liability Form CG0001 (2001 or newer edition), or equivalent. At a minimum, coverage must include liability arising from premises, operations, bodily injury and property damage, independent contractors, products-completed operations including construction defect, contractual liability, blanket contractual liability, and personal injury and advertising injury. All required limits, terms and conditions of coverage must be maintained during the term of this Contract.

Minimum Limits:
$1,000,000 each occurrence Bodily Injury and Property Damage
$1,000,000 Personal and Advertising Injury
$2,000,000 aggregate for products liability-completed operations
$2,000,000 general aggregate

3. *Commercial Automobile Liability Insurance.* During the term of this Contract, Supplier and any participating dealer will maintain insurance covering all owned, hired, and non-owned automobiles in limits of liability not less than indicated below. The coverage must be subject to terms no less broad than ISO Business Auto Coverage Form CA 0001 (2010 edition or newer), or equivalent.

Minimum Limits:
$1,000,000 each accident, combined single limit

4. *Umbrella Insurance*. During the term of this Contract, Supplier and any participating dealer will maintain umbrella coverage over Employer's Liability, Commercial General Liability, and Commercial Automobile.

Minimum Limits:
$2,000,000

Failure of Supplier and participating dealer to maintain the required insurance will constitute a material breach by Supplier and any participating dealer entitling Sourcewell to immediately terminate this Contract with respect to the participating dealer for default.

B. CERTIFICATES OF INSURANCE. Prior to commencing under this Contract, Supplier and any participating dealer must furnish to Sourcewell a certificate of insurance, as evidence of the insurance required under this Contract. Prior to expiration of the policy(ies), renewal certificates must be mailed to Sourcewell, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 or sent to the Sourcewell Supplier Development Administrator assigned to this Contract. The certificates must be signed by a person authorized by the insurer(s) to bind coverage on their behalf.

Docusign Envelope ID: 3418B7DE-4B1E-49CF-A0E3-E3B95889D84F

Failure to request certificates of insurance by Sourcewell, or failure of Supplier and any participating dealer to provide certificates of insurance, in no way limits or relieves Supplier or any participating dealer of its duties and responsibilities in this Contract.

C. ADDITIONAL INSURED ENDORSEMENT AND PRIMARY AND NON-CONTRIBUTORY INSURANCE CLAUSE. Supplier and any participating dealer agrees to list Sourcewell and its Participating Entities, including their officers, agents, and employees, as an additional insured under the Supplier's and any participating dealer's commercial general liability insurance policy with respect to liability arising out of activities, "operations," or "work" performed by or on behalf of Supplier and any participating dealer, and products and completed operations of Supplier and any participating dealer. The policy provision(s) or endorsement(s) must further provide that coverage is primary and not excess over or contributory with any other valid, applicable, and collectible insurance or self-insurance in force for the additional insureds. A Participating Dealer may name a Participating Entity as an additional insured on a case-by-case basis.

D. WAIVER OF SUBROGATION. Supplier and any participating dealer waive and must require (by endorsement or otherwise) all its insurers to waive subrogation rights against Sourcewell and other additional insureds for losses paid under the insurance policies required by this Contract or other insurance applicable to the Supplier and any participating dealer or its subcontractors. The waiver must apply to all deductibles and/or self-insured retentions applicable to the required or any other insurance maintained by the Supplier and any participating dealer or its subcontractors.

E. UMBRELLA/EXCESS LIABILITY/SELF-INSURED RETENTION. The limits required by this Contract can be met by either providing a primary policy or in combination with umbrella/excess liability policy(ies), or self-insured retention.

19. COMPLIANCE

A. LAWS AND REGULATIONS. All Equipment, Products, or Services provided under this Contract must comply fully with applicable federal laws and regulations, and with the laws in the states and provinces in which the Equipment, Products, or Services are sold. As a local unit of government of the State of Minnesota, Sourcewell will comply with all applicable Minnesota laws and regulations related to its operations.

B. LICENSES. Supplier's Participating Dealers must maintain a valid and current status on all required federal, state/provincial, and local licenses, bonds, and permits required for the operation of the business that the Participating Dealer conducts with Sourcewell and Participating Entities.

Docusign Envelope ID: 3418B7DE-4B1E-49CF-A0E3-E3B95889D84F

20. BANKRUPTCY, DEBARMENT, OR SUSPENSION CERTIFICATION

Supplier certifies and warrants that it is not in bankruptcy or that it has previously disclosed in writing certain information to Sourcewell related to bankruptcy actions. If at any time during this Contract Supplier declares bankruptcy, Supplier must immediately notify Sourcewell in writing.

Supplier certifies and warrants that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from programs operated by the State of Minnesota; the United States federal government or the Canadian government, as applicable; or any Participating Entity. Supplier certifies and warrants that neither it nor its principals have been convicted of a criminal offense related to the subject matter of this Contract. Supplier further warrants that it will provide immediate written notice to Sourcewell if this certification changes at any time.

21. PROVISIONS FOR NON-UNITED STATES FEDERAL ENTITY PROCUREMENTS UNDER UNITED STATES FEDERAL AWARDS OR OTHER AWARDS

Intentionally omitted.

22. CANCELLATION

Sourcewell or Supplier may cancel this Contract at any time, with or without cause, upon 60 days' written notice to the other party. However, Sourcewell may cancel this Contract immediately upon discovery of a material defect in any certification made in Supplier's Proposal. Cancellation of this Contract does not relieve either party of financial, product, or service obligations incurred or accrued prior to cancellation.

Sourcewell	Caterpillar Inc.
Signed by: Jeremy Schwartz C0FD2A139D06489...	DocuSigned by: Jeff White A4FA626476E74CF...
By: _____	By: _____
Jeremy Schwartz	Jeff White
Title: Chief Procurement Officer	Title: Vice President of Rental Caterpillar Rental & Used
Date: 10/3/2024 | 9:36 AM CDT	Date: 10/3/2024 | 7:10 AM PDT

RFP 040924 - Rental Equipment, Products, and Related Services

Vendor Details

Company Name:	Caterpillar Inc
Does your company conduct business under any other name? If yes, please state:	IL
Address:	100 NE Adams St Peoria, IL 61629
Contact:	Patrick Brewer
Email:	Patrick.Brewer@cat.com
Phone:	503-756-9310
HST#:	

Submission Details

Created On:	Friday March 08, 2024 11:10:21
Submitted On:	Tuesday April 09, 2024 12:50:48
Submitted By:	Jay Mask
Email:	Mask_Jay_D@cat.com
Transaction #:	e05ede8d-26fc-4729-bd49-44c07f24b39a
Submitter's IP Address:	198.180.154.47

Specifications

Table 1: Proposer Identity & Authorized Representatives

General Instructions (applies to all Tables) Sourcewell prefers a brief but thorough response to each question. Do not merely attach additional documents to your response without also providing a substantive response. Do not leave answers blank; respond “N/A” if the question does not apply to you (preferably with an explanation).

Line Item	Question	Response *	
1	Proposer Legal Name (one legal entity only): (In the event of award, will execute the resulting contract as "Supplier")	Caterpillar Inc.	*
2	Identify all subsidiary entities of the Proposer whose equipment, products, or services are included in the Proposal.	N/A	*
3	Identify all applicable assumed names or DBA names of the Proposer or Proposer's subsidiaries in Line 1 or Line 2 above.	N/A	*
4	Provide your CAGE code or Unique Entity Identifier (SAM):	11083	*
5	Proposer Physical Address:	5205 N O'Connor Blvd Ste. 100, Irving, TX 75039	*
6	Proposer website address (or addresses):	caterpillar.com, cat.com	*
7	Proposer's Authorized Representative (name, title, address, email address & phone) (The representative must have authority to sign the “Proposer’s Assurance of Compliance” on behalf of the Proposer and, in the event of award, will be expected to execute the resulting contract):	Leon Hunt, Director Sales Global Rental, Service & Marketing 5205 N O'Connor Blvd Ste. 100, Irving, TX 75039 Hunt_Leon_E@perkins.com Office Tel: 309 415 1815	*
8	Proposer's primary contact for this proposal (name, title, address, email address & phone):	Jay Mask, Manager 5205 N O'Connor Blvd Ste. 100, Irving, TX 75039 Mask_Jay_D@cat.com Office Tel: 309-578-1712	*
9	Proposer's other contacts for this proposal, if any (name, title, address, email address & phone):	Melanie Pincus, National Accounts Sales Analyst 5205 N O'Connor Blvd Ste. 100, Irving, TX 75039 melanie.pincus@cat.com Office Tel:	

Table 2: Company Information and Financial Strength

Line Item	Question	Response *	

10	Provide a brief history of your company, including your company's core values, business philosophy, and industry longevity related to the requested equipment, products or services.	"The history of Caterpillar is all about doing: creating, building, problem solving, innovating, testing, servicing and improving. We're proud of the ingenious machines that are part of our rich heritage. More importantly, we are proud of the people who founded and built the company one breakthrough at a time. Beginning with Benjamin Holt and C. L. Best, the people of Caterpillar have always been - and continue to be - extraordinary. In 1925, when Holt and Best merged to form their new tractor company, they used the name so familiar to people around the world: Caterpillar. The Caterpillar Tractor Company is today known as Caterpillar Inc. With 2023 sales and revenues of $67.0 billion, Caterpillar Inc. is the world's leading manufacturer of construction and mining equipment, off-highway diesel and natural gas engines, industrial gas turbines and diesel-electric locomotives. For nearly 100 years, we've been helping customers build a better, more sustainable world and are committed and contributing to a reduced-carbon future. Our innovative products and services, backed by our global dealer network, provide exceptional value that helps customers succeed. Caterpillar does business on every continent, principally operating through three primary segments – Construction Industries, Resource Industries and Energy & Transportation – and providing financing and related services through our Financial Products segment. Our Worldwide Code of Conduct, first published in 1974, defines what we stand for and believe in, documenting the uncompromisingly high ethical standards our company has upheld since its founding in 1925. The Code helps Caterpillar employees put our values and principles into action every day by providing detailed guidance on the behaviors and actions that support our values of Integrity, Excellence, Teamwork, Commitment and Sustainability. Caterpillar's Code of Conduct document is attached in the Financial Strength & Stability (Table 2).zip/Table 2 Attachments/ T02-Q10 Company Information folder path and publicly available at: https://www.caterpillar.com/en/company/code-of-conduct.html"	*
11	What are your company's expectations in the event of an award?	Caterpillar is honored to have served Sourcewell and its members who have rented both Cat® and non-Cat® products from Cat dealers through Sourcewell since 2020. Furthermore, we are proud to have earned the Sourcewell Legacy Award in 2019, and have recently been awarded contracts 060122-CAT and 092222-CAT. Caterpillar's expectations in the event of an award would be to focus on customer rental needs and continued support/growth in rental across all governmental segments. Sourcewell has built a strong reputation within the industry and has shown the importance of how this cooperative contract delivers upon customer needs. This contract could be a key factor in our rental national account strategy within our Cat dealer network. If awarded, we will send out an email to our entire sales force; as well as applicable agency personnel to include governmental, educational, and non-profit organizations. We will introduce the contract and initiate steps to train our salesforce, market, and grow the contract. We look forward to the opportunity to further grow business and serve member needs together in the new Rental Contract #0409224 RFP opportunity.	*
12	Demonstrate your financial strength and stability with meaningful data. This could include such items as financial statements, SEC filings, credit and bond ratings, letters of credit, and detailed reference letters. Upload supporting documents (as applicable) in the document upload section of your response.	"Caterpillar Inc. is a publicly traded company, and as such, its financial information is updated quarterly and available at: https://investors.caterpillar.com/overview/default.aspx Caterpillar's 2023 Annual Report provides details about our financial position. Our SEC filing documents can be found at: https://investors.caterpillar.com/financials/sec-filings/default.aspx. Both documents are included as attachments in our Financial Strength and Stability Documents. Full-year sales and revenues in 2023 were $67.1 billion, up 13% compared with $59.4 billion in 2022. Operating profit margin was 19.3% in 2023, compared with 13.3% in 2022. Adjusted operating profit margin was 20.5% in 2023, compared with 15.4% in 2022. Full-year profit was $20.12 per share in 2023, compared with profit of $12.64 per share in 2022. Adjusted profit per share in 2023 was $21.21, compared with adjusted profit per share of $13.84 in 2022."	*
13	What is your US market share for the solutions that you are proposing?	CAT dealers are independent businesses and as such Caterpillar cannot share their rental revenue market share. However, with Cat Rental Stores, Cat Heavy Equipment, CatPower Systems, and dealer crane rental locations; the CAT Dealer network is estimated to have one of the largest rental fleets based on original equipment cost in North America.	*
14	What is your Canadian market share for the solutions that you are proposing?	CAT dealers are independent businesses and as such Caterpillar cannot share their rental revenue market share. However, with Cat Rental Stores, Cat Heavy Equipment, CatPower Systems, and dealer crane rental locations; the CAT Dealer network is estimated to have one of the largest rental fleets based on original equipment cost in North America.	*

15	Has your business ever petitioned for bankruptcy protection? If so, explain in detail.	No, never.	*
16	How is your organization best described: is it a manufacturer, a distributor/dealer/reseller, or a service provider? Answer whichever question (either a) or b) just below) best applies to your organization. a) If your company is best described as a distributor/dealer/reseller (or similar entity), provide your written authorization to act as a distributor/dealer/reseller for the manufacturer of the products proposed in this RFP. If applicable, is your dealer network independent or company owned? b) If your company is best described as a manufacturer or service provider, describe your relationship with your sales and service force and with your dealer network in delivering the products and services proposed in this RFP. Are these individuals your employees, or the employees of a third party?	"Caterpillar is a world class manufacturer which distributes products through a vast and capable independent dealer network. Our dealers are strong, independently owned companies and in North America alone our 47 dealers have a combined net worth of billions of dollars. Their large valuation is a competitive advantage because it allows them to have the infrastructure to support customers regardless of location, industry, fleet size, or application. Another advantage of independently owned dealers is that they know their local customers and market well. They tailor their services specifically to their customers' needs. Although we will sign this contract as a manufacturer, our Cat dealers will be given the opportunity to avail themselves of the opportunity presented by the contract and will execute all the transactions with governmental customers as they do today. This includes but is not limited to consultation, quoting, accepting payment, delivery, warranty support, parts sales, and service. Caterpillar dealers heartily embrace the other Sourcewell contracts currently available to them (032119-CAT, 092222-CAT, 062320-CAT, 060122-CAT). They have all been trained on contract usage. With respect to our Sourcewell equipment rental contract, 86% of U.S. & Canada dealers have signed subcontract agreements with Caterpillar Inc. as participating dealers for equipment rental contract #062320-CAT, and we continue to engage with the dealer network to expand recognition and usage of this contract. Caterpillar offers specific discounts to Sourcewell members. By using any Sourcewell Contract, our dealers agree to honor those discounts."	*
17	If applicable, provide a detailed explanation outlining the licenses and certifications that are both required to be held, and actually held, by your organization (including third parties and subcontractors that you use) in pursuit of the business contemplated by this RFP.	Caterpillar and its subsidiaries operate across the globe in a variety of markets that require Caterpillar to adhere to all locally mandated laws and regulations in order to do business. With regard to the territories covered by this RFP, Caterpillar will comply with applicable laws in order to do business in the territories described herein. As an equipment manufacturer focused on quality, Caterpillar created the Caterpillar Quality Management System, which is a process-based, ISO 9001:2015 compliant quality management system used throughout Caterpillar to continually improve the quality of our products and services to meet customer, statutory, and regulatory requirements. It is registered with IRCA (International Register of Certificated Auditors) as Caterpillar Quality Management System CAT791A. We conduct our business within the framework of applicable laws and regulations.	*
18	Provide all “Suspension or Debarment” information that has applied to your organization during the past ten years.	None	*

Table 3: Industry Recognition & Marketplace Success

Line Item	Question	Response *	

19	Describe any relevant industry awards or recognition that your company has received in the past five years	"Please note: To list all the awards received in the past 5 years would unnecessarily lengthen our response. For brevity, we are highlighting some recognition received in 2020, 2021 and 2022. Also note there are many global awards. Fortune Magazine #78 on the Fortune 500 2021 Fortune Magazine World's Most Admired Companies World & North America Dow Jones Sustainability Index Forbes Best Employers for diversity 2020 and 2021 #82 Best Global Brands- Interbrand 2021 The Wall Street Journal Best Managed Companies in 2020 and 2021 The Wall Street Journal World's Most Sustainably Managed Companies Human Rights Campaign Foundation Corporate Equality Index Dow Jones Sustainability Index (World and North America) 21 years World's Most Sustainably Managed Companies – The Wall Street Journal United Way World Wide's Global Corporate Leadership Program U.S. President's Volunteer Service Award from Junior Achievement Corporate Equality Index – Human Rights Campaign Foundation CSR China Top 100 – the 4th CSR China Education Award (China) China CSR Excellence Award – China Philanthropy Times (China) Corporate Social Responsibility Research Center of Southern Weekly (China) Outstanding Contribution to Poverty Alleviation – China Foundation for Poverty Alleviation (China) 2020 Global 500 – Fortune Magazine America's Most Responsible Companies 2020, 2021 & 2022 – Newsweek Best-Managed Companies of 2020 & 2021 – The Wall Street Journal Top Companies for Customer Satisfaction – The Wall Street Journal The CEO Leaderboard: COVID-19 Reputation Rankings – SJR All-America Executive Team – Institutional Investor Top 150 Global Licensors – Global License Best Global Brands Top 100 – Interbrand World's Most Valuable Brands 2020 – Forbes 2020 Best Places to Work for Disability Inclusion – Disability Equality Index World's Best Employers 2020 – Forbes Best Employers for Women 2020 – Forbes America's Best Employers by State 2020 – Forbes America's Best Employers for Diversity 2020 – Forbes Best Employers for New Grads 2020 – Forbes Global 2000 – Forbes 2020, 2021 & 2022 Best Employers for Veterans 2020 and 2021– Forbes Top Veteran-Friendly Company – U.S. Veterans Magazine #1 Great Place to Work – Great Place to Work Institute (Brazil) #1 Great Place to Work in the Ag Business - Great Place to Work Institute (Brazil) Chile's 20 Best Places in 2020 to Work for LGBTQ Equality, pwc Human Rights Campaign Top of Mind Company "Industry category" (Piracicaba, Brazil) Certification on Promoting Work-Life Balance in Hyogo Prefecture – Hyogo Work and Life Center (Japan) Hyogo's Women's Success in Business Promotion Company – Hyogo Women Empowerment & Promotion Center (Japan) Hanada Award for WIN Akashi – Hyogo Women and Future Association (Japan) Hyogo Childcare Supporting Company Award (Japan) Science & Technology Industry Summit: Outstanding Contribution – The Economic Observer (China)"	*
20	What percentage of your sales are to the governmental sector in the past three years	"The governmental and educational sector is important to Caterpillar. We have a dedicated team to support governmental customers and their specific needs. However, percentage of sales to governmental is considered confidential."	*
21	What percentage of your sales are to the education sector in the past three years	"The governmental and educational sector is important to Caterpillar. Caterpillar has a dedicated team to support governmental customers, including the education sector, and their specific needs. However, percentage of sales to education is considered confidential."	*
22	List any state, provincial, or cooperative purchasing contracts that you hold. What is the annual sales volume for each of these contracts over the past three years?	"While Cat dealers would typically hold contracts with states and provinces, as part of some of our national or managed account programs, we are a party to certain state related framework contracts with Ohio and NY. Additionally, we are contract holders with OMNIA and NASPO ValuePoint. Just as we would never share Sourcewell sales information with other cooperatives, we also keep the sales volumes from other cooperatives confidential."	*
23	List any GSA contracts or Standing Offers and Supply Arrangements (SOSA) that you hold. What is the annual sales volume for each of these contracts over the past three years?	"Listed below are the current product / service categories supplied under Caterpillar's GSA contract # GS30F0018U. SIN 333924 Utility Trucks and Tractors: 2020=$6,857,211 2021=$14,071,364 SIN 333120 Street Repair and Cleaning Equipment and Attachments: 2021=$143,837 SIN 335999 Power Distribution Equipment: 2020=$151,267.70 2021=$9,473.07. These contracts are used directly by Caterpillar for sales with local Cat dealers supporting with repair & maintenance parts and service as needed. Final sales for the year 2022 have yet to be fully reported."	*

Table 4: References/Testimonials

Line Item 24. Supply reference information from three customers who are eligible to be Sourcewell participating entities.

Entity Name *	Contact Name *	Phone Number *	
Town of Hull, MA Municipal Light Plant (Cat dealer's customer)	Panos Tokadjian	781-706-6735	*
NV DOT (Cat dealer's customer)	Chris Rickerson	702-591-5594	*
Brunswick-Glynn County Joint Commission (Cat dealer's customer)	David Grantham	912-717-3513	*

Table 5: Top Five Government or Education Customers

Line Item 25. Provide a list of your top five government, education, or non-profit customers (entity name is optional), including entity type, the state or province the entity is located in, scope of the project(s), size of transaction(s), and dollar volumes from the past three years.

Entity Name	Entity Type *	State / Province *	Scope of Work *	Size of Transactions *	Dollar Volume Past Three Years *	
Town of Hull	Government	Massachusetts - MA	Provide CAT diesel electric power generators to backup the town's local electrical utility.	Over $100K	$1.4 million for 2021 thru 4Q2023	*
Nevada DOT-Las Vegas	Government	Nevada - NV	Provide various construction machinery categories for rental.	Ranging from $600 to $22,500.	$1.03 million for 2021 thru 3/2024	*
Truckee Meadows Water	Government	Nevada - NV	Provide various categories of construction machinery and electrical generators for rent.	Ranging between $129 and $56,833	$1.06 million for 2021 thru 3/2024	*
City of North Las Vegas	Government	Nevada - NV	Provide various categories of construction, utility, and power generation equipment for rent.	Ranging between $350 and $15,075.	$643,848 for 2021 thru 3/2024	*
Brunswick-Glynn County Joint Commission	Government	Georgia - GA	Provide various categories of construction, utility, and power generation equipment for rent.	Ranging between $1377 and $55,552.	$745,346 for 2021 thru 3/2024	*

Table 6: Ability to Sell and Deliver Service

Describe your company's capability to meet the needs of Sourcewell participating entities across the US and Canada, as applicable. Your response should address in detail at least the following areas: locations of your network of sales and service providers, the number of workers (full-time equivalents) involved in each sector, whether these workers are your direct employees (or employees of a third party), and any overlap between the sales and service functions.

Line Item	Question	Response *	

26	Sales force.	"The Cat dealer salesforce is highly capable and amongst the most highly trained in the construction industry. Cat dealer salespeople are consultants to their customers and advise customers on the best solutions for their job application. As a manufacturer Caterpillar requests our dealers to follow strict training protocols to ensure our sales force remains current on all product updates. Specifically, as it relates to governmental sales, each dealer has one or more people named to be a key liaison between us as manufacturer and their dealer sales team. They're offered additional in-depth training on Sourcewell and ensures that all contract terms are followed. Caterpillar has Operational Excellence Programs that recognize dealers' excellence in marketing and sales processes and operations, among other areas of the business. In North America, our dealers employ more than 53,000 people across the machine, energy, parts and service divisions. The dealer sales teams are supported by a network of Caterpillar professionals. Each independent dealer typically has service territory support of 5 to 8 sales/marketing employees. It is the responsibility of these people to ensure that the dealer and Caterpillar are working well together to constantly improve and to adapt to industry changes. Beyond the dealer service territory experts, the sales and marketing department at Caterpillar is staffed by more than 600 people whose mission is to focus on customer satisfaction. Even more are employed ""behind-the scenes"" to ensure industry leading product design, up to date product information, and maintaining the ease of doing business in an increasingly connected marketplace." *
27	Dealer network or other distribution methods.	"The Cat dealer network is key to the success of our company. Boasting over 160 dealers throughout 193 countries worldwide, the Cat dealer network is widely considered to be the best in industry. Within Canada and the United States, we have 47 dealers and more than 800 dealer owned locations that sell and rent equipment. Please refer to our attachment "US & Canada- Dealers- (T6-Q31-2024_US-Canada-Districts_COLOR 03.13.2024)" in the ""Additional Documents"" zip file. Cat dealers are independently owned. Each dealer has multiple branches and a mobile service fleet than can serve customers regardless of location. These are full physical locations our governmental customers can use. Because of the size of Cat dealers, they are exceptionally capable to serve governmental customers. Dealers have trained specialists that cover many industries including heavy equipment. Collectively, Cat dealers' large net worth permits them to stock a high volume of replacement parts - allowing governmental customers the fastest turnaround on parts availability and repair time. Cat dealers recognize the importance of governmental business to their overall success and they each have one or more governmental specialists whose job it is to serve governmental agencies well. Please refer to the Cat dealer locations map attachment. Additionally, you can leverage https://www.cat.com/en_US/support/dealer-locator.html to locate dealers by location." • Much of the information provided herein is drawn from and available in greater detail at the following, which can be referenced for completeness and context: https://investors.caterpillar.com/financials/sec-filings/default.aspx, https://www.cat.com/en_US.html, and https://www.caterpillar.com. • Only those dealers that sign a Participation Agreement with Caterpillar obligating them to comply with the terms of the Contract will be eligible to provide Equipment, Products, or Services. Caterpillar will provide a copy of the Contract to its dealers North American dealers and invite such dealers to enter into a Participation Agreement as a subcontractor of Supplier under the terms of the Contract. Note: Dealers are independent businesses and as such have the right to choose whether to participate in any contract in their sole discretion; and have the right to independently establish their own commercial terms including rates and other terms and conditions, none of which will be dictated by Caterpillar. Cat® branded products and services, as well as the rental and associated services referenced in this proposal, are distributed principally through a worldwide organization of independent dealers (dealer network) (and not Caterpillar directly). • For additional information and further details regarding these matters, please visit: https://investors.caterpillar.com/financials/sec-filings/default.aspx, https://www.caterpillar.com/en/company/strategy-purpose/strategy.html and https://www.cat.com/en_US/support/dealer-network.html. *

28	Service force.	At Caterpillar we are very proud of the saying "The sales department sells the first machine; the service department sells every one after that." The Cat dealer network in North America collectively employs more than 20,000 factory trained technicians, parts experts, product support managers and other service-oriented staff. These subject matter experts are supported by the best repair shop equipment and materials. As machines and engines are constantly updated, so too are our service experts. We conduct product-specific training every week of the year. Technician shortage is an industry-wide concern, but because Cat dealers are large, long established companies, they can offer strong compensation and benefit packages that encourage the best people to seek employment and to retain them once hired. Caterpillar works very closely with dealers and through a program called "ThinkBIG", we are able to keep the pipeline of high quality employees full. ThinkBIG is a Caterpillar-specific instructional program that pays the student while they train to become a technician. It is a 2-year program with lab and classroom work, and a paid internship at a sponsoring Cat Dealer. As a result, the student will graduate with an accredited degree backed with over 2,000 hours of work experience. In addition to the technicians and mechanics that work on the machines directly, each dealer has a service support staff that includes customer-facing consultants who are responsible for working with customers to set up maintenance and repair schedules to ensure the best possible up-time. * Collectively, service support staff makes up the bulk of each dealers' staff. Roughly half of their personnel investment goes to ensuring customer success via product support. The dealer service teams are supported by a network of Caterpillar professionals. Each dealer has in territory support of 5 to 8 Caterpillar parts/service employees. It is the responsibility of these specialists to ensure that the dealer and Caterpillar are working well together to constantly improve and to adapt to marketplace changes. Beyond the territory experts, the service and support groups at Caterpillar are staffed by thousands of people whose mission is to focus on post-sale customer satisfaction. Even more are employed "behind-the-scenes" to ensure technical literature is up to date, service standards are adhere to and repair questions are answered quickly. We exceed our 95% 2-hour response rate target in responding to dealer service inquiries. Note: Each independent dealer typically has service territory support of 5 to 8 sales/marketing employees. It is the responsibility of these people to ensure that the dealer and Caterpillar are working well together to constantly improve and to adapt to industry changes.
29	Describe the ordering process. If orders will be handled by distributors, dealers or others, explain the respective roles of the Proposer and others.	Orders, invoicing, and payments are transacted directly between the Sourcewell member (customer) and their local Cat dealer (subcontractor). The odering process for Sourcewell members is nearly identical as it is for any customer. 1)The member contacts (telephone, in-person visit, or on-line) their local participating Cat dealer , identifies themselves as a Sourcewell member and requests to make a rental reservation under Sourcewell contract #0632320-CAT. Requesting the Sourcewell contract is the only part of the process that differs as compared to a private-sector customer. * 2A) If the member has previously transacted with the dealer, then skip to step 3. 2B) If the member has not previously transacted business with the dealer, they work with the dealer to open an account with the dealer finance and rental departments. 3) The dealer prepares the rental agreement document that invokes the Sourcewell contract Ts & Cs for review and signature by the member. 4) The dealer schedules delivery of the equipment to the customer designated location.

30	Describe in detail the process and procedure of your customer service program, if applicable. Include your response-time capabilities and commitments, as well as any incentives that help your providers meet your stated service goals or promises.	Caterpillar and Cat dealers are proud that our reputation stands on having the best customer support in the industry. In fact, our capabilities are industry leading. Should a customer ever have a problem or issue with a machine, their Cat dealer is empowered to resolve that issue locally. If the problem is a result of a defect in material or workmanship, Caterpillar will cover that completely within the standard warranty period. Every Caterpillar dealer has a common detailed service process in place. Caterpillar supports and verifies that the dealer service technicians are supplied with the tools and equipment needed to repair all Caterpillar products. Technicians have access to an electronic library of technical information including Service Letters, Technical Information Bulletins, System Operations, Troubleshooting, and Disassembly andAssembly manuals. These manuals are provided for every Caterpillar product. Each dealer also has one or more “Technical Communicators” who is dedicated to supporting the service technicians by acting as a liaison between their shop personnel and Caterpillar. The service technicians also have a dealer support network (DSN) system with direct access to Caterpillar’s Service Engineers. Caterpillar responds to more than 95% of all high priority tickets within one hour. Depending on a customer’s needs, they may choose to handle service issues themselves, in conjunction with their dealer, or they may ask their dealer to handle them entirely. To meet the varying desires of each customer, Caterpillar offers a wide range of service programs: • Cat EM Solutions • Cat Equipment Care Advisor-Monitor • Cat Equipment Care Advisor-Protect • Cat Inspect • Condition Monitoring • Customer Support Agreements • S-O-S Services	*
31	Describe your ability and willingness to provide your products and services to Sourcewell participating entities in the United States.	Caterpillar dealers are proud to serve all geographic areas and all Sourcewell member sectors within the United States to offer our complete products and services. Caterpillar has successfully and proudly utilized Sourcewell to sell machines in all 50 states. (Note: currently 86% of US & Canada dealers have executed subcontract agreements for Sourcewell rental contract.) Caterpillar's global reach and presence is unmatched in the industry, and we serve customers around the globe. Our manufacturing, marketing, logistics, services, research and development and related facilities, along with our dealer locations, total more than 500 locations worldwide. North America specifically is home to 47 factories and 10 parts distribution centers, which make up 40% of our global footprint! The Caterpillar parts network delivers 98% of the parts orders within 24 hours. In addition to our facilities listed above, Cat Parts are available through the Cat dealer network. The Cat dealer network also have the capability to provide dealer exchange components, dealer rebuilt components and used parts when available. Each dealer can match the appropriate parts offering to match the customers application and productivity. For example, Cat dealers offer Cat factory remanufactured parts (Cat reman) to follow the same quality, performance, and reliability as Cat new parts. Cat reman also uses 100% Cat parts in the remanufacture process. Our 1.4 million parts are available to order 24/7 on Parts.Cat.Com.	*
32	Describe your ability and willingness to provide your products and services to Sourcewell participating entities in Canada.	Caterpillar dealers are proud to serve all geographic areas and all Canoe member sectors within Canada to offer our complete products and services. Caterpillar has successfully and proudly utilized Sourcewell to sell machines in all 50 states. (Note: currently 86% of US & Canada dealers have executed subcontract agreements for Sourcewell rental contract.) Caterpillar's global reach and presence is unmatched in the industry, and we serve customers around the globe. Our manufacturing, marketing, logistics, services, research and development and related facilities, along with our dealer locations, total more than 500 locations worldwide. North America specifically is home to 47 factories and 10 parts distribution centers, which make up 40% of our global footprint! The Caterpillar parts network delivers 98% of the parts orders within 24 hours. In addition to our facilities listed above, Cat Parts are available through the Cat dealer network. The Cat dealer network also have the capability to provide dealer exchange components, dealer rebuilt components and used parts when available. Each dealer can match the appropriate parts offering to match the customers application and productivity. For example, Cat dealers offer Cat factory remanufactured parts (Cat reman) to follow the same quality, performance, and reliability as Cat new parts. Cat reman also uses 100% Cat parts in the remanufacture process. Our 1.4 million parts are available to order 24/7 on Parts.Cat.Com.	*

33	Identify any geographic areas of the United States or Canada that you will NOT be fully serving through the proposed contract.	CAT dealers maintain over 790 equipment rental locations that serve every state and province throughout the United States and Canada. Caterpillar dealers have successfully utilized Sourcewell to sell machines in 49 States and Canada. To date, dealers have rented equipment in 18 states & provinces under our current Sourcewell contract #062320-CAT. Cat dealers are happy to serve all geographic areas within the United States and Canada with our complete product and service offering through Sourcewell. Cat dealers are independently owned businesses. Consequently, before dealers can participate in national accounts contracts, including those resulting from proposals to Sourcewell RFPs such as 062320 and 040924; they must "opt-in" by signing a Dealer Participation Agreement with Caterpillar Inc. Please refer to Table 17: Exceptions to Terms, Conditions, or Specifications Form, and contract section 2 for further explanation regarding CAT dealer participation.	*
34	Identify any Sourcewell participating entity sectors (i.e., government, education, not-for-profit) that you will NOT be fully serving through the proposed contract. Explain in detail. For example, does your company have only a regional presence, or do other cooperative purchasing contracts limit your ability to promote another contract?	Certain sectors associated with the state of Arizona/City of Tucson/Omni Partners, for which participating dealer use of Omnia Partners contracts for equipment sale and rental may also be applicable.	*
35	Define any specific contract requirements or restrictions that would apply to our participating entities in Hawaii and Alaska and in US Territories.	Because products available in Hawaii, Alaska, or U.S. Territories may be different from those within the contiguous U.S. and Canada, we may need to adjust our product list and provide revised pricing as Sourcewell expands to serve these markets. The independent participating dealer could provide any applicable specifics in this respect.	*

Table 7: Marketing Plan

Line Item	Question	Response *	
36	Describe your marketing strategy for promoting this contract opportunity. Upload representative samples of your marketing materials (if applicable) in the document upload section of your response.	"Caterpillar's updated Cat Rental Store marketing strategy will continue to support sales growth with participating Sourcewell entities. Our primary marketing tactic is the training of our Cat Rental Store sales teams. Caterpillar and Cat dealers will provide group and individual training to our Cat Rental Store reps that focuses on the benefits of cooperative contracts. We will also market externally via multiple customer facing tactics: • Press Release • Governmental Solutions Magazine (Caterpillar produced magazine distributed to governmental customers in the US and Canada • Government Training & Safety Days (governmental customer training events at Caterpillar facilities) • Announcement in our monthly governmental customer eNewsletter • Announcement on our social media channels (FB, Instagram) and through our digital marketing tactics • Feature on our governmental focused website: www.cat.com/governmental • Display mentions at all governmental tradeshows and events • Updated literature with the new contract information."	*
37	Describe your use of technology and digital data (e.g., social media, metadata usage) to enhance marketing effectiveness.	"Cat Rental Store has a newly revised digital marketing strategy and tactics that will allow us to target governmental segments. Those tactics include: • Organic search and Search Engine Optimization (SEO) to help our customers digitally find our Cat Rental store website. This website will also include information about the cooperative agreement. • Leveraging PPC to place advertisements right where the target audience is • Managing Cat Rental Store specific social media platforms (Facebook, Instagram and YouTube) to drive awareness and engagement of this cooperative agreement."	*
38	In your view, what is Sourcewell's role in promoting contracts arising out of this RFP? How will you integrate a Sourcewell-awarded contract into your sales process?	Sourcewell is a well-respected contracting agency within the public procurement industry. It is important, in the event of an award, that our products and logos be included in Sourcewell marketing and website. Caterpillar believes that the most important role that Sourcewell can play in marketing our contract and products, is to market themselves and promote contract purchasing across the industry. In the event of an award, Caterpillar will apply a high priority in building awareness and enthusiasm within our dealer network and customer base to leverage the Sourcewell contract as our go to market strategy. For Example, Caterpillar will host periodic online training sessions for the Caterpillar dealers and will include Sourcewell training as part of the Caterpillar Dealer Rental University classes offered each spring.	*
39	Are your products or services available through an e-procurement ordering process? If so, describe your e-procurement system and how governmental and educational customers have used it.	Caterpillar is in the process of developing an e-procurement system. Caterpillar does, however, already offer a "Rental Portal" where customers can log-in and place orders with Caterpillar Dealers.	*

Table 8: Value-Added Attributes

Line Item	Question	Response *	

40	Describe any training programs related to this proposal such as OSHA training, safety training, specialty training like earth moving, hand tool safety, electrical safety, or other related certifications. Define if the training is offered in-person or virtually. Include details, such as whether training is standard or optional, who provides training, and any costs that apply.	"All dealers offer basic operation, safety, and maintenance training with every sale. Should a customer desire more advanced training, such as productivity improvement or advanced repairs, each of our dealers can supply that training. Often there is a cost associated with that specific training and it would be negotiated between the dealer and the customer. Caterpillar also offers training programs directly to customers in three areas: operation, safety and service. Members may access courses online, via CD's, or through instructor-led * classes leading to operator certifications. The fees for these services vary depending on the depth of training desired. These high-level instruct-led courses can be conducted at one of our dedicated training facilities in the US or on a customer's local site using their own equipment. Caterpillar also has a licensed supplier that offers Cat Simulators to teach operational techniques from real job sites. For more information visit: https://catsimulators.com"	*
41	Describe any technological advances that your proposed products or services offer.	"Cat technology gives you the power to track, monitor, automate and manage all types of assets- from a single machine, engine, to an entire fleet. Caterpillar and Cat dealers even offer technologies that protect your people. Listed below are a few technology offering (standard and optional) that are used throughout the world in our Cat equipment. Next Generation Excavators: Cat Vision Link - Delivering valuable data with connected machine. Cat Payload - Precisely load targets every time for faster cycle times. Cat Skid Steer and Compact Track Loaders: Electronic Torque Management System - Helps maximize performance, minimize fuel consumption. Sealed and Pressurized Cabs - Provides a cleaner, quieter work environment. Cat Backhoe Loaders: Selectable Power Management Modes - Saves fuel while maintaining machine performance. Load-Sensing Hydraulic System - Provides excellent response for improved hoe and loader productivity and greater bucket breakout force. Cat Tractors: Stable Blade - Produces a smoother surface finish. Autocarry - Automatic raising and lowering of blade to maximize pushing capacity and prevent excessive track slippage. Cat Wheel Loaders: Operator Assist - Helps the operator reduce tire slippage, automatic rimpull management and provides up to 10% better cycle time resulting in higher productivity. Autodig - consistent high bucket fill factors delivers up to 10% more productivity. Cat Off Highway Trucks: Adaptive Economy Mode - Automatically optimizes fuel consumption without affecting productivity, just by pressing a button. Truck Production Management System (TPMS) - Weighting system with side indicator lights showing the operator when they are on the last pass and when the truck is fully loaded. Cat Articulated Trucks: Advanced Automatic Traction Control (AATC) - Technology that proactively applies inter- and cross-axle differential locks ‘on-the-go’ when needed without assistance from operator's interaction. Cat Detect with Stability Assist - Warns the operator if machine is approaching a pre-set angle during operation, when driving and tipping. Machine/Operator Safety Technology: Machine Security System - Gives you control over who can operate your machines and when. Prevents theft. Seat Belt Reminder - Cost effective safety upgrade that significantly improves operator safety. Cat Detect for Personnel - Alert ground crews in close proximity to mobile equipment. Cat® Detect for Personnel sounds an immediate, unique alert that cuts through the white noise of engines, generators, cell phones and job site chatter to protect ground workers from equipment backing incidents. Cat Command - Remote control in operations where an operator could be at safety risk. Whether you're looking to add technology to your current machine, or want new ways to get more value out of the technology on your equipment, we have options for you."	*

42	Describe any “green” initiatives that relate to your company or to your products or services, and include a list of the certifying agency for each.	With nearly a century of sustainable innovation, Caterpillar has a legacy of providing products and services that continually improve the quality of life and the environment by helping our customers fulfill society’s need for infrastructure in a sustainable way. The world is transitioning toward a lower carbon future, and Caterpillar supports efforts to mitigate climate change. We are making significant progress to reduce greenhouse gas (GHG) emissions from our operations, and our customers rely on Caterpillar to provide a diverse portfolio of products, services and solutions that lower GHG emissions, improve efficiency and productivity, and deliver energy flexibility. Caterpillar has been a technology leader for nearly a century, and we continue to invest to meet the needs of our diverse global customer base. We are increasing our investments in autonomy, alternative fuels, connectivity and digital, and electrification (AACE). We will continue to invest more in AACE as we work with our customers to help them achieve their sustainability objectives. You can read about our expanded portfolio of fully electric, fuel-flexible and fuel-efficient products in our 2022 Sustainability report, uploaded in Additional Documents/Table 8 Attachments/T08-Q42 - 2022 Cat Sustainability. We continue to be transparent about our goals, progress and innovations and remain committed to demonstrating shareholder responsiveness. This is illustrated through the publication of our inaugural Task Force on Climate-related Financial Disclosures (TCFD) report and disclosure of our Scope 3 use of sold products emissions. We believe the energy transition and growing global energy demand present significant growth opportunities for Caterpillar. Our global team, together with the Cat® dealer network, is committed to enabling a reduced-carbon future as we advance the products, services and solutions that help our customers build a better, more sustainable world.	*
43	Identify any third-party issued eco-labels, ratings or certifications that your company has received for the equipment or products included in your Proposal related to energy efficiency or conservation, life-cycle design (cradle-to-cradle), or other green/sustainability factors.	"Plants certified with IDO 14001:2004 Environmental Management System include: 1) Anchor Coupling - Goldsboro NC, ISO 14001:2004- Sept 2018 2) Anchor Coupling - Menominee - ISO 14001: 2015 - Jan. 2021 3) Gen Sets - Newberry 0 ISO 14001:2004 - Nov. 2017 4) Mapleton - 14001:2004 self-certification issued Jan 2013 5) Reman Services - Corinth MS - ISO 14001-2015- Sept. 2021 6) Reman Services - Franklin - ISO 14001:2004-May 2017"	*
44	Describe any Women or Minority Business Entity (WMBE), Small Business Entity (SBE), or veteran owned business certifications that your company or hub partners have obtained. Upload documentation of certification (as applicable) in the document upload section of your response.	At Caterpillar, we believe in The Power of Everyone. We know that the best ideas come from diverse and inclusive teams, and this empowers us to meet the changing needs of our global customers, dealers, employees and communities. Our refreshed three-pillar framework recognizes that all elements of our diversity and inclusion strategy impact our business, and it takes shared accountability between our leaders and employees to create an inclusive environment. a)Workforce: Strive for workforce representation that is reflective of the communities where we live and operate b)Culture: Foster an inclusive environment where people feel valued, respected and have a sense of belonging c)Outreach: Provide opportunities, make investments and enhance workforce readiness in underserved global communities Caterpillar has received recognition including but not limited to: - 2024 America's Greatest Workplaces for Women - Newsweek - 2024 America's Greatest Workplaces for Diversity - Newsweek - 2023 Best Employers for Veterans - Forbes For more information regarding Caterpillar's Diversity & Inclusion reports please refer to attachment titled '2022 Diversity & Inclusion report'.	*

45	What unique attributes does your company, your products, or your services offer to Sourcewell participating entities? What makes your proposed solutions unique in your industry as it applies to Sourcewell participating entities?	"BEST OVERALL VALUE / LOWEST LIFE CYCLE COST: Cat products deliver the best value for the money. We believe that government agencies are tasked with being the best stewards of taxpayer funds, and our products can prove they are the best solution. Sourcewell members are in the best position to allow these discussions to take place , in contrast to a local bid situation where the focus is often only on the initial rental price. CAT RENTAL PORTAL: Caterpillar offers a customer rental portal that helps improve customer efficiency by allowing rental customers to reserve machines for rental, release machines from rental, monitor machine performance, monitor machine location, and view rental invoices. Please refer to "Portal Presentation - 2024.pdf" in the Additional Documents/Table 8 Attachments/T08-Q45 Values and Attributes folder path. CAT SAFETY SERVICES / SAFETY FEATURES: In addition to the tangible, measurable aspects of the life cycle cost equation, we also focus on safety for every product that we manufacture. Quantifying a human life or debilitating injury is impossible, but each machine has industry-leading features that strive to minimize the possibility for accidents. In addition to built-in safety features, we also offer products and services that are unique in the industry. Cat Safety Services include but are not limited to, the following: Safety Perception Survey - Used to establish a baseline safety-culture assessment by measuring employee perceptions and gaps in beliefs between management and employees on the front line across 20 Safety Culture Indicators. Safety Leadership Assessment - Used to measure individual safety leadership capability around four domains of safety leadership. Worksite Assessment - Compares onsite observations of safety practices and employee interview data to the documented processes and procedures. Continuous Improvement Process - Involving all levels of the organization to generate engagement, involvement, and ownership in the safety improvement process. Training - can be conducted with e-learning courses on http://safelyhome.cat.com, instructor-led training products or as Supplier-facilitated workshops. Topics available include but are not limited to, safety culture, effective communication, supervisor safety training, recognition, etc. Fleet Management & Services through Caterpillar Job Site Solutions: We leverage the power of Caterpillar and our dealers by designing innovative solutions that solve customer problems and that have a positive impact on their bottom line. We approach each site differently, striving to deliver exactly what's needed — no more, no less. Every solution includes a unique mix of Caterpillar and dealer capabilities using the industry's best products, technology, services, and expertise necessary to meet the customer's definition of success. The goal is to leave customers better off tomorrow than they are today. Details on products and services are available at www.cat.com/safety. "	*

Table 9A: Warranty

Describe in detail your manufacturer warranty program, including conditions and requirements to qualify, claims procedure, and overall structure. You may upload representative samples of your warranty materials (if applicable) in the document upload section of your response in addition to responding to the questions below.

Line Item	Question	Response *	
46	Do your warranties cover all products, parts, and labor?	With respect to equipment rental, product warranties are extended by OEM manufacturers, including Caterpillar and other OEMs, to the participating dealers. The Cat dealers then are responsible for making necessary repairs to the equipment they rent to customers.	*
47	Do your warranties impose usage restrictions or other limitations that adversely affect coverage?	Caterpillar does not impose usage restrictions. We are pleased to say that our warranties cover defects in material and workmanship for the time specified in the policy when the equipment is used as per design intent.	*
48	Do your warranties cover the expense of technicians' travel time and mileage to perform warranty repairs?	If a rental unit should require repair during the rental period, the participating Cat dealer that delivered the equipment will dispatch a service technician to the delivery location at no charge to the customer. However, if repairs are required due to physical damanage resulting from either intentional abuse or accidental cause by the customer; repair charges for parts, labor, and related charges including travel time & milage will be invoiced to the customer.	*
49	Are there any geographic regions of the United States or Canada (as applicable) for which you cannot provide a certified technician to perform warranty repairs? How will Sourcewell participating entities in these regions be provided service for warranty repair?	Cat dealers have no geographic restrictions on warranty repairs. One of our key differentiating strengths is our ability to service equipment regardless of where is it located.	*
50	Will you cover warranty service for items made by other manufacturers that are part of your proposal, or are these warranties issues typically passed on to the original equipment manufacturer?	"Warranty service for Cat equipment rented from a Cat Dealer are generally provided by Caterpillar and performed by Cat dealers. Some items, such as tires, are covered under their manufacturers' warranties. With respect to equipment manufactured by other OEMs, but rented to customers by Cat dealers; the respective OEMs extend their warranties to the Cat dealer as the equipment owner. Just as with Cat branded products, the Cat dealer renting the non-CAT equipment will provide repair services at no cost to the rental customer (damage caused by the customer excepted)."	*
51	What are your proposed exchange and return programs and policies?	Cat dealers warrant that upon delivery our products will be free from defects in material and workmanship and will operate as intended. If they are not, we will make any necessary corrections.	*
52	Describe any service contract options for the items included in your proposal.	Cat Dealers have a large variety of service contract options which can all be customized according to customer needs. Below are just two examples. More solutions are available, and we encourage members and dealers to explore all options. 1) Equipment Protection Plans (Extended Service Coverage/Cat Insurance):After the initial warranty period ends, members may choose to purchase additional protection plans to reduce their exposure to unplanned costs. These policies are written based on months and hours of operation. There are four standard levels of coverage: a) Powertrain b) Powertrain + Hydraulics c) Powertrain + Hydraulics + Technology d) Premier A description of all these options is included in the attached Equipment Protection Plans document. Important note: The purchase price for these Extended Service Coverage plans is lower for governmental agencies than it is for private buyers. 2) Customer Value Agreements (CVAs): A member may choose to enter into an agreement with their Cat dealer to perform routine maintenance and/or repairs. These contracts are customizable based on member needs. The selling Cat dealer can take responsibility for some, or all the required service and maintenance needs to allow the agency to gain efficiency by focusing on the performance demands more than maintenance. CVAs are a useful tool to manage expenses. Most CVAs are bundled at the time of purchase; however, they may be added at any time.	*

Table 9B: Performance Standards or Guarantees

Describe in detail your performance standards or guarantees, including conditions and requirements to qualify, claims procedure, and overall structure. You may upload representative samples of your performance materials (if applicable) in the document upload section of your response in addition to responding to the questions below.

Line Item	Question	Response *	
53	Describe any performance standards or guarantees that apply to your services	Caterpillar Measures our Dealers on various metrics: On-time delivery for rental machines (>95%), time required to respond for service calls (<2hrs), Net Loyalty Scores (>80%) (NLS), and overall Rental Excellence.	*
54	Describe any service standards or guarantees that apply to your services (policies, metrics, KPIs, etc.)	Caterpillar Measures our Dealers on various metrics: On-time delivery for rental machines (>95%), time required to respond for service calls (<2hrs), Net Loyalty Scores (>80%) (NLS), and overall Rental Excellence.	*

Table 10: Payment Terms and Financing Options

Line Item	Question	Response *	
55	Describe your payment terms and accepted payment methods.	"Cat dealers are independently owned businesses. As such their payment terms and accepted payment methods vary, but all will be stated on individual invoices. The most common terms are net 30."	*
56	Describe any leasing or financing options available for use by educational or governmental entities.	CAT dealers can leverage Rental Purchase Options (RPO) or can partner with CAT Financial to provide education and governemntal entities with finance and lease offerings. Note: In addition to CAT Finance, dealer can also coordinate with independent lease financing companies such as NCL (a Sourcewell contract vendor that specializes in municipal leasing).	*
57	Describe any standard transaction documents that you propose to use in connection with an awarded contract (order forms, terms and conditions, service level agreements, etc.). Upload a sample of each (as applicable) in the document upload section of your response.	"Cat dealers are independently owned businesses. As such their standard transaction documents will vary."	*
58	Do you accept the P-card procurement and payment process? If so, is there any additional cost to Sourcewell participating entities for using this process?	"Because Cat dealers will be receiving payments directly from members, accepting P-card procurement will be at their discretion. Many dealers do accept this method without additional fees. Some have limitations on the amount that can be processed."	*

Table 11: Pricing and Delivery

Provide detailed pricing information in the questions that follow below. Keep in mind that reasonable price and product adjustments can be made during the term of an awarded Contract as described in the RFP, the template Contract, and the Sourcewell Price and Product Change Request Form.

Line Item	Question	Response *	
59	Describe your pricing model (e.g., line-item discounts or product-category discounts). Provide detailed pricing data (including standard or list pricing and the Sourcewell discounted price) on all of the items that you want Sourcewell to consider as part of your RFP response. If applicable, provide a SKU for each item in your proposal. Upload your pricing materials (if applicable) in the document upload section of your response.	Our pricing model is simple. Participating CAT dealers will offer participating Sourcewell members, regional "not-to-exceed" rental rates. Please refer to Attachment "2024 CAT RENTAL RATES SOURCEWELL" which includes rates for the U.S. and Canada for daily, weekly, and monthly rental rates for a wide variety of CAT branded equipment, as well as a selection of popular equipment from other OEMs represented by CAT dealers. These Sourcewell not-to-exceed regional rental rates represent the maximum rate that a Participating Dealer may charge Sourcewell participating entities. Local rental rate market conditions vary greatly. Consequently, dealers may be able to offer additional discounts in their local markets.	*

60	Quantify the pricing discount represented by the pricing proposal in this response. For example, if the pricing in your response represents a percentage discount from MSRP or list, state the percentage or percentage range.	Because rental rates vary considerably across the U.S> and Canada, the discounts applied in the attached "Cat 2024 Rental Rates-Sourcewell" rate schedule are net rates that include a discount off of local dealer book rates. Caterpillar strongly encourages Sourcewell members to ALWAYS contact their local participating CAT dealer and request rental rate quotes specific to the Sourcewell members equipment needs and the dealer's local market. Additionally, we are pleased to offer a discount of 15% off all products and consulting services under the Cat Safety Services Umbrella; and 5% off our Technology Enabled Safety Solutions. Please refer to the attached documents and visit www.safety.cat.com and www.safelyhome.cat.com for details on these services.	*
61	Describe any quantity or volume discounts or rebate programs that you offer.	Participating CAT dealers are empowered to consider rental order volume, repeat rentals, member responsiveness, etc. They may offer participating Sourcewell members additional discounts and/or services at their discretion.	*
62	Propose a method of facilitating "sourced" products or related services, which may be referred to as "open market" items or "nonstandard options". For example, you may supply such items "at cost" or "at cost plus a percentage," or you may supply a quote for each such request.	Sourced goods / Open Market Items are available to members from our Cat dealers. The prices for these goods or services will represent fair market value and will be determined between the member and the selling dealer. We encourage Cat dealers and members to use this option as it facilitates complimentary products and streamlines the procurement process. Participating Sourcewell members and participating CAT dealers are responsible for including the Sourcewell membership number on all documentation related to these purchases. Caterpillar Inc. is not a party to these sales or rentals and is exempted from including them in the quarterly reports. For audits, inclusion of a customer's Sourcewell member number on the PO and/or invoice shall be deemed sufficient.	*
63	Identify any element of the total cost of rental that is NOT included in the pricing submitted with your response. This includes all additional charges associated with a rental that are not directly identified as freight or shipping charges. For example, list costs for items like loading and unloading, fuel surcharges, environmental fees or permits, installation, set up, mandatory training, or initial inspection. Identify any parties that impose such costs and their relationship to the Proposer.	Machines are unique in their requirements for preparation prior to use. Some may require local final assembly due to their large size, others may have locally installed options (fire suppression, beacons, auto lube systems for example). When a dealer issues a quote for a machine, any additional costs will be itemized separately and are not subject to the Sourcewell discount.	*
64	If freight, delivery, or shipping is an additional cost to the Sourcewell participating entity, describe in detail the complete freight, shipping, and delivery program.	There is no delivery fee to Sourcewell members who choose to pick-up equipment from their local participating CAT dealer. If delivery is requested, participating dealers may charge for haulage and permits that may be required.	*
65	Specifically describe freight, shipping, and delivery terms or programs available for Alaska, Hawaii, Canada, or any offshore delivery.	Just as for members in the 48 contiguous states, there is no additional cost to members who choose to pick up their machine from their local participating Cat dealer. Dealers may charge fees for delivery to the member's location.	*
66	Describe any unique distribution and/or delivery methods or options offered in your proposal.	Equipment offered for rent can vary considerably in size and weight. If there are unique member requirements participating CAT dealers will be happy to discuss these on a case by case basis.	*

Table 12: Pricing Offered

Line Item	The Pricing Offered in this Proposal is: *	Comments
67	d. other than what the Proposer typically offers (please describe).	This proposal offers participating Sourcewell members the ability to receive consistent and guaranteed "not-to-exceed" rental rates in the U.S. and Canada, discounted below the standard dealer rental rates that would otherwise be offered in the absence of a Sourcewell contract. See attachment T12-Q67 2024 Rental Pricing Sourcewell.

Table 13: Audit and Administrative Fee

Line Item	Question	Response *	
68	Specifically describe any self-audit process or program that you plan to employ to verify compliance with your proposed Contract with Sourcewell. This process includes ensuring that Sourcewell participating entities obtain the proper pricing, that the Vendor reports all sales under the Contract each quarter, and that the Vendor remits the proper administrative fee to Sourcewell. Provide sufficient detail to support your ability to report quarterly sales to Sourcewell as described in the Contract template.	"1) To ensure rental rate accuracy, our Sourcewell regional contract rates are automatically transmitted to dealers through the National Account Portal. 2) On a quarterly basis, we gather rental data transacted under the Sourcewell contract and aggregate it for our reporting to Sourcewell. 3) After quarter end, we will send the quarterly sales report and administration fee payment to Sourcewell for all items that are subject to the administrative fee."	*
69	If you are awarded a contract, provide a few examples of internal metrics that will be tracked to measure whether you are having success with the contract.	Metrics utilized include, but are not limited to: 1) Individual dealer performance and Year-over-Year Sourcewell contract performance. 2) Rental transactions growth. 3) Growth in number of dealers actively utilizing the contract. 4) Growth in number of customers actively renting through the contract (how it's changing year over year), 5) and tracking rental opportunity leads that are coming in.	*
70	Identify a proposed administrative fee that you will pay to Sourcewell for facilitating, managing, and promoting the Sourcewell Contract in the event that you are awarded a Contract. This fee is typically calculated as a percentage of Vendor's sales under the Contract or as a per-unit fee; it is not a line-item addition to the Member's cost of goods. (See the RFP and template Contract for additional details.)	As with existing contract #062320-CAT; Caterpillar would be pleased to offer an administration fee of 1.0% of net rental revenue earned by participating CAT dealers from the rental of equipment to participating Sourcewell members through the Sourcewell-CAT equipment rental contract number: (TBD). Other charges, including used equipment sales, transportation, environmental fees, re-fueling, repairs and damages, cleaning charges, and taxes will not be subject to the administrative fee. (Note: When an RPO converts to a sale, it is considered a Used Sale and not applicable to the 1% administrative fee) Caterpillar will pay this fee and will not ask Sourcewell members to pay this fee. Participating CAT dealers will be required to provide Caterpillar a summary of transactions in order to provide Caterpillar and Sourcewell the necessary details to calculate the administrative fee payment. • This proposal is provided on a confidential basis and may be subject to completion of supplier's third party-due diligence process regarding applicable compliance matters, as well as the parties agreeing to and executing an appropriate definitive agreement, and until then this proposal is non-binding in all respects relative to supplier.	*

Table 14A: Depth and Breadth of Offered Equipment Products and Services

Line Item	Question	Response *	
71	Describe the rent-to-buy option for new rental equipment if applicable.	Caterpillar offers a rent to purchase option (RPO). This option is beneficial if you need to rent equipment and also want the option for purchase at end of the rental period, if you would like to test the machine before the purchase, or if you do not want to decapitalize with the purchase of machine. In an RPO, a large portion of paid rent is recognized as part of the sales price of the machine. RPO is available for all new Cat machines.	
72	Describe your used rental equipment sales program if applicable.	"With Used Equipment, you'll find great value and reliability. We have thousands of pre-owned equipment options designed to provide the strength, power and durability you need to complete high-quality earthwork and construction jobs. Whatever your requirements, your Cat dealer is prepared to help you find a reliable product. Sometimes buying used equipment is simply the best choice. With machines priced lower than new equipment, you can expand your options without expanding your budget. We have multiple price points to fit your budget. We also provide the option of Cat Certified Used (CCU) equipment. This equipment is selected, inspected and serviced to a higher standard while helping you stay economical. For reference, go to https://catused.cat.com"	
73	Provide a detailed description of the equipment, products, and services that you are offering in your proposal.	"Caterpillar is offering the rental equipment product lines as listed in the attached "T12-Q67-Sourcewell 040924 Rental Rates" rate schedule. This includes over 130 items of Cat branded equipment as well as popular equipment from other OEM brands represented by participating CAT dealers. Participating CAT dealers also offer hundreds of work-tool attachments including augers, blades, brooms, buckets, forks, hydraulic hammers, and many more. In addition to rental machines and work tools, we are happy to offer members access to used machines, parts, service, extended service coverage plans, CVAs, products from Cat Safety Services, sourced goods, and open market items."	*
74	Within this RFP category there may be subcategories of solutions. List subcategory titles that best describe your products and services.	The construction and related equipment offerings include, but are not limited to: compressors, articulated trucks, articulated booms, backhoe loaders, cranes, crawler & wheel loaders, track dozers & loaders, rollers, dump trucks, tracked & wheeled excavators, forklifts, generators, HVAC equipment, compaction equipment including rollers, light utility vehicles, lighting equipment, motor graders, scissor lifts, skid steer and track loaders, sweepers and brooms, telehandlers, telescopic booms, trenching equipment, water trucks, and welders.	*

Table 14B: Depth and Breadth of Offered Equipment Products and Services

Sourcewell is seeking proposals for Rental Equipment, Products, and Related Services. Awards under this solicitation will be made in three (3) separate categories. No proposer should select more than one category to respond to due to the RFP being structured such that Category 1 enables a supplier to respond with a single response that includes solutions from both categories 2 and 3. Whereas, those with only solutions in Category 2 or 3, should respond to the corresponding category whose scope includes those solutions (e.g., either category 2 or 3).

Proposers submitting a proposal in Category 1 must have at least one solution from each of categories 2 and 3. For example, if a Proposer offers at least one solution from Construction and General Rental Solutions, in addition to offering at least one solution from Public Works and Utility Equipment, the Proposer should designate it is seeking an award in Category 1 only.

Proposers seeking an award in Category 2 must include at least one solution offered within the scope of Category 2 for Construction and General Rental Solutions and no solutions from Category 3 Public Works and Public Utility Equipment.

Similarly, proposers seeking an award in Category 3 for Public Works and Public Utility Equipment must include at least one solution offered within the scope of Category 3 for Public Works and Public Utility Equipment and no solutions from Category 2 Construction and General Rental Solutions.

Line Item	Category Selection *	
75	Category 1: Rental Equipment, Products and Related Services	*

Table 15: Depth and Breadth - Construction Equipment and General Rental Solutions

Indicate below if the listed types or classes of equipment, products, and services are offered within your proposal. Provide additional comments in the text box provided, as necessary.

Proposers seeking an award in Category 1 or Category 2 must include at least one solution offered within the scope Construction and General Rental Solutions.. See RFP Section II. B. 1. for details.

☐ We will not be submitting for Table 15: Depth and Breadth - Construction Equipment and General Rental Solutions

Line Item	Category or Type	Offered *	Comments	
76	Earth Moving Equipment	◉ Yes ○ No	Visit local participating CAT rental dealer for selection and current availability, or refer to https://www.catrentalstore.com/en_US/products.html.	*
77	Aerial Equipment	◉ Yes ○ No	Visit local participating CAT rental dealer for selection and current availability, or refer to https://www.catrentalstore.com/en_US/products.html.	
78	Compaction Equipment	◉ Yes ○ No	Visit local participating CAT rental dealer for selection and current availability, or refer to https://www.catrentalstore.com/en_US/products.html.	
79	Industrial	◉ Yes ○ No	Visit local participating CAT rental dealer for selection and current availability, or refer to https://www.catrentalstore.com/en_US/products.html.	*
80	Roadway	◉ Yes ○ No	Visit local participating CAT rental dealer for selection and current availability, or refer to https://www.catrentalstore.com/en_US/products.html.	
81	Concrete Equipment	◉ Yes ○ No	Visit local participating CAT rental dealer for selection and current availability, or refer to https://www.catrentalstore.com/en_US/products.html.	
82	Landscape Equipment	◉ Yes ○ No	Visit local participating CAT rental dealer for selection and current availability, or refer to https://www.catrentalstore.com/en_US/products.html.	
83	Trailers	◉ Yes ○ No	Visit local participating CAT rental dealer for selection and current availability, or refer to https://www.catrentalstore.com/en_US/products.html.	
84	Lighting Equipment	◉ Yes ○ No	Visit local participating CAT rental dealer for selection and current availability, or refer to https://www.catrentalstore.com/en_US/products.html.	
85	Barricades	○ Yes ◉ No		
86	Signs	◉ Yes ○ No	Visit local participating CAT rental dealer for selection and current availability, or refer to https://www.catrentalstore.com/en_US/products.html.	
87	Batteries or Charging Equipment	◉ Yes ○ No	Visit local participating CAT rental dealer for selection and current availability, or refer to https://www.catrentalstore.com/en_US/products.html.	
88	Generators	◉ Yes ○ No	Visit local participating CAT rental dealer for selection and current availability, or refer to https://www.catrentalstore.com/en_US/products.html.	
89	Wash Stations	○ Yes ◉ No		
90	Portable Restrooms	○ Yes ◉ No		
91	Temporary Shelters	○ Yes ◉ No		
92	Used Rental Equipment Sales	◉ Yes ○ No	"Visit local participating CAT rental dealer for selection and current availability, or refer to https://www.catrentalstore.com/en_US/products.html."	

Table 16: Depth and Breadth - Public Works and Public Utility Equipment

Indicate below if the listed types or classes of equipment, products, and services are offered within your proposal. Provide additional comments in the text box provided, as necessary.

Proposers seeking an award in Category 1 or Category 3 must include at least one solution offered within the scope of Public Works and Public Utility Equipment. See RFP Section II. B. 1. for details.

☐ We will not be submitting for Table 16: Depth and Breadth - Public Works and Public Utility Equipment

Line Item	Category or Type	Offered *	Comments
93	Sewer Vac & Hydro or Air Excavators	○ Yes ◉ No	
94	Street Maintenance & Cleaning Equipment	◉ Yes ○ No	Visit local participating CAT rental dealer for selection and current availability, or refer to https://www.catrentalstore.com/en_US/products.html.
95	Bucket Trucks	○ Yes ◉ No	
96	Diggers	◉ Yes ○ No	Visit local participating CAT rental dealer for selection and current availability, or refer to https://www.catrentalstore.com/en_US/products.html.
97	Roll-Off Trucks	○ Yes ◉ No	
98	Refuse Trucks	○ Yes ◉ No	
99	Waste & Debris Handling Equipment	◉ Yes ○ No	Visit local participating CAT rental dealer for selection and current availability, or refer to https://www.catrentalstore.com/en_US/products.html.

Exceptions to Terms, Conditions, or Specifications Form

Only those Proposer Exceptions to Terms, Conditions, or Specifications that have been accepted by Sourcewell have been incorporated into the contract text.

Documents

Ensure your submission document(s) conforms to the following:

1. Documents in PDF format are preferred. Documents in Word, Excel, or compatible formats may also be provided.

2. Documents should NOT have a security password, as Sourcewell may not be able to open the file. It is your sole responsibility to ensure that the uploaded document(s) are not either defective, corrupted or blank and that the documents can be opened and viewed by Sourcewell.

3. Sourcewell may reject any response where any document(s) cannot be opened and viewed by Sourcewell.

4. If you need to upload more than one (1) document for a single item, you should combine the documents into one zipped file. If the zipped file contains more than one (1) document, ensure each document is named, in relation to the submission format item responding to. For example, if responding to the Marketing Plan category save the document as "Marketing Plan."

- Pricing - Pricing (Table 12).zip - Monday April 08, 2024 16:33:29
- Financial Strength and Stability - Financial Strength & Stability (Table 2).zip - Monday April 08, 2024 16:33:48
- Marketing Plan/Samples - Marketing Plan (Table 7).zip - Monday April 08, 2024 16:33:59
- WMBE/MBE/SBE or Related Certificates - 2022 Diversity & Inclusion Report.pdf - Monday April 08, 2024 16:34:12
- Warranty Information - Warranty Information (Table 9A).zip - Monday April 08, 2024 16:34:31
- Standard Transaction Document Samples - Agreement_Example_Redacted.pdf - Monday April 08, 2024 16:49:42
- Requested Exceptions - Requested Contract Exceptions - Sourcewell Redline.docx - Monday April 08, 2024 16:37:45
- Upload Additional Document - Additional Documents.zip - Monday April 08, 2024 16:44:36

Addenda, Terms and Conditions

PROPOSER AFFIDAVIT AND ASSURANCE OF COMPLIANCE

I certify that I am the authorized representative of the Proposer submitting the foregoing Proposal with the legal authority to bind the Proposer to this Affidavit and Assurance of Compliance:

1. The Proposer is submitting this Proposal under its full and complete legal name, and the Proposer legally exists in good standing in the jurisdiction of its residence.

2. The Proposer warrants that the information provided in this Proposal is true, correct, and reliable for purposes of evaluation for contract award.

3. The Proposer, including any person assisting with the creation of this Proposal, has arrived at this Proposal independently and the Proposal has been created without colluding with any other person, company, or parties that have or will submit a proposal under this solicitation; and the Proposal has in all respects been created fairly without any fraud or dishonesty. The Proposer has not directly or indirectly entered into any agreement or arrangement with any person or business in an effort to influence any part of this solicitation or operations of a resulting contract; and the Proposer has not taken any action in restraint of free trade or competitiveness in connection with this solicitation. Additionally, if Proposer has worked with a consultant on the Proposal, the consultant (an individual or a company) has not assisted any other entity that has submitted or will submit a proposal for this solicitation.

4. To the best of its knowledge and belief, and except as otherwise disclosed in the Proposal, there are no relevant facts or circumstances which could give rise to an organizational conflict of interest. An organizational conflict of interest exists when a vendor has an unfair competitive advantage or the vendor's objectivity in performing the contract is, or might be, impaired.

5. The contents of the Proposal have not been communicated by the Proposer or its employees or agents to any person not an employee or legally authorized agent of the Proposer and will not be communicated to any such persons prior to Due Date of this solicitation.

6. If awarded a contract, the Proposer will provide to Sourcewell Participating Entities the equipment, products, and services in accordance with the terms, conditions, and scope of a resulting contract.

7. The Proposer possesses, or will possess before delivering any equipment, products, or services, all applicable licenses or certifications necessary to deliver such equipment, products, or services under any resulting contract.

8. The Proposer agrees to deliver equipment, products, and services through valid contracts, purchase orders, or means that are acceptable to Sourcewell Members. Unless otherwise agreed to, the Proposer must provide only new and first-quality products and related services to Sourcewell Members under an awarded Contract.

9. The Proposer will comply with all applicable provisions of federal, state, and local laws, regulations, rules, and orders.

10. The Proposer understands that Sourcewell will reject RFP proposals that are marked "confidential" (or "nonpublic," etc.), either substantially or in their entirety. Under Minnesota Statutes Section 13.591, subdivision 4, all proposals are considered nonpublic data until the evaluation is complete and a Contract is awarded. At that point, proposals become public data. Minnesota Statutes Section 13.37 permits only certain narrowly defined data to be considered a "trade secret," and thus nonpublic data under Minnesota's Data Practices Act.

11. Proposer its employees, agents, and subcontractors are not:
    1. Included on the "Specially Designated Nationals and Blocked Persons" list maintained by the Office of Foreign Assets Control of the United States Department of the Treasury found at: https://www.treasury.gov/ofac/downloads/sdnlist.pdf;

    2. Included on the government-wide exclusions lists in the United States System for Award Management found at: https://sam.gov/SAM/; or

    3. Presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from programs operated

by the State of Minnesota; the United States federal government or the Canadian government, as applicable; or any Participating Entity. Vendor certifies and warrants that neither it nor its principals have been convicted of a criminal offense related to the subject matter of this solicitation.

☑ By checking this box I acknowledge that I am bound by the terms of the Proposer's Affidavit, have the legal authority to submit this Proposal on behalf of the Proposer, and that this electronic acknowledgment has the same legal effect, validity, and enforceability as if I had hand signed the Proposal. This signature will not be denied such legal effect, validity, or enforceability solely because an electronic signature or electronic record was used in its formation. - Leon Hunt, Director Sales, Caterpillar Inc.

The Proposer declares that there is an actual or potential Conflict of Interest relating to the preparation of its submission, and/or the Proposer foresees an actual or potential Conflict of Interest in performing the contractual obligations contemplated in the bid.

○ **Yes** ◉ **No**

The Bidder acknowledges and agrees that the addendum/addenda below form part of the Bid Document.

Check the box in the column "**I have reviewed this addendum"** below to acknowledge each of the addenda.

File Name	I have reviewed the below addendum and attachments (if applicable)	Pages
Addendum_4_Rental_Equipment_RFP 040924 Wed March 13 2024 04:42 PM	☑	3
Addendum_3_Rental_Equipment_RFP 040924 Wed February 28 2024 09:59 AM	☑	1
Addendum_2_Rental_Equipment_RFP 040924 Wed February 21 2024 03:00 PM	☑	1
Addendum_1_Rental_Equipment_RFP 040924 Tue February 20 2024 04:03 PM	☑	1

MEETING DATE: August 11, 2026

STAFF PERSON RESPONSIBLE: Brian Franklin, Assistant Director, Fleet Services

DESCRIPTION: Purchase Order to Vance Brothers in the Amount of $196,130.20 under Sourcewell - Cimline Agreement #050625.

SUMMARY: The Fleet Services Division of Facilities & Fleet Services is requesting approval of a purchase order from the Road & Bridge Fund to Vance Brothers for the acquisition of two (2) Cimline 230-gallon Melters, and one (1) Cimline K2 tack kettle. This purchase will replace Road & Bridge assets 08012, 13025, and 11007, as approved in the 2026 Adopted Budget.

R&B Replacements (Fund 200) 31000.474300

- Unit 08012 - 230 Gallon Melter $82,734.93
- Unit 13025 - 230 Gallon Melter $82,734.93
- Unit 11007 - K2 Tack Kettle $30,660.34

Total **$196,130.20**

Documents Attached:

- Vance Brothers Quote Q-06858-L4V0 - $196,130.20
- Sourcewell - Cimline Master Agreement #050625

RECOMMENDED ACTION: Approval of Purchase Order to Vance Brothers in the amount of $196,130.20 under Sourcewell - Cimline Agreement #050625.

REVIEW:

Tim Hallmark	Approve	7/30/2026
Jeff Garcia	Approve	8/4/2026
Christie Guthrie	Approve	8/5/2026
Doug DeBord	Approve	8/6/2026

ATTACHMENTS:

Cover Page
2026 Updated Cimline Quotation
Cimline Contract 050625

MEETING DATE: August 11, 2026

STAFF PERSON RESPONSIBLE: Brian Franklin, Assistant Director, Fleet Services

DESCRIPTION: Purchase Order to Vance Brothers in the Amount of $196,130.20 under Sourcewell - Cimline Agreement #050625.

SUMMARY: The Fleet Services Division of Facilities & Fleet Services is requesting approval of a purchase order from the Road & Bridge Fund to Vance Brothers for the acquisition of two (2) Cimline 230-gallon Melters, and one (1) Cimline K2 tack kettle. This purchase will replace Road & Bridge assets 08012, 13025, and 11007, as approved in the 2026 Adopted Budget.

R&B Replacements (Fund 200) 31000.474300

- Unit 08012 - 230 Gallon Melter $82,734.93
- Unit 13025 - 230 Gallon Melter $82,734.93
- Unit 11007 - K2 Tack Kettle $30,660.34

Total **$196,130.20**

Documents Attached:

- Vance Brothers Quote Q-06858-L4V0 - $196,130.20
- Sourcewell - Cimline Master Agreement #050625

RECOMMENDED ACTION: Approval of Purchase Order to Vance Brothers in the amount of $196,130.20 under Sourcewell - Cimline Agreement #050625.

REVIEW:

Tim Hallmark	Approve	7/30/2026
Jeff Garcia	Approve	8/4/2026
Christie Guthrie	Approve	8/5/2026
Doug DeBord	Approve	8/6/2026

ATTACHMENTS:

2026 Updated Cimline Quotation
Cimline Contract 050625

Quotation

Vance Brothers LLC
380 W. 62nd Ave. Denver, CO 80216
303-341-2604 Fax 303-341-2036

Project Name: Updated Equipment Quotation

Submitted To:

Douglas County Road & Bridge

Dean Grafft

dgrafft@douglas.co.us

P.O. Box 1390
Castle Rock, CO 80109

Submitted By: Carl Martin

Phone: 303-808-3745

Email: cmartin@vancebrothers.com

Date: 6/22/2026

Expiration Date: 7/31/2026

Quote #: Q-06858-L4V0

Qty	Item	Description	UoM	Unit Price	Extended Price
2.000	CIMLINE 230 GALLON MELTER	230 Gallon, Diesel, Heated Hose, Tank Recirculation	EACH	$81,751.600	$163,503.20
1.000	Cimline K2 Tack Kettle	250 Gallon Trailer unit		$25,427.000	$25,427.00
1.000	FREIGHT INBOUND	Douglas County, CO	EACH	$2,950.000	$2,950.00
1.000	K2 Tack Trailer Additional Options Available	Spray Bar		$3,680.000	$3,680.00
1.000	K2 Tack Trailer Additional Options Available	Remote Spray Bar Activation From Cab		$570.000	$570.00

Please Note: Due to extreme market volatility all prices and availability are subject to change without notice.

Note: Unless otherwise stated, prices quoted are exclusive of any and all taxes applicable. Quotations are subject to credit approval. The above quote is good for 60 days unless stated otherwise above.

M2DH options included: Engine cover w/insul, high flow low torque hydraulic motor, gravity draw off, and 29" hitch extension. K2 tack trailer options: Hour meter, single strobe, electric start, wand drip can, and Piezo burner igniter.

Quotation

Thank you for allowing Vance Brothers LLC to submit this quotation. Please contact me if you have any questions or concerns.

phone: 303.341.2604 * fax: 303.341.2036 * web: vancebrothers.com

308 W. 62nd Avenue Denver, Colorado 80216

Docusign Envelope ID: 84B45B46-0A6C-4E94-A747-1CF6205C4BFD

MASTER AGREEMENT #050625
CATEGORY: Roadway Maintenance Equipment
SUPPLIER: Cimline, Inc.

This Master Agreement (Agreement) is between Sourcewell, a Minnesota service cooperative located at 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 (Sourcewell) and Cimline, Inc., 2601 Niagara Lane N., Plymouth, MN 55447 (Supplier).

Sourcewell is a local government and service cooperative created under the laws of the State of Minnesota (Minnesota Statutes Section 123A.21) offering a Cooperative Purchasing Program to eligible participating government entities.

Under this Master Agreement entered with Sourcewell, Supplier will provide Included Solutions to Participating Entities through Sourcewell's Cooperative Purchasing Program.

Article 1:
General Terms

The General Terms in this Article 1 control the operation of this Master Agreement between Sourcewell and Supplier and apply to all transactions entered by Supplier and Participating Entities. Subsequent Articles to this Master Agreement control the rights and obligations directly between Sourcewell and Supplier (Article 2), and between Supplier and Participating Entity (Article 3), respectively. These Article 1 General Terms control over any conflicting terms. Where this Master Agreement is silent on any subject, Participating Entity and Supplier retain the ability to negotiate mutually acceptable terms.

1) **Purpose.** Pursuant to Minnesota law, the Sourcewell Board of Directors has authorized a Cooperative Purchasing Program designed to provide Participating Entities with access to competitively awarded cooperative purchasing agreements. To facilitate the Program, Sourcewell has awarded Supplier this cooperative purchasing Master Agreement following a competitive procurement process intended to meet compliance standards in accordance with Minnesota law and the requirements contained herein.

2) **Intent.** The intent of this Master Agreement is to define the roles of Sourcewell, Supplier, and Participating Entity as it relates to Sourcewell's Cooperative Purchasing Program.

3) **Participating Entity Access.** Sourcewell's Cooperative Purchasing Program Master Agreements are available to eligible public agencies (Participating Entities). A Participating Entity's authority to access Sourcewell's Cooperative Purchasing Program is determined through the laws of its respective jurisdiction.

4) **Supplier Access.** The Included Solutions offered under this Agreement may be made available to any Participating Entity. Supplier understands that a Participating Entity's use of this Agreement is at the Participating Entity's sole convenience. Supplier will educate its sales and service forces about

Docusign Envelope ID: 84B45B46-0A6C-4E94-A747-1CF6205C4BFD

Sourcewell eligibility requirements and required documentation. Supplier will be responsible for ensuring sales are with Participating Entities.

5) **Term.** This Agreement is effective upon the date of the final signature below. The term of this Agreement is four (4) years from the effective date. The Agreement expires at 11:59 P.M. Central Time on July 7, 2029, unless it is cancelled or extended as defined in this Agreement.

   a) **Extensions.** Sourcewell and Supplier may agree to up to three (3) additional one-year extensions beyond the original four-year term. The total possible length of this Agreement will be seven (7) years from the effective date.

   b) **Exceptional Circumstances.** Sourcewell retains the right to consider additional extensions as required under exceptional circumstances.

6) **Survival of Terms.** Notwithstanding the termination of this Agreement, the obligations of this Agreement will continue through the performance period of any transaction entered between Supplier and any Participating Entity before the termination date.

7) **Scope.** Supplier is awarded a Master Agreement to provide the solutions identified in RFP #050625 to Participating Entities. In Scope solutions include:

   a. Asphalt recyclers and reclaimers, hot boxes;
   b. Patchers, seal coaters, joint and crack sealers, crack routers, mastic and adhesive melters;
   c. Chip spreaders, asphalt brooms, and pavement grinding or grooving equipment; and,
   d. Pavement marking application and removal equipment.

8) **Included Solutions.** Supplier's Proposal to the above referenced RFP is incorporated into this Master Agreement. Only those Solutions included within Supplier's Proposal and within Scope (Included Solutions) are included within the Agreement and may be offered to Participating Entities.

9) **Indefinite Quantity.** This Master Agreement defines an indefinite quantity of sales to eligible Participating Entities.

10) **Pricing.** Pricing information (including Pricing and Delivery and Pricing Offered tables) for all Included Solutions within Supplier's Proposal is incorporated into this Master Agreement.

11) **Not to Exceed Pricing.** Suppliers may not exceed the prices listed in the current Pricing List on file with Sourcewell when offering Included Solutions to Participating Entities. Participating Entities may request adjustments to pricing directly from Supplier during the negotiation and execution of any transaction.

12) **Open Market.** Supplier's open market pricing process is included within its Proposal.

13) **Supplier Representations:**

   i) **Compliance.** Supplier represents and warrants it will provide all Included Solutions under this Agreement in full compliance with applicable federal, state, and local laws and regulations.

Docusign Envelope ID: 84B45B46-0A6C-4E94-A747-1CF6205C4BFD

ii) **Licenses.** As applicable, Supplier will maintain a valid status on all required federal, state, and local licenses, bonds, and permits required for the operation of Supplier's business with Participating Entities. Participating Entities may request all relevant documentation directly from Supplier.

iii) **Supplier Warrants.** Supplier warrants that all Included Solutions furnished under this Agreement are free from liens and encumbrances, and are free from defects in design, materials, and workmanship. In addition, Supplier warrants the Solutions are suitable for and will perform in accordance with the ordinary use for which they are intended.

14) **Bankruptcy Notices.** Supplier certifies and warrants it is not currently in a bankruptcy proceeding. Supplier has disclosed all current and completed bankruptcy proceedings within the past seven years within its Proposal. Supplier must provide notice in writing to Sourcewell if it enters a bankruptcy proceeding at any time during the term of this Agreement.

15) **Debarment and Suspension.** Supplier certifies and warrants that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from programs operated by the State of Minnesota, the United States federal government, or any Participating Entity. Supplier certifies and warrants that neither it nor its principals have been convicted of a criminal offense related to the subject matter of this Agreement. Supplier further warrants that it will provide immediate written notice to Sourcewell if this certification changes at any time during the term of this Agreement.

16) **Provisions for non-United States federal entity procurements under United States federal awards or other awards (Appendix II to 2 C.F.R § 200).** Participating Entities that use United States federal grant or other federal funding to purchase solutions from this Agreement may be subject to additional requirements including the procurement standards of the Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards, 2 C.F.R. § 200. Participating Entities may have additional requirements based on specific funding source terms or conditions. Within this Section, all references to "federal" should be interpreted to mean the United States federal government. The following list applies when a Participating Entity accesses Supplier's Included Solutions with United States federal funds.

i) **EQUAL EMPLOYMENT OPPORTUNITY.** Except as otherwise provided under 41 C.F.R. § 60, all agreements that meet the definition of "federally assisted construction contract" in 41 C.F.R. § 60-1.3 must include the equal opportunity clause provided under 41 C.F.R. § 60-1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity" (30 FR 12319, 12935, 3 C.F.R. §, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 C.F.R. § 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor." The equal opportunity clause is incorporated herein by reference.

ii) **DAVIS-BACON ACT, AS AMENDED (40 U.S.C. § 3141-3148).** When required by federal program legislation, all prime construction contracts in excess of $2,000 awarded by non-federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C. § 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 C.F.R. § 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted

Docusign Envelope ID: 84B45B46-0A6C-4E94-A747-1CF6205C4BFD

Construction"). In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week. The non-federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non-federal entity must report all suspected or reported violations to the federal awarding agency. The contracts must also include a provision for compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. § 3145), as supplemented by Department of Labor regulations (29 C.F.R. § 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States"). The Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-federal entity must report all suspected or reported violations to the federal awarding agency. Supplier must comply with all applicable Davis-Bacon Act provisions.

iii) **CONTRACT WORK HOURS AND SAFETY STANDARDS ACT (40 U.S.C. § 3701-3708).** Where applicable, all contracts awarded by the non-federal entity in excess of $100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. §§ 3702 and 3704, as supplemented by Department of Labor regulations (29 C.F.R. § 5). Under 40 U.S.C. § 3702 of the Act, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. § 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies, materials, or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence. This provision is hereby incorporated by reference into this Agreement. Supplier certifies that during the term of an award for all Agreements by Sourcewell resulting from this procurement process, Supplier must comply with applicable requirements as referenced above.

iv) **RIGHTS TO INVENTIONS MADE UNDER A CONTRACT OR AGREEMENT.** If the federal award meets the definition of "funding agreement" under 37 C.F.R. § 401.2(a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement," the recipient or subrecipient must comply with the requirements of 37 C.F.R. § 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by the awarding agency. Supplier certifies that during the term of an award for all Agreements by Sourcewell resulting from this procurement process, Supplier must comply with applicable requirements as referenced above.

v) **CLEAN AIR ACT (42 U.S.C. § 7401-7671Q.) AND THE FEDERAL WATER POLLUTION CONTROL ACT (33 U.S.C. § 1251-1387).** Contracts and subgrants of amounts in excess of $150,000 require the non-federal award to agree to comply with all applicable standards, orders

Docusign Envelope ID: 84B45B46-0A6C-4E94-A747-1CF6205C4BFD

or regulations issued pursuant to the Clean Air Act (42 U.S.C. § 7401- 7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. § 1251- 1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA). Supplier certifies that during the term of this Agreement it will comply with applicable requirements as referenced above.

vi) **DEBARMENT AND SUSPENSION (EXECUTIVE ORDERS 12549 AND 12689).** A contract award (see 2 C.F.R. § 180.220) must not be made to parties listed on the government wide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 C.F.R. § 180 that implement Executive Orders 12549 (3 C.F.R. § 1986 Comp., p. 189) and 12689 (3 C.F.R. § 1989 Comp., p. 235), "Debarment and Suspension." SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549. Supplier certifies that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation by any federal department or agency.

vii) **BYRD ANTI-LOBBYING AMENDMENT, AS AMENDED (31 U.S.C. § 1352).** Suppliers must file any required certifications. Suppliers must not have used federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Suppliers must disclose any lobbying with non-federal funds that takes place in connection with obtaining any federal award. Such disclosures are forwarded from tier to tier up to the non-federal award. Suppliers must file all certifications and disclosures required by, and otherwise comply with, the Byrd Anti-Lobbying Amendment (31 U.S.C. § 1352).

viii) **RECORD RETENTION REQUIREMENTS.** To the extent applicable, Supplier must comply with the record retention requirements detailed in 2 C.F.R. § 200.333. The Supplier further certifies that it will retain all records as required by 2 C.F.R. § 200.333 for a period of 3 years after grantees or subgrantees submit final expenditure reports or quarterly or annual financial reports, as applicable, and all other pending matters are closed.

ix) **ENERGY POLICY AND CONSERVATION ACT COMPLIANCE.** To the extent applicable, Supplier must comply with the mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act.

x) **BUY AMERICAN PROVISIONS COMPLIANCE.** To the extent applicable, Supplier must comply with all applicable provisions of the Buy American Act. Purchases made in accordance with the Buy American Act must follow the applicable procurement rules calling for free and open competition.

xi) **ACCESS TO RECORDS (2 C.F.R. § 200.336).** Supplier agrees that duly authorized representatives of a federal agency must have access to any books, documents, papers and records of Supplier that are directly pertinent to Supplier's discharge of its obligations under this Agreement for the purpose of making audits, examinations, excerpts, and transcriptions. The

Docusign Envelope ID: 84B45B46-0A6C-4E94-A747-1CF6205C4BFD

right also includes timely and reasonable access to Supplier's personnel for the purpose of interview and discussion relating to such documents.

xii) **PROCUREMENT OF RECOVERED MATERIALS (2 C.F.R. § 200.322).** A non-federal entity that is a state agency or agency of a political subdivision of a state and its contractors must comply with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 C.F.R. § 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds $10,000 or the value of the quantity acquired during the preceding fiscal year exceeded $10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

xiii) **FEDERAL SEAL(S), LOGOS, AND FLAGS.** The Supplier cannot use the seal(s), logos, crests, or reproductions of flags or likenesses of Federal agency officials without specific pre-approval.

xiv) **NO OBLIGATION BY FEDERAL GOVERNMENT.** The U.S. federal government is not a party to this Agreement or any purchase by a Participating Entity and is not subject to any obligations or liabilities to the Participating Entity, Supplier, or any other party pertaining to any matter resulting from the Agreement or any purchase by an authorized user.

xv) **PROGRAM FRAUD AND FALSE OR FRAUDULENT STATEMENTS OR RELATED ACTS.** The Contractor acknowledges that 31 U.S.C. § 38 (Administrative Remedies for False Claims and Statements) applies to the Supplier's actions pertaining to this Agreement or any purchase by a Participating Entity.

xvi) **FEDERAL DEBT.** The Supplier certifies that it is non-delinquent in its repayment of any federal debt. Examples of relevant debt include delinquent payroll and other taxes, audit disallowance, and benefit overpayments.

xvii) **CONFLICTS OF INTEREST.** The Supplier must notify the U.S. Office of General Services, Sourcewell, and Participating Entity as soon as possible if this Agreement or any aspect related to the anticipated work under this Agreement raises an actual or potential conflict of interest (as described in 2 C.F.R. Part 200). The Supplier must explain the actual or potential conflict in writing in sufficient detail so that the U.S. Office of General Services, Sourcewell, and Participating Entity are able to assess the actual or potential conflict; and provide any additional information as necessary or requested.

xviii) **U.S. EXECUTIVE ORDER 13224.** The Supplier, and its subcontractors, must comply with U.S. Executive Order 13224 and U.S. Laws that prohibit transactions with and provision of resources and support to individuals and organizations associated with terrorism.

xix) **PROHIBITION ON CERTAIN TELECOMMUNICATIONS AND VIDEO SURVEILLANCE SERVICES OR EQUIPMENT.** To the extent applicable, Supplier certifies that during the term of this Agreement it will comply with applicable requirements of 2 C.F.R. § 200.216.

Docusign Envelope ID: 84B45B46-0A6C-4E94-A747-1CF6205C4BFD

xx) **DOMESTIC PREFERENCES FOR PROCUREMENTS.** To the extent applicable, Supplier certifies that during the term of this Agreement, Supplier will comply with applicable requirements of 2 C.F.R. § 200.322.

Article 2:
Sourcewell and Supplier Obligations

The Terms in this Article 2 relate specifically to Sourcewell and its administration of this Master Agreement with Supplier and Supplier's obligations thereunder.

1) **Authorized Sellers**. Supplier must provide Sourcewell a current means to validate or authenticate Supplier's authorized dealers, distributors, or resellers which may complete transactions of Included Solutions offered under this Agreement. Sourcewell may request updated information in its discretion, and Supplier agrees to provide requested information within a reasonable time.

2) **Product and Price Changes Requirements.** Supplier may request Included Solutions changes, additions, or deletions at any time. All requests must be made in writing by submitting a Sourcewell Price and Product Change Request Form to Sourcewell. At a minimum, the request must:
   - Identify the applicable Sourcewell Agreement number;
   - Clearly specify the requested change;
   - Provide sufficient detail to justify the requested change;
   - Individually list all Included Solutions affected by the requested change, along with the requested change (e.g., addition, deletion, price change); and
   - Include a complete restatement of Pricing List with the effective date of the modified pricing, or product addition or deletion. The new pricing restatement must include all Included Solutions offered, even for those items where pricing remains unchanged.

   A fully executed Sourcewell Price and Product Change Request Form will become an amendment to this Agreement and will be incorporated by reference.

3) **Authorized Representative.** Supplier will assign an Authorized Representative to Sourcewell for this Agreement and must provide prompt notice to Sourcewell if that person is changed. The Authorized Representative will be responsible for:
   - Maintenance and management of this Agreement;
   - Timely response to all Sourcewell and Participating Entity inquiries; and
   - Participation in reviews with Sourcewell.

   Sourcewell's Authorized Representative is its Chief Procurement Officer.

4) **Performance Reviews.** Supplier will perform a minimum of one review with Sourcewell per agreement year. The review will cover transactions to Participating Entities, pricing and terms, administrative fees, sales data reports, performance issues, supply chain issues, customer issues, and any other necessary information.

5) **Sales Reporting Required.** Supplier is required as a material element to this Master Agreement to report all completed transactions with Participating Entities utilizing this Agreement. Failure to provide complete and accurate reports as defined herein will be a material breach of the Agreement

Docusign Envelope ID: 84B45B46-0A6C-4E94-A747-1CF6205C4BFD

and Sourcewell reserves the right to pursue all remedies available at law including cancellation of this Agreement.

6) **Reporting Requirements.** Supplier must provide Sourcewell an activity report of all transactions completed utilizing this Agreement. Reports are due at least once each calendar quarter (Reporting Period). Reports must be received no later than 45 calendar days after the end of each calendar quarter. Supplier may report on a more frequent basis in its discretion. Reports must be provided regardless of the amount of completed transactions during that quarter (i.e., if there are no sales, Supplier must submit a report indicating no sales were made).

   The Report must contain the following fields:
   - Participating Entity Name (e.g., City of Staples Highway Department);
   - Participating Entity Physical Street Address;
   - Participating Entity City;
   - Participating Entity State/Province;
   - Participating Entity Zip/Postal Code;
   - Sourcewell Participating Entity Account Number;
   - Transaction Description;
   - Transaction Purchased Price;
   - Sourcewell Administrative Fee Applied; and
   - Date Transaction was invoiced/sale was recognized as revenue by Supplier.

   If collected by Supplier, the Report may include the following fields as available:
   - Participating Entity Contact Name;
   - Participating Entity Contact Email Address;
   - Participating Entity Contact Telephone Number;

7) **Administrative Fee.** In consideration for the support and services provided by Sourcewell, Supplier will pay an Administrative Fee to Sourcewell on all completed transactions to Participating Entities utilizing this Agreement. Supplier will include its Administrative Fee within its proposed pricing. Supplier may not directly charge Participating Entities to offset the Administrative Fee.

8) **Fee Calculation.** Supplier's Administrative Fee payable to Sourcewell will be calculated as a stated percentage (listed in Supplier's Proposal) of all completed transactions utilizing this Master Agreement within the preceding Reporting Period. For certain categories, a flat fee may be proposed. The Administrative Fee will be stated in Supplier's Proposal.

9) **Fee Remittance.** Supplier will remit fee to Sourcewell no later than 45 calendar days after the close of the preceding calendar quarter in conjunction with Supplier's Reporting Period obligations defined herein. Payments should note the Supplier's name and Sourcewell-assigned Agreement number in the memo; and must be either mailed to Sourcewell above "Attn: Accounts Receivable" or remitted electronically to Sourcewell's banking institution per Sourcewell's Finance department instructions.

10) **Noncompliance.** Sourcewell reserves the right to seek all remedies available at law for unpaid or underpaid Administrative Fees due under this Agreement. Failure to remit payment, delinquent payments, underpayments, or other deviations from the requirements of this Agreement may be

Docusign Envelope ID: 84B45B46-0A6C-4E94-A747-1CF6205C4BFD

deemed a material breach and may result in cancellation of this Agreement and disbarment from future Agreements.

11) **Audit Requirements.** Pursuant to Minn. Stat. § 16C.05, subdivision 5, the books, records, documents, and accounting procedures and practices relevant to this Agreement are subject to examination by Sourcewell and the Minnesota State Auditor for a minimum of six years from the end of this Agreement. Supplier agrees to fully cooperate with Sourcewell in auditing transactions under this Agreement to ensure compliance with pricing terms, correct calculation and remittance of Administrative Fees, and verification of transactions as may be requested by a Participating Entity or Sourcewell.

12) **Assignment, Transfer, and Administrative Changes.** Supplier may not assign or otherwise transfer its rights or obligations under this Agreement without the prior written consent of Sourcewell. Such consent will not be unreasonably withheld. Sourcewell reserves the right to unilaterally assign all or portions of this Agreement within its sole discretion to address corporate restructurings, mergers, acquisitions, or other changes to the Responsible Party and named in the Agreement. Any prohibited assignment is invalid. Upon request Sourcewell may make administrative changes to agreement documentation such as name changes, address changes, and other non-material updates as determined within its sole discretion.

13) **Amendments.** Any material change to this Agreement must be executed in writing through an amendment and will not be effective until it has been duly executed by the parties.

14) **Waiver.** Failure by Sourcewell to enforce any right under this Agreement will not be deemed a waiver of such right in the event of the continuation or repetition of the circumstances giving rise to such right.

15) **Complete Agreement.** This Agreement represents the complete agreement between the parties for the scope as defined herein. Supplier and Sourcewell may enter into separate written agreements relating specifically to transactions outside of the scope of this Agreement.

16) **Relationship of Sourcewell and Supplier.** This Agreement does not create a partnership, joint venture, or any other relationship such as employee, independent contractor, master-servant, or principal-agent.

17) **Indemnification.** Supplier must indemnify, defend, save, and hold Sourcewell, including their agents and employees, harmless from any claims or causes of action, including attorneys' fees incurred by Sourcewell, arising out of any act or omission in the performance of this Agreement by the Supplier or its agents or employees; this indemnification includes injury or death to person(s) or property alleged to have been caused by some defect in design, condition, or performance of Included Solutions under this Agreement. Sourcewell's responsibility will be governed by the State of Minnesota's Tort Liability Act (Minnesota Statutes Chapter 466) and other applicable law.

18) **Data Practices.** Supplier and Sourcewell acknowledge Sourcewell is subject to the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13. As it applies to all data created and maintained in performance of this Agreement, Supplier may be subject to the requirements of this chapter.

Docusign Envelope ID: 84B45B46-0A6C-4E94-A747-1CF6205C4BFD

19) **Grant of License.**
   a) **During the term of this Agreement:**
      i) **Supplier Promotion.** Sourcewell grants to Supplier a royalty-free, worldwide, non-exclusive right and license to use the trademark(s) provided to Supplier by Sourcewell in advertising, promotional materials, and informational sites for the purpose of marketing Sourcewell's Agreement with Supplier.

      ii) **Sourcewell Promotion.** Supplier grants to Sourcewell a royalty-free, worldwide, non-exclusive right and license to use Supplier's trademarks in advertising, promotional materials, and informational sites for the purpose of marketing Supplier's Agreement with Sourcewell.

   b) **Limited Right of Sublicense.** The right and license granted herein includes a limited right of each party to grant sublicenses to their respective subsidiaries, distributors, dealers, resellers, marketing representatives, partners, or agents (collectively "Permitted Sublicensees") in advertising, promotional, or informational materials for the purpose of marketing the Parties' relationship. Any sublicense granted will be subject to the terms and conditions of this Article. Each party will be responsible for any breach of this section by any of their respective sublicensees.

   c) **Use; Quality Control.**
      i) Neither party may alter the other party's trademarks from the form provided and must comply with removal requests as to specific uses of its trademarks or logos.

      ii) Each party agrees to use, and to cause its Permitted Sublicensees to use, the other party's trademarks only in good faith and in a dignified manner consistent with such party's use of the trademarks. Each party may make written notice to the other regarding misuse under this section. The offending party will have 30 days of the date of the written notice to cure the issue or the license/sublicense will be terminated.

   d) **Termination.** Upon the termination of this Agreement for any reason, each party, including Permitted Sublicensees, will have 30 days to remove all Trademarks from signage, websites, and the like bearing the other party's name or logo (excepting Sourcewell's pre-printed catalog of suppliers which may be used until the next printing). Supplier must return all marketing and promotional materials, including signage, provided by Sourcewell, or dispose of it according to Sourcewell's written directions.

20) **Venue and Governing law between Sourcewell and Supplier Only.** The substantive and procedural laws of the State of Minnesota will govern this Agreement between Sourcewell and Supplier. Venue for all legal proceedings arising out of this Agreement between Sourcewell and Supplier will be in court of competent jurisdiction within the State of Minnesota. This section does not apply to any dispute between Supplier and Participating Entity. This Agreement reserves the right for Supplier and Participating Entity to negotiate this term to within any transaction documents.

Docusign Envelope ID: 84B45B46-0A6C-4E94-A747-1CF6205C4BFD

21) **Severability.** If any provision of this Agreement is found by a court of competent jurisdiction to be illegal, unenforceable, or void then both parties will be relieved from all obligations arising from that provision. If the remainder of this Agreement is capable of being performed, it will not be affected by such determination or finding and must be fully performed.
22) **Insurance Coverage.** At its own expense, Supplier must maintain valid insurance policy(ies) during the performance of this Agreement with insurance company(ies) licensed or authorized to do business in the State of Minnesota having an "AM BEST" rating of A- or better, with coverage and limits of insurance not less than the following:

a) **Commercial General Liability Insurance.** Supplier will maintain insurance covering its operations, with coverage on an occurrence basis, and must be subject to terms no less broad than the Insurance Services Office ("ISO") Commercial General Liability Form CG0001 (2001 or newer edition), or equivalent. At a minimum, coverage must include liability arising from premises, operations, bodily injury and property damage, independent contractors, products-completed operations including construction defect, contractual liability, blanket contractual liability, and personal injury and advertising injury. All required limits, terms and conditions of coverage must be maintained during the term of this Agreement.
   - $1,500,000 each occurrence Bodily Injury and Property Damage
   - $1,500,000 Personal and Advertising Injury
   - $2,000,000 aggregate for products liability-completed operations
   - $2,000,000 general aggregate

b) **Certificates of Insurance.** Prior to execution of this Agreement, Supplier must furnish to Sourcewell a certificate of insurance, as evidence of the insurance required under this Agreement. Prior to expiration of the policy(ies), renewal certificates must be mailed to Sourcewell, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 or provided to in an alternative manner as directed by Sourcewell. The certificates must be signed by a person authorized by the insurer(s) to bind coverage on their behalf. Failure of Supplier to maintain the required insurance and documentation may constitute a material breach.

c) **Additional Insured Endorsement and Primary and Non-contributory Insurance Clause.** Supplier agrees to list Sourcewell, including its officers, agents, and employees, as an additional insured under the Supplier's commercial general liability insurance policy with respect to liability arising out of activities, "operations," or "work" performed by or on behalf of Supplier, and products and completed operations of Supplier. The policy provision(s) or endorsement(s) must further provide that coverage is primary and not excess over or contributory with any other valid, applicable, and collectible insurance or self-insurance in force for the additional insureds.

d) **Waiver of Subrogation.** Supplier waives and must require (by endorsement or otherwise) all its insurers to waive subrogation rights against Sourcewell and other additional insureds for losses paid under the insurance policies required by this Agreement or other insurance applicable to the Supplier or its subcontractors. The waiver must apply to all deductibles and/or self-insured retentions applicable to the required or any other insurance maintained by the Supplier or its subcontractors. Where permitted by law, Supplier must require similar written express waivers of subrogation and insurance clauses from each of its subcontractors.

Docusign Envelope ID: 84B45B46-0A6C-4E94-A747-1CF6205C4BFD

e) **Umbrella/Excess Liability/SELF-INSURED RETENTION.** The limits required by this Agreement can be met by either providing a primary policy or in combination with umbrella/excess liability policy(ies), or self-insured retention.

23) **Termination for Convenience.** Sourcewell or Supplier may terminate this Agreement upon 60 calendar days' written notice to the other Party. Termination pursuant to this section will not relieve the Supplier's obligations under this Agreement for any transactions entered with Participating Entities through the date of termination, including reporting and payment of applicable Administrative Fees.

24) **Termination for Cause.** Sourcewell may terminate this Agreement upon providing written notice of material breach to Supplier. Notice must describe the breach in reasonable detail and state the intent to terminate the Agreement. Upon receipt of Notice, the Supplier will have 30 calendar days in which it must cure the breach. Termination pursuant to this section will not relieve the Supplier's obligations under this Agreement for any transactions entered with Participating Entities through the date of termination, including reporting and payment of applicable Administrative Fees.

Article 3:
Supplier Obligations to Participating Entities

The Terms in this Article 3 relate specifically to Supplier and a Participating Entity when entering transactions utilizing the General Terms established in this Master Agreement. Article 1 General Terms control over any conflict with this Article 3. Where this Master Agreement is silent on any subject, Participating Entity and Supplier retain the ability to negotiate mutually acceptable terms.

1) **Quotes to Participating Entities.** Suppliers are encouraged to provide all pricing information regarding the total cost of acquisition when quoting to a Participating Entity. Suppliers and Participating Entities are encouraged to include all cost specifically associated with or included within the Suppliers proposal and Included Solutions within transaction documents.

2) **Shipping, Delivery, Acceptance, Rejection, and Warranty.** Supplier's proposal may include proposed terms relating to shipping, delivery, inspection, and acceptance/rejection and other relevant terms of tendered Solutions. Supplier and Participating Entity may negotiate final terms appropriate for the specific transaction relating to non-appropriation, shipping, delivery, inspection, acceptance/rejection of tendered Solutions, and warranty coverage for Included Solutions. Such terms may include, but are not limited to, costs, risk of loss, proper packaging, inspection rights and timelines, acceptance or rejection procedures, and remedies as mutually agreed include notice requirements, replacement, return or exchange procedures, and associated costs.

3) **Applicable Taxes.** Participating Entity is responsible for notifying supplier of its tax-exempt status and for providing Supplier with any valid tax-exemption certification(s) or related documentation.

4) **Ordering Process and Payment.** Supplier's ordering process and acceptable forms of payment are included within its Proposal. Participating Entities will be solely responsible for payment to Supplier and Sourcewell will have no liability for any unpaid invoice of any Participating Entity.

5) **Transaction Documents.** Participating Entity may require the use of its own forms to complete transactions directly with Supplier utilizing the terms established in this Agreement. Supplier's

Docusign Envelope ID: 84B45B46-0A6C-4E94-A747-1CF6205C4BFD

standard form agreements may be offered as part of its Proposal. Supplier and Participating Entity may complete and document transactions utilizing any type of transaction documents as mutually agreed. In any transaction document entered utilizing this Agreement, Supplier and Participating Entity must include specific reference to this Master Agreement by number and to Participating Entity's unique Sourcewell account number.

6) **Additional Terms and Conditions Permitted.** Participating Entity and Supplier may negotiate and include additional terms and conditions within transaction documentation as mutually agreed. Such terms may supplant or supersede this Master Agreement when necessary and as solely determined by Participating Entity. Sourcewell has expressly reserved the right for Supplier and Participating Entity to address any necessary provisions within transaction documents not expressly included within this Master Agreement, including but not limited to transaction cancellation, dispute resolution, governing law and venue, non-appropriation, insurance, defense and indemnity, force majeure, and other material terms as mutually agreed.

7) **Subsequent Agreements and Survival.** Supplier and Participating Entity may enter into a separate agreement to facilitate long-term performance obligations utilizing the terms of this Master Agreement as mutually agreed. Such agreements may provide for a performance period extending beyond the full term of this Master Agreement as determined in the discretion of Participating Entity.

8) **Participating Addendums.** Supplier and Participating Entity may enter a Participating Addendum or similar document extending and supplementing the terms of this Master Agreement to facilitate adoption as may be required by a Participating Entity.

Sourcewell	Cimline, Inc.
Signed by: Jeremy Schwartz C0FD2A139D06489...	Signed by: 2A3E1FB474C548A...
By: _____	By: _____
Jeremy Schwartz	Ben Thielbar
Title: Chief Procurement Officer	Title: Director
Date: 7/1/2025 | 1:45 PM CDT	Date: 7/1/2025 | 10:45 AM CDT

RFP 050625 - Roadway Maintenance Equipment

Vendor Details

Company Name:	Cimline, Inc.
Address:	2601 Niagara Lane N Plymouth, MN, Minnesota 55447
Contact:	Ben Thielbar
Email:	Bthielbar@cimline.com
Phone:	612-916-4966
Fax:	763-694-2665
HST#:	38-3087429

Submission Details

Created On:	Monday April 28, 2025 10:48:11
Submitted On:	Tuesday May 06, 2025 11:50:00
Submitted By:	Ben Thielbar
Email:	Bthielbar@cimline.com
Transaction #:	1c3041df-07ca-466b-98ea-1a8558c3b70e
Submitter's IP Address:	147.243.245.12

Specifications

Table 1: Proposer Identity & Authorized Representatives (Not Scored)

General Instructions (applies to all Tables) Sourcewell prefers a brief but thorough response to each question. Do not merely attach additional documents to your response without also providing a substantive response. Do not leave answers blank; respond "N/A" if the question does not apply to you (preferably with an explanation).

Table 1 Specific Instructions. Sourcewell requires identification of all parties responsible for providing Solutions under a resulting master agreement(s) (Responsible Supplier). Proposers are strongly encouraged to include all potential Responsible Suppliers including any corporate affiliates, subsidiaries, D.B.A., and any other authorized entities within a singular proposal. All information required under this RFP must be included for each Responsible Supplier as instructed. Proposers with multiple Responsible Supplier options may choose to respond individually as distinct entities, however each response will be evaluated individually and only those proposals recommended for award may result in a master agreement award. Unawarded entities will not be permitted to later be added to an existing master agreement through operation of Proposer's corporate organization affiliation.

Line Item	Question	Response *	
1	Provide the legal name of the Proposer authorized to submit this Proposal.	Cimline, Inc.	*
2	In the event of award, is this entity the Responsible Supplier that will execute the master agreement with Sourcewell? Y or N.	Yes	*
3	Identify all subsidiaries, D.B.A., authorized affiliates, and any other entity that will be responsible for offering and performing delivery of Solutions within this Proposal (i.e. Responsible Supplier(s) that will execute a master agreement with Sourcewell).	Cimline, Inc. Duraco, Inc. (sister company manufacturer location. Duraco dab DuraPatcher product sold through Cimline, Inc.) Duraco is also disclosed in financial documentation. DuraPatcher	*
4	Provide your CAGE code or Unique Entity Identifier (SAM):	Cimline, Inc. Unique ID: YRQVMD16C117	*
5	Provide your NAICS code applicable to Solutions proposed.	333120	*
6	Proposer Physical Address:	2601 Niagara Lane N Plymouth, MN 55447	*
7	Proposer website address (or addresses):	www.cimline.com	*
8	Proposer's Authorized Representative (name, title, address, email address & phone) (The representative must have authority to sign the "Proposer's Assurance of Compliance" on behalf of the Proposer):	Ben Thielbar Director 2601 Niagara Lane N Plymouth, MN 55447 bthielbar@cimline.com 612-916-4966 direct cell 877-841-0848 office main line	*
9	Proposer's primary contact for this proposal (name, title, address, email address & phone):	Ben Thielbar Director 2601 Niagara Lane N Plymouth, MN 55447 bthielbar@cimline.com 612-916-4966 direct cell 877-841-0848 office main line	*
10	Proposer's other contacts for this proposal, if any (name, title, address, email address & phone):	Lance Hartmann President 2601 Niagara Lane N Plymouth, MN 55447 lhartmann@plymouthind.com 651-231-2252 direct cell 877-841-0848 office main line	*

Table 2A: Financial Viability and Marketplace Success (50 Points, applies to Table 2A and 2B)

Line Item	Question	Response *	

11	Provide a brief history of your company, including your company's core values, business philosophy, and industry longevity related to the requested Solutions.	"The best rides are on forgettable roads preserved safely, and efficiently by the most innovative pavement equipment." Cimline, Inc. has been manufacturing for over 55 years serving the pavement maintenance industry since 1970. The core values that drive Cimline, Inc. and all of the Plymouth Industries companies are visible and posted everywhere from halls, to conference rooms, to the factory floor; Be Safe - Impress the Customer - Performance Driven - Quality in All We Do - Act with Integrity and Professionalism - Collaborative Continuous Improvement. Cimline practices these core values both internally and with all Cimline business partners. Cimline works continuously with an extensive dealer network across the United States, Canada, and over 26 countries world wide to continue to provide industry leading safe, innovative, and quality manufactured pavement maintenance equipment. These partners provide critical feedback to the factory for continuous improvement while working hand in hand with operators of Cimline equipment. Cimline is proud of its continuously growing dealer net work that has 110 locations across the US and Canada and a tradition of servicing the pavement maintenance industry for both the contractor and agency markets.	*
12	What are your company's expectations in the event of an award?	CimlineCimline is grateful for having been awarded this contract in 2021. With nearly 4 years of experience, Cimline's expectation of a newly awarded contract has changed. 4 years ago, Cimline expected to spend the early part of the contract work establishing the contract details with the Cimline team and dealer network. Once that was completed, Cimline's goal was to spend the remainder of the contract period driving collective success for Government agencies, Sourcwell, Cimline, and their dealers alike. With over 70% of Cimline's sales typically going to Government agencies, the Sourcwell contract has been a success for all parties. With this, it is Cimline's expectation if awarded the contract again, to start the next contract with the momentum all involved have built during the last contract. Cimline is confident that if awarded, they will continue to grow the categories they compete in, with the Sourcewell contract for another 4 years. Specifically, Cimline achieved quality growth through the promotion of our last Sourcewell contract award. Once awarded from 2022 to 2023 we experienced 83% growth in contract sales. In 2023 to 2024 we experienced 169% growth in contract sales and moved to #1 in market place for truck mounted spray patchers because of it. In 2025 we are also continuing the growth trend of our product in this category. We look to improve our past success and partnership with Sourcewell in serving this marketplace by continuing our diverse Sourcewell marketing plan that provides consistent contact in digital / print media, local / national trade show, and specific resources provided on our cimline web page for co-operative purchasing to dealer location. We also strive to continuously provide educational resources to our dealer network and work in conjunction with Sourcewell to provide training directly to our Cimline staff and dealer partners while also promoting participation to the multiple Sourcewell training opportunities provided nationally.	*
13	Demonstrate your financial strength and stability with meaningful data. This could include such items as financial statements, SEC filings, credit and bond ratings, letters of credit, and detailed reference letters. Upload supporting documents (as applicable) in the document upload section of your response. DO NOT PROVIDE ANY TAX INFORMATION OR PERSONALLY IDENTIFIABLE INFORMATION.	Cimline, Inc. and Duraco, Inc. are both Plymouth Industries Companies. Cimline, Inc. has been in business over 55 years. All products are marketed and sold through Cimline, Inc. A detailed financial statement of Cimline, Inc., Duraco, Inc., and the parent company, Plymouth Industries, as well as credit references for Cimline, Inc. are attached.	*

14	What is your US market share for the Solutions that you are proposing?	The detail provided is based on an assumed market size based on reporting and research through industry markers and sales reporting of government agencies. EDA and AEM (Association of Equipment Manufacturers) do not compile industry market share data in the equipment categories supplied by Cimline, Inc. MA4 trailer mounted HOT spray applicator. Cimline is the #1 market leader in this category and the only nationally and DOT certified trailer mounted applicator of VRAM (void reducing asphalt membrane). This is a process used in maintaining and installing distracted driving safety features like rumble strips now part of many federally funded projects. Emulsion Storage Tanks. Used to store pavement maintenance emulsion on site, Cimline is the #1 market share leader in electric emulsion storage tank production. Cimline currently produces on average 44 tanks a year for emulsion storage the TXDOT as teh largest contract where over 200 tanks are in operation. Spray Injection Trailer Mounted Patching Equipment. Cimline with the DuraPatcher trailer patcher is the #1 market share leader in this category in the world. Both Crafco and Rosco / LeeBoy have exited this market segment based on the DuraPatcher growth and acceptance in the trailer mount marketplace. Spray Injection Truck Mounted patching equipment. Cimline is the #1 market share leader. Because of the success of the current Sourcewell contract and co-operative purchasing, Cimline moved ahead of its competitor Leeboy / Rosco to become the industry's top market share producer in 2023, and kept that standing again in 2024 delivering over 30 1-Man patchers in the last 12 months. Crack Sealers / Melter Applicators. Cimline, Inc. is #2 in market place. Cimline produces approximately 240 trailer mounted applicators a year. Mastic Melters / Mastic Patchers. Cimline is currently #3 in market share in this category. Cimline has developed new technology for this segment in the last 8 months that have led to an increase of orders in this category. Cimline is projecting to be #2 in market share by year end 2025. Cimline also manufactures support equipment to help each of the pavement maintenance processes listed and ranked above. These products are also stocked, sold and serviced by our dealer network. These items include: trailer mounted tack kettles for applying emulsion in asphalt maintenance, skid mounted compressors, heat lances, and pavement routers that are used to prepare pavement maintenance areas, and trailer mounted emulsion heaters that are used to assist in the pavement patching process in remote areas.
15	What is your Canadian market share for the Solutions that you are proposing?	There is no Canadian sales reporting that helps manufacturers on our industry category understand these details perfectly, so it is our understanding using the same criteria research and sales in market that our Canadian market rankings are similar to the US. Spray Patching Tailer Mount #1 Spray Patching Truck Mount #1 Trailer Mounted VRAM Applicator #1 Crack Sealer / Melter Applicator #2 Mastic Patcher / Mastic Melter #3 While we do supply vertical emulsion storage tanks in Canada it is not the typical industry usage type like the US. Horizontal mobile tanks are more common than permanent mounted vertical storage. Whether vertical or horizontal emulsion tanks, the ranking by manufacturer in Canada is unclear. Same as the US market place, Canadian Dealer partners stock, sell, and support the a complete line of equipment and parts manufactured by Cimline of pavement maintenance.
16	Disclose all current and completed bankruptcy proceedings for Proposer and any included possible Responsible Party within the past seven years. Proposer must provide notice in writing to Sourcewell if it enters a bankruptcy proceeding at any time during the pendency of this RFP evaluation.	NONE.

17	How is your organization best described: is it a manufacturer, a distributor/dealer/reseller, or a service provider? Answer the question that best applies to your organization, either a) or b). a) If your company is best described as a distributor/dealer/reseller (or similar entity), provide your written authorization to act as a distributor/dealer/reseller for the manufacturer of the products proposed in this RFP. If applicable, is your dealer network independent or company owned? b) If your company is best described as a manufacturer or service provider, describe your relationship with your sales and service force and with your dealer network in delivering the products and services proposed in this RFP. Are these individuals your employees, or the employees of a third party?	B. Cimline, Inc. is a manufacturer that works directly with a dealer network in the United States, Canada, and Internationally to provide industry leading pavement maintenance equipment to both the agency and private market. Each team member described in detail here is an employee of Cimline, not a third party. Sales Staff: Cimline, Inc. has a sales staff of one (1) Director, and seven (7) Regional Sales Managers. The regional managers are divided by region and live in each region to best support the dealer network and end users. 1. Northeast US including QC, NB, NS, NF, Canada. 2. Great Lakes including ON, Canada. 3. Midwest including MB, East-SK, Canada. 4. Northwest including AB, BC, West-SK Canada. 5. Southeast US 6. Southwest US 7. International (anything outside US and Canada) The Cimline sales team each manage the dealers win their sales territory and also assist in sales and training with the end users of the equipment. Each regional manager has their own demonstration and training equipment dedicated to their territory in support of any sales or operational training that arises. Each regional manager not only trains the dealer in sales and support benefits from Cimline, they also regularly perform industry training nationally or regional through industry organizations such as APWA, League of Cities and Counties, LTAP, many state asphalt associations related to NAPA, and national industry events like PaveX and World of Asphalt that specialize in the pavement arena. The average Cimline Regional Sales Manager has more than 23 years experience in pavement maintenance. Sales / Service Field: Cimline has two (2) Product Support Specialists that work between sales, service, and engineering in support of both the dealer network and end users. These two specialists are responsible for detailed service and technical data in association with all equipment to train dealer parts and service personnel as well as end user personnel on all mechanical, technical, and operational aspects. The product support specialists also maintain the teaching presentations and aides for "Cimline Academy". This is a detailed technical service training program used to train dealers and end users in a classroom environment for certification. These trainings are performed both regionally with multiple dealers and agencies, as well as at the Cimline manufacturing facility bi-annually. The Cimline Academy resources are also available on an app for desktop or phone. Through this app dealers can access technical specifications in print, repair videos, operational videos and other essential up-time support tools that can be shared in one click directly to a dealer or end user in need of support. Sales / Marketing / Product: There are 3 Marketing team members dedicated to Cimline's success. They include a Product Manager that maintains the product portfolio, detailed machine specifications, literature accuracy, competitive market analysis, and pricing. The Sr. Marketing Manager who tracks and manages the marketing presence for Cimline including print, digital, branding, trade show support, and the Cimline Dealer Portal. The Digital Marketing Manager who is responsible for the Cimline web site management, digital media formatting, digital video editing, digital ad word and SEO. Customer Care Support: Cimline, Inc. has a customer care staff of seven (7) to support the dealer network and end users in the field from the office. This team is led by the Director of Customer care. Team members include one (1) dedicated order specialist. This team member is responsible for order accuracy for our dealers and contract sales in conjunction with the Sales Director. They are also responsible for sending dealers and customers order verifications for accuracy of order, expected delivery dates, updates to delivery dates, and detailed tracking if requested. There are three (3) dedicated to phone technical service and parts support team members. They support each customer based on the make, model, and vin to locate quickly the best support and parts detail available to get machines back up and to work. Last there are two (2) shipping specialists that report to customer care who oversee all outbound and inbound freight. This includes all shipments of parts an equipment with tracking visibility from flatbed, LTL, UPS, and FedEx at both manufacturing facilities. Engineering Support: Cimline four (4) Engineering team members led by one (1) Director of Engineering, one (1) Cimline Product Engineer, one(1) DuraPatcher Product Engineer, and one (1) Continuation Engineer.

18	If applicable, provide a detailed explanation outlining the licenses and certifications that are both required to be held, and actually held, by your organization (including third parties and subcontractors that you use) in pursuit of the business contemplated by this RFP.	Cimline, Inc. provides products across the US and Canada in a variety of processes that require Cimline as a manufacturer to adhere to local, sate, and federal laws and regulations in order to do business. Some examples of these can be noted in OSHA standards, ASTM standards, UL electrical standards, and NEMA electrical standards. Cimline also uses a published quality guideline for manufacturing process and training of employees. There are specific standards set and tests for qualification given for welding, machine shop operations, and assembly. Every part goes through quality spot check systems as it travels through the manufacturing process up to act functional testing and quality inspection after final assembly. Monthly quality KPI metrics are posted on a large board in the central shop area for visibility to the entire team. Based on these experiences and quality metrics, Cimline, Inc. has the ability to meet and comply with any applicable laws or regulation to conduct business in the US and Canada.	*
19	Disclose all current and past debarments or suspensions for Proposer and any included possible Responsible Party within the past seven years. Proposer must provide notice in writing to Sourcewell if it enters a debarment or suspension status any time during the pendency of this RFP evaluation.	NONE.	*
20	Describe any relevant industry awards or recognition that your company has received in the past five years.	Many industry awards and recognition in pavement maintenance are based on advertising dollar spend and not necessarily product and/or company value. This is the list of awards Cimline earned through hard work, integrity, and dedication rather than given based on the company's marketing spend. US Patent US-2020087868-A1 issued to Mike Halvorson, Director of Engineering, Cimline 2020. Contractors Choice Award Roads and Bridges 2020. Top 30 Products for Asphalt Road Building 2024 and 2025. 2025 Under 40 Leader in Construction Equipment (Presented to Jimmy Barthel, Cimline Product Engineer) Pinnacle Award for Top Performing Company of Hines Family of Companies, 2019, 2021, 2022, 2023, 2024 Safety Initiatives Award, 2024 Achievement in creating a safe and healthy work environment. Challenge Award, 2021, Recognizes innovative solutions to a business problem. Awarded for Cimline Road show by during Covid when trade shows and live events were being cancelled, Cimline travels direct to the end users in small groups outside to assist in their purchasing and training needs in a cross country tour.	*
21	What percentage of your sales are to the governmental sector in the past three years?	Total Sales Volume of Cimline, Inc. is over 70% governmental.	*
22	What percentage of your sales are to the education sector in the past three years?	We do not separate education from governmental and would say specifically that most educational pavement maintenance is conducted by the township, city, county, or state transportation maintenance or public works teams not directly by the educational facility itself.	*
23	List all state, cooperative purchasing agreements that you hold. What is the annual sales volume for each of these agreement over the past three years?	Most contracts are held by Cimline authorized dealers not Cimline, Inc unless there is more than 1 dealer represented in a trade area, or required by process of bid. Those contracts held specifically by Cimline, Inc. are: Sourcewell 2022-$1.52M 2023-$2.79M 83% growth 2024-$7.52M 169% growth MNDOT State Equipment Contract P-961(5) 2022-$239K 2023-$103K 2024-$380K MiDeal - NASPO Contract Awarded start date 2024 - NO Sales Buy Board - Currently on Contract, Cimline pushes these opportunities to our Sourcewell contract possible for best pricing, and also because most all of our agency customers verbally tell us that Sourcewell is preferred. 2024-$103K 2023-$101K TXDOT Vertical Storage Tank Specific 2022 - 2024 Total $1.18M	*

24	List any GSA contracts or Standing Offers and Supply Arrangements (SOSA) that you hold. What is the annual sales volume for each of these contracts over the past three years?	While we have a SAM registration there is not an open GSA Contract for our type of equipment available. It is purchased on the state level, or directly by requesting military installation. When posted for military installation we bid using our Cimline dealer in the territory and Ramonni, Inc. Ramonni, Inc. qualifies as: Economically Disadvantaged Woman Owned Small Business (EDWOSB) and Service Disabled Veteran Owned Small Business (SDVOSB). For any federal roadway maintenance equipment with BIA facilities Cimline has used Sourcewell to fulfill those requests with our local dealer.	*

Table 2B: References/Testimonials

Line Item 25. Supply reference information from three customers who are eligible to be Sourcewell participating entities.

Entity Name *	Contact Name *	Phone Number *	
City of Lincoln, Nebraska Department of Pub Works	Clayton Engelman , District Supervisor Baldwin cengelman@lincoln.ne.gov	402-326-0812 direct cell	*
Stanislaus County, California Department of Public Works	Tate Hoffman, Public Works Fleet Manager hoffmant@stancounty.com	209-525-4139 office 209-661-6117 cell	*
City of West Fargo, ND.	Scott Tiffany, Procurement Specialist, scott.tiffany@westfargond.gov	701-561-9154 direct	*
City of Robinson, Tx	David Kauffman, PWLF Director of Public Services d.kauffman@robinsontexas.org	254-662-1415 direct	
City of Normal, IL Public Works	Eric Murphy Street Superintendent emurphy@normalil.gov	309-454-96873 direct	

Table 3: Ability to Sell and Deliver Solutions (150 Points)

Describe your company's capability to meet the needs of Sourcewell participating entities across the US and Canada, as applicable. Your response should address in detail at least the following areas: locations of your network of sales and service providers, the number of workers (full-time equivalents) involved in each sector, whether these workers are your direct employees (or employees of a third party), and any overlap between the sales and service functions.

Line Item	Question	Response *	

26	Sales force.	Sales Staff: Cimline, Inc. has a sales staff of one (1) Director, and seven (7) Regional Sales Managers. The regional managers are divided by region and live in each region to best support the dealer network and end users. 1. Northeast US including QC, NB, NS, NF, Canada. Jared Jamieson, 18 years experience with Cimline, 28 years industry experience. 2. Great Lakes including ON, Canada. Nat Alford, 19 years experience with Cimline, 29 years industry experience. 3. Midwest including MB, East-SK, Canada. Tom Rollo, 10 years experience with Cimline, 28 years industry experience. 4. Northwest including AB, BC, West-SK Canada.Tim Oustrich, 1 year with Cimline, 25 years industry experience. 5. Southeast US, Dale Daugherty, 8 years Cimline, 24 years industry experience 6. Southwest US, Gary McGee, 23 years Cimline, 25 years industry experience 7. International (anything outside US and Canada), Matt McCormick, 17 years with Cimline, 23 years industry experience. The Cimline sales team each manage the dealers within their sales territory and also assist in sales and training with the end users of the equipment. Each regional manager has their own demonstration and training equipment dedicated to their territory in support of any sales or operational training that arises. Each regional manager not only trains the dealer in sales and support benefits from Cimline, they also regularly perform industry training nationally or regional through industry organizations such as APWA, League of Cities and Counties, LTAP, many state asphalt associations related to NAPA, and national industry events like PaveX and World of Asphalt that specialize in the pavement maintenance arena. The average Cimline Regional Sales Manager has 26 years of experience in pavement maintenance. Sales / Service Field (this is a function of both sales and service): Cimline has two (2) Product Support Specialist that work between sales, service, and engineering in support of both the dealer network sales and end users. These two specialists are responsible for detailed service and technical data in association with all equipment to train dealer parts and service personnel and end user personnel on all mechanical, technical, and operational aspects. The Product Support Specialists also maintain the teaching presentations and aides for "Cimline Academy". This is a detailed technical service training program used to train dealers and end users in a classroom environment for certification. These trainings are performed both regionally with multiple dealers and agencies, as well as at the Cimline manufacturing facility bi-annually. The Cimline Academy resources are also available on an app for desktop or smart phone. Through this app dealers can access technical specifications in print, repair videos, operational videos and other essential up-time support tools that can be shared in one click directly to a dealer or end user in need of support.
27	Describe the network of Authorized Sellers who will deliver Solutions, including dealers, distributors, resellers, and other distribution methods.	Cimline has a very strong dealer network with 110 branch locations and growing across the United States, and Canada. The only state we do not offer a brick and mortar dealer is Hawaii, however we do have customers there and provide service and support to them. In Canada we have dealers locations in 7 provinces that service 9 provinces independently. In remote areas like Yukon, Northwest Territories, Nunavut, and Newfoundland, our dealers have local service contracts with local business providers to offer service repairs. Our dealer network consists of dealers who concentrate in the asphalt paving, concrete paving, road maintenance, and public works / DOT industries. Each Cimline dealer is a parts and equipment stocking dealer. None of Cimline's dealers are considered a "catalog house". Each dealer and branch location are trained in sales, service, and support for Cimline and DuraPatcher products. Continuation training is also provided annually. Most every Cimline Dealer has other manufacturing lines that also have a Sourcewell Contract or Co-Operative Contract. This also is key in providing industry solutions in a timely manner to the governmental sales category. Cimline has sold direct in remote areas not covered by a typical dealer organization such as Hawaii, and remote northern territories in Canada. In these instances, the Regional Sales Manager and a Product Support Sales Representative will travel on site for delivery. This delivery will cover not only use and maintenance but also the support structure to future parts, service and support interaction with the factory.

28	Service force.	Customer Care Support (inside facility customer support) Cimline, Inc. has a customer care staff of seven (7) to support the dealer network and end users in the field from the office. This team is led by the Director of Customer Care, Laurie Osmondson. Laurie has 11 years experience with Cimline and over 30 years experience in Customer Care. Team members include one (1) dedicated order specialist Diana Larson. Diana has 5 years experience with Cimine, and 14 years experience in customer care . Diana is responsible for order accuracy for our dealers and contract sales in conjunction with the Sales Directory. She is also responsible for sending dealers and customers order verifications for accuracy of order, expected delivery dates, updates to delivery dates, and detailed tracking if requested. There are three (3) dedicated to phone Technical Service and Parts Support. Pete Peterson 19 years experience with Cimline, AJ Ganger, 5 years experience with Cimline and 4 years experience operating pavement maintenance equipment, and Brad Reynolds, 15 years experience with Cimline. They support each customer based on the make, model, and vin to locate quickly the best support and parts detail available to get machines back up and to work. Last there are two (2) Shipping Specialists Annette Spruiell, 15 years experience at Cimline, and Shane Stevens, 3 years experience at Cimline, that report to customer care who oversee all outbound and inbound freight. This includes all shipments of parts and equipment with tracking visibility from flatbed, LTL, UPS, and FedEx at both manufacturing facilities. Sales / Service Field (this is a function of both sales and service): FieldCimline has two (2) Product Support Specialist that work between sales, service, and Engineering in support of both the dealer network sales and end users. These two specialists are led by Bill Ganger who has 7 years experience with Cimline, and 14 years experience in the pavement maintenance field. The Product Service Specialists are responsible for detailed service and technical data in association with all equipment to train dealer parts and service personnel as well as end user personnel on all mechanical, technical, and operational aspects. The product support specialists also maintain the teaching presentations and aides for "Cimline Academy". This is a detailed technical service training program used to train dealers and end users in a classroom environment for certification. These trainings are performed both regionally with multiple dealers and agencies, as well as at the Cimline manufacturing facility bi-annually. The Cimline Academy resources are also available on an app for desktop or phone. Through this app dealers can access technical specifications in print, repair videos, operational videos and other essential up-time support tools that can be shared in one click directly to a dealer or end user in need of support. Engineering Support: Cimline has four (4) team members led by one 1) Director of Engineering Mike Halvorson with more than 20 years of experience in pavement maintenance with Cimline and 4 granted US patents. One (1) dedicated Cimline Product Engineer, Jimmy Barthel, a 2025 Leaders Under 40 In the Construction Industry award recipient. One(1) DuraPatcher Product Engineer, Dennis Jones, 15 years experience with Cimline, 25 years industry experience. One (1) Continuation Engineer, Lucas Long, with 3 years experience with Cimline.	*
29	Describe the ordering process. If orders will be handled by distributors, dealers or others, explain the respective roles of the Proposer and others.	The servicing dealer is expected to be the main point of contact of the agency for the purchase of Equipment. This allows the agency's first point of contact to be their local support structure the dealer. In this process the sale is supported by both the dealer and the Cimline sales team in providing the correct machine with the correct option codes at the correct quoted price. At the time of submission of the purchase order from the agency to the local dealer, the local dealer then submits a purchase order to Cimline, Inc. This order from the dealer must contain 1.) a dealer PO 2.) a copy of the agency PO 3.) a copy of the agency quote with Sourcewell member number 4.) an order configuration for the machine and all options. These four items must be in with matching contract pricing and machine configuration by SKU. From this stage, Customer Care will then process the order and send a detailed order verification back to the dealer and Cimline Regional Sales Manager for verification of accuracy. After the order is verified by the dealer / customer to be correct a delivery date is issued for the machine based on production lead time at time of order. Once the machine is in process and reaches the assembly line, the dealer is notified that the machine on order is in process and near completion. At this time the dealer will contact the agency / customer with an updated delivery notification and begins the planning for necessary training or installation in conjunction with the agency / customer and the Cimline Sales team.	*

30	Describe in detail the process and procedure of your customer service program, if applicable. Include your response-time capabilities and commitments, as well as any incentives that help your providers meet your stated service goals or promises.	Customer care can be contacted by phone, email, fax, or cell when calling a field Product Sales Support team member. The contact information for each team and the business hours are outlined specifically in Sourcewell Price Guide, as well as in every dealer reference guide. Operating hours for phone service at the factory are 7:00 am to 5:00 pm central Monday through Friday. Shipping and receiving hours are from 7:00 am to 3:00 pm central time Monday through Friday. UPS Next Day Air orders must be received by 12:00 noon with PO to be shipped the same day. Phone calls and email both come into a central number or email\ at customer care that can be accessed by all and are assigned a case, flagged and noted for reason of contact, and closed by any team member that resolves the request. This allows tracking to all calls and email support questions. From a phone call or email, the first available representative on the Customer Care team will greet the customer and work to resolve the issue. If specialized help is needed in support the is passed to the correct Customer Care representative, or Engineer, or Product Sales Support member and that individual will provide followup until the request case is closed. All phone calls and emails are tracked on a customer care platform. In the case of a parts order or service warranty request, similar to the equipment order process an order verification is generated for the dealer and sent. If the item is not "in stock" a lead time is issued at time of order verification based on the ERP system requirements. Because dealers are the first line of support to the customer it is important that our dealers not only have parts in stock but have the correct parts in stock. Cimline incentivizes the dealers to be up-time ready by offering "Parts Stocking Discounts". This program runs year long and encourages dealers to stock parts in a larger quantity for additional discount to the parts price as well as freight to get it to the dealer yard at the lowest possible cost. By doing this we have found our dealers are more likely to not only stock the parts needed, but provide a better parts pricing and a quicker machine back in service time for the agency / customer. Cimline also provides its dealers with not only recommended parts stocking per machine type, but also an annual comprehensive list with quantities of the parts they purchased. By combining the continual parts stocking program with driven result data Cimline works with its dealers to meet parts up time goals. The final key to our dealer support and service process all the way to the customer is the Cimline APP that is available to our Cimline team and dealers. This platform can be accessed by smart phone in the field or by desktop in office. It contains detailed service manuals and diagrams that go beyond a typical parts and service manual. This platform also contains illustrated and video reference guides on how to perform many maintenance repairs to our equipment. Each of the items on this platform can be shared to an agency / customer in a digital link sales room to allow the end user visibility. This platform greatly reduces our field service times as it allows instant feedback and access to the service team without needing to wait on a call back.	*
31	Describe your ability and willingness to provide your products and services to Sourcewell participating entities.	Cimline worked diligently to be awarded a Sourcewell contract in the past because our dealers and agency customers both loudly sounded their appreciation to having a choice of what to purchase, in a shorter cycle, while satisfying the bidding requirements. Cimline has and distributes annually with any price change a designated Sourcewell information packet with pricing, order process, and Sourcewell training aides and information to its entire dealer network. This same information is also available in the Cimline App for dealers in a specialized Cooperative Purchasing folder for Sourcewell. Cimline has a dedicated landing page on it's website for Co-Operative Purchasing. It clearly illustrates Cimline's Sourcewell Contract, Cimline Regional Sales Managers with contact information by territory, a simple to use dealer locator, contact information to Cimline for compliance, links to resources provided by Sourcewell for agency member admission, as well as illustrating Sourcewell complimentary contracts that can be used for purchasing. An example of this is NCL government leasing using sourcewell and their approved contract number. Cimline has a complete dealer network with the ability to serve the US and Canada both with 110 locations and growing.	*
32	Describe your ability and willingness to provide your products and services to Sourcewell participating entities in Canada.	Cimline offers the exact same information to our Canadian dealer partners as to those in the US. The simple use of Sourcewell documentation and quotations in conjunction to the Canoe contract makes the process simple and reporting a breeze. All of our dealers follow the same process guidelines with Cimline for co-operative purchasing. Cimline also has a well established dealer network that covers Canada from coast to coast in all major provinces. In areas such as the Yukon, North West Territories, and Nunavut, our Canadian dealers have service and support through area local business to assist in remote service and repairs.	*

33	Identify any geographic areas of the United States or Canada that you will NOT be fully serving through the proposed agreement.	None, we have a plan to service Hawaii and Puerto Rico today with current dealers or with contracted field service teams. The same holds for the Canadian provinces of Yukon, Northwest Territories, Nunavut, Newfoundland, and Prince Edward Island. Cimline currently has equipment in both the Whitehorse and Yellowknife areas today.	*
34	Identify any account type of Participating Entity which will not have full access to your Solutions if awarded an agreement, and the reasoning for this.	At this time we have no areas that we are not able to service with full access to our proposed solutions.	*
35	Define any specific requirements or restrictions that would apply to our participating entities in Hawaii and Alaska and in US Territories.	Specialized freight rates are required for these shipments that can include load permits, containerization, container packaging, and proper shipping documentation. It is the practice of Cimline to itemize and define these items during the quotation process as terms and conditions of the order in delivering the proper goods. Any after support service would be supported by the purchasing agency and reimbursed by Cimline, or provided by a Cimline dealer authorized service partner in remote areas.	*
36	Will Proposer extend terms of any awarded master agreement to nonprofit entities?	Yes, Cimline will offer the same terms to any properly qualified purchaser with a Sourcewell member number.	*

Table 4: Marketing Plan (100 Points)

Line Item	Question	Response *	
37	Describe your marketing strategy for promoting this opportunity. Upload representative samples of your marketing materials (if applicable) in the document upload section of your response.	Cimline currently promotes the availability of our current Sourcewell contract using the authorized media logos on all publication media print ads placed by Cimline. Cimline runs the ads with 5 different industry specific trade publications. Sourcewell is the only cooperative purchasing logo we place in our current ad and brand awareness marketing. Cimline currently utilizes Sourcewell supplied flags and magnetic branding at all Cimline paid trade show, as well as at all dealer sponsored events. The national events for Cimline include but not limited to World of Asphatl, ConExpo, Pave/X, National Pavement Expo, and others that support state, county, and city public works. Cimline Regional Sales Managers also have a Sourcewell promotion kit that includes 2 flags and 2 magnets. They use these kits to promote our Sourcewell contract at regional shows with our dealers in support of our equipment and contract availability. Examples of these shows are APWA, League of Cities, County Commissioners Organizations, Dealer Training and Open House activities, LTAP training functions, NAPA associated meetings, and many more. Cimline has a dedicated landing page on the website for Co-Operative Purchasing. It clearly illsutrates Cimline's Sourcewell Contract, Cimline Regional Sales Managers with contact information by territory, a simple to use dealer locator, contact information to Cimline for compliance, links to resources provided by Sourcewell for agency member admission, as well as illustrating Sourcewell complimentary contracts that can be used for purchasing. An example of this is NCL government leasing using sourcewell and their approved contract number.	*
38	Describe your use of technology and digital data (e.g., social media, metadata usage) to enhance marketing effectiveness.	Cimline utilizes LinkedIn and Instagram to promote brand awareness and foster relationships with dealers and end users alike. As LinkedIn is a bit more of a professional point of access, Cimline does promote Sourcewell periodically in conjunction with brand marketing through the Cimline account. Posts on equipment and industry news associated to the dealer network, training events, and product changes are the most common types of postings. With Instagram, we utilize operational photos and reels to promote brand awareness. We do not incorporate contract marketing with the use of Instagram at this time. Cimline also has a Youtube channel where we promote our equipment usage and operational training clips that can be accessed by anyone in the field. This promotes proper operation and most of all safety to the operator. Finally, Cimline spends considerable resources on search engine optimization (SEO). For over a decade, Cimline has spent time, energy and funding towards SEO and over time understands what teh ever-changing world of SEO takes to win when it comes to reaching customers digitally. What was once a service Cimline worked closely with became a full time permanent Digital Marketing Manager role during the current Sourcewell contract period. This allowed Cimline to have even greater success in SEO by generating meaningful leads that would seamlessly be linked up with Cimline's website and/or the appropriate individual in the organization. These digital promotion sites are linked to the Cimline web page and referenced on the cover of the Cimline Price & Guide book that create a cohesive environment for prospective Cimline customers that better help lead quality to convert to sales.	*

39	In your view, what is Sourcewell's role in promoting agreements arising out of this RFP? How will you integrate a Sourcewell-awarded agreement into your sales process?	Cimline's view of Sourcewell's focus of promotion is to promote itself to the agency market arena in the interest of gaining as many members as possible to utilize the solutions to the competitive bid process that Sourcewell provides. Cimline would also view Sourcewell would promote its multiple and diverse categories as solutions and especially the ease of the process to the membership group or as solutions to gain new members. Cimline does not think it is Sourcewell's directive or responsibility to promote individual contracts of an award winner. The solution to the competitive process, diversity to solutions, and simple process are the assets that drive Sourcewell. The directory listing of awarded contracts that is searchable on the Sourcewell site is as much promotion as one would expect to a contract award winner. Cimline would continue to integrate Sourcewell-awarded agreements into our process as we have done during the last contract period. Sourcewell would continue to keep Cimline current on how Sourcewell works, provide coaching and training to contract usage for awarded companies on an administrative level, and assists in coaching and training our dealer partners to properly represent the same value and story. Cimline uses all these practices today to keep Sourcewell at the top of our cooperative usage list and our sales staff current on the process and any changes.	*
40	Are your Solutions available through an e-procurement ordering process? If so, describe your e-procurement system and how governmental and educational customers have used it.	Cimline does not have an e-procurement ordering system at this time. With the integration of smart inventory and bar scanners into our manufacturing process we are 12 to 18 months away from making this possible to our dealers. We do promote a configured price request by our form submission on our web page that does speed up the receiving of detailed information to a requesting agency.	*

Table 5A: Value-Added Attributes (100 Points, applies to Table 5A and 5B)

Line Item	Question	Response *	
41	Describe any product, equipment, maintenance, or operator training programs that you offer to Sourcewell participating entities. Include details, such as whether training is standard or optional, who provides training, and any costs that apply.	Cimline Dealers or a factory Cimline representative provides maintenance and operational training for each piece of equipment delivered. This is done for customer operational training, best practices for job quality, and most of all for safety of the operator and maintenance team. There are times where multiple pieces of equipment, or multiple locations are receiving equipment across a single agency. In this case the dealer or factory plan accordingly so that all crew members receive the proper training. Instances like this are generally multiple days. This training is provided at no charge to the agency customer. In the case where training is in a remote location, or the customer is looking for further day to day training on the job location, those items are covered up front between the agency, dealer, and Cimline factory team. Any charges that occur for training of this type are quoted at best price and billed as actual cost and not marked up. Alaska, Hawaii, and northern Canada territories would be an example of these locations. Cimline factory representatives both Regional Managers and Product Support Mangers are always ready and prepared to offer Industry General training and support to the pavement maintenance field. These training classes are provided in technical, operational, and best practices in repair methods. Classes are provided again at no charge to the agency / customer provided they are not in a remote access location as described above. These classes can be provided as continuing education, field certification, or by request of agencies for risk mitigation by the governing body. These trainings are set up in conjunction with our dealers to fully support the agency / customer. State and local LTAP, APWA, League of Cities, League of Counties, Commissioner Associations, and state level NAPA chapters (National Asphalt Paving Assoc) are common places that Cimline presents annually. Cimline also presents nationally at industry events for training that agencies also attend like PaveX that specializes in asphalt paving and maintenance. It is also common for Cimline dealers because they represent other infrastructure focused and agency focused lines, to provide class and live demo training on equipment in an open house setting over a 1 to 2 day period of time where sessions are held in fields from asphalt paving and maintenance, to micro trenching and hydro excavation. Many times these functions go hand in hand for agencies in cases where underground work crosses a roadway or path. This is also a service that sets the 110 locations and growing of Cimline dealers apart from other dealer networks.	*

42	Describe in detail your warranty program, including conditions and requirements to qualify, claims procedure, and overall structure. You may upload representative samples of your warranty materials (if applicable) in the document upload section of your response.	Cimline warranty is on all products is covered for 1 year bumper to bumper, 2 years engine and hydraulic, less wear items like filters and oil changes for example. This time period begins on the in-service date of the equipment with the agency, not the day it ships from the factory. Extended warranty can be purchased for any of our manufactured equipment and is a line item in the Cimline Price and Guide Book. A copy of both the standard and extended warranty docs are provided in detail. Warranty service coverage can take place both in the field, as well as at the servicing dealer location. This allows the customer flexibility in their repair options. Cimline does cover field service rates and milage for our dealer service centers so it does not come as additional cost to the customer / agency. In the case the machine is mounted to a truck chassis, the chassis manufacturer warranty applies. The chassis must also be serviced for warranty by the authorized truck dealer. For example, a Ford truck would go to the Ford dealer. On all chassis that are provided by Cimline, extended warranty can also be purchased prior to installation date of the equipment. The dealer is the warranty service provider and works directly with the agency / customer on scheduling and reporting. The dealer often has any service parts required in stock to maximize up-time for the agency. In the case the part needed is not in stock, Cimline reimburses up to 2nd day air to freight charges to get the customer going quickly. All warranty is submitted by the dealer to the factory for reimbursement. This is done at NO CHARGE to the agency / customer. If there is any issue that is not warrantable it is reported to the customer prior to repair. In the case of remote service locations such as some areas of Alaska, Hawaii, norther Canadian territories, or to maximize uptime , Cimline will also reimburse the agency / customer for the warranty repair labor time and milage while providing any service parts required. This is done to be flexible with the customer and provide maximum service up-time. In these cases a Cimline Customer Care Team member will assist the agency from start to finish including completing the warranty claim form for reimbursement.	*
43	Describe any technological advances that your proposed Solutions offer.	Cimline has 2 (two) US patents on the market share leading P5 - one person spray injection patcher. These patents are part of the folding patching arm that returns to the front bumper of the truck providing clear visibility to the operator, and also in the programming of the patching arm function so that the arm on the P5 has the most coverage area in the industry is also programed so it does not cross a painted center line to impede on coming traffic or cause an operational hazard. Cimline has the original aggregate venturi design used on the DuraPatcher spray injection patcher. This design is now replicated by all our competitors in the trailer spray patcher marketplace. The material manufacturer Heritage Group has a variety of patents that pertain to the material and application of VRAM (Void Reducing Asphalt Membrane) that is a preventative maintenance process that makes asphalt roadways last longer. Cimline has an exclusive agreement with The Heritage Group to provide the ONLY trailer mounted HOT melter / spray applicator for applying VRAM (Cimline's MA4). This unit has patent acceptance to properly heat and spray with computer rate control VRAM material on pavement joints. It is also a key component in adding rumble strips to road ways. This is key for distracted driving safety measures that are tied to much of the federal road funding initiatives. This machine is also used with computer rate control to apply longitudinal joint sealer, and also used in bridge deck sealing maintenance. Cimline crack sealers, mastic sealers, and longitudinal applicators are made to apply a HOT product. HOT products are asphalt polymerized products over 220 degrees Fahrenheit. Most of these products are applied from 320 to 400 degrees Fahrenheit. To provide the highest levels of safety, Cimline was the first to integrate a 1 (one) touch control panel that provided temperature interlocks to the control functions on a single switch for the operator. This insured that if the machine was placed in "run" or "clean-out" that the machine would operate the pumping system, and agitation system in sequence according to proper temperature settings for the safety of the operator. This controller is known as the M-Series controller and is on every HOT product melter produced. This provides simple operation and familiarity across the entire product line. Cimline has patented technology in on-demand mastic mixing for wide cracks and patches. This patent covers the mixing of HOT polymerized asphalt and locally sourced crushed aggregate to create a long lasting, flexible patch mix at a 50% to 60% reduced material price to the agency / customer. Cimline emulation storage tanks provide proper gentle heating to emulsified asphalt products that maximize storage life for the product. They can be set for a specific temperature, and have a timed agitation system that not only can be set for duration but also for what day or days of the week it comes on. This integration in technology of the control panel is a key supporting factory in making the Cimline emulsion storage tanks the top selling tank in the agency market. Emulsion is used by nearly all asphalt maintenance crews. Storing emulsion on site at the agency / customer yard saves transportation costs, reduces material costs for maintenance, and makes crews more productive by not traveling to vendors daily for materials.	*

44	Describe any “green” initiatives that relate to your company or to your Solutions, and include a list of the certifying agency for each.	CARB compliant or emission compliant on all of its products for the US and Canada. Cimline does engineer all its products to be the most efficient in class to reduce waste. An example of the is hot transfer oil. Transfer oil is used in all industry melters as a way to heat and melt polymerized asphalt. Cimline offers the most efficient heating system in the industry that reduces the amount of hot transfer oil needed. This reduces fuel usage and associated emissions as well as the waste oil capacity on service intervals and reduces maintenance costs. Cimline is proud of designing manufacturing melters with the lowest sound level in the industry. Noise is a disruption and a concern not only to the surrounding community but also to the safety of the daily operator.	*
45	Identify any third-party issued eco-labels, ratings or certifications that your company has received for the Solutions included in your Proposal related to energy efficiency or conservation, life-cycle design (cradle-to-cradle), or other green/sustainability factors.	CARB or emission compliance on all of its products for the US and Candada. These compliance certifications come from the engine manufacturers and parts suppliers.	*
46	Describe how your equipment reduces the carbon footprint compared to traditional asphalt repair equipment.	Cimline spray injection patchers use locally sourced aggregate and asphalt emulsions to produce a long lasting road way patch. Emulsions are produced from water and asphalt oil being combined with a surfactant. This makes the bonding agent material safer to the operator by lowering the material temperature of the product so there is not burn hazard, while reducing the carbon footprint by reducing the amount of liquid asphalt required to mix with the crushed aggregate to make a bonded patch. It also does not require the aggregate to be heated by high BTU burners to bond to the liquid like an asphalt patch, or asphalt pavement would. Cimline does engineer all its products to be the most efficient in class to reduce waste. An example of this is hot transfer oil. Transfer oil is used in all industry melters as a way to heat and melt polymerized asphalt. Cimline offers the most efficient heating system in the industry that reduces the amount of hot transfer oil needed. This reduces the waste oil capacity on service intervals and reduces maintenance costs. Another example is Cimline melters are have the best fuel economy in its class reducing fuel usage and carbon emissions.	*
47	Describe if your solutions use low-VOC (volatile organic compound) or biodegradable materials to reduce environmental impact.	All Cimline spray patchers and emulsion storage tanks are designed to use asphalt emulsions in pavement maintenance. Asphalt emulsions are produced using "PG" grade asphalt as a binder and are cut up to 60% with water and are sheered using a surfactant to stabilize and a polymer for flexibility. By cutting the rate of asphalt binder and using water as a replacement this allows a better and reduced usage of the liquid asphalt resource while providing a product that is safer to the operator to use both in temperature and fume emission. Cimline emulsion storage tanks can be set for a lower range of storage temperature because of the emulsion composition. The tanks can also be set for timed agitation based on length and day of week allowing maximum storage with the lower amount of electrical input energy to operate the tank. Cimline crack sealers and melter applicators run a variety of recycled content in the form of the material used in application. Cimline manufactures melters that run ANY brand of sealant.	*

48	Describe any ergonomic features your solutions offer to minimize fatigue and strain on operators.	Cimline melters in all categories provide the lowest material loading height in the industry. Polymerized asphalt blocks are loaded into all crack seals and mastic patchers. These blocks weigh 18 to 30 lbs depending on type. Operators commonly load hundreds, if not thousands of pounds of material daily so by having a loading door that is below shoulder heigh and the lowest height in the industry by several inches reduces operator fatigue and strain. Cimline can also provide material loading conveyors that bring blocks from the tow vehicle and load them into the machine to reduce handling by the operator. Coinciding with the loading height all loading doors are equipped with ergonomic handles to provide leverage to the operator of opening. All Cimline crack sealers are also outfitted with a boom to carry the weight of the sealant hose and wand used to apply product to the repair area without it touching the ground. Having an operator friendly hose and wand improves production for the crew as it reduces fatigue. Cimline also provides a choice of light weights aluminum applicator wands that best fit the operator. the Cimline pavement router / cutter is designed to have a low center of gravity to allow for simple maneuverability and less effort to push from crack to crack. The unit also has adjustable operator controls so it can be quickly adjusted to fit any height operator. Cimline provides a self-retracting hose reel on all of the tack kettle / emulsion applicators to save time and energy in winding a 50 application hose each time it is used. Cimline also uses all aluminum applicator wands to reduce weight. Cimline trailer mounted spray patchers utilize a tri-fold boom to carry the 3" aggregate hose and emulsion for spray patch application. This boom is designed and advertised as "fatigue free" in our bid specifications and is a design that has made us the number 1 market share leader and leading brand name in spray patching technology. Cimline's P5 one-person spray injection patcher is the industry leading patcher of its type to allow a single operator to successfully patch roadways from the safety and comfort of a truck cab that completely eliminates the physical activities and risks associated with other means of patching on the ground.	*

49	Describe fire prevention and handling protocols or personal protective equipment needed while using your equipment to enhance operator safety.	There are no Cimline products that require special fire prevention or handling protocols. All of Cimline's equipment is designed with the top safety hierarchical standard there is, which is to "eliminate the hazard". Technology is in place on all Cimline to control critical machine temperatures. Manuals include details specific to how the equipment manages critical temperatures to prevent fires. Specific to personal protective equipment (PPE), Cimline's melters produce the highest temperature materials when operating. The materials is hot enough to burn ones skin, so specific details are provided in every Cimline manual as to the appropriate PPE required to safely operate the machine. There are numerous design details in every Cimline machine that design safety from the hazard of fires and burns. Here is a list of the top design elements across the Cimline line of products. Every Cimline melter utilizes a becket diesel burner. These burners use a photo eye for "out fire" protection so that fuel oil is only supplied to the burner when it is operating properly. If a flame is not seen, or voltage to run the ignitor is not present at the proper level the burner will not fire and cuts any fuel source. The heating source of all melters is also tied to 2 (two) digital controllers for heat transfer oil, and material temperature. These controllers also have an interlock on the burner so that the burner can only run if BOTH controllers are calling for heat. The combustion chamber for the diesel fired burner is enclosed and insulated using a high temp non flammable protective insulation. Temperature interlocks are operated by the M-Series control panel that ensure the proper steps and temperatures are met to safely operate any function of the machine. Loading doors on all equipment are designed so that material is loaded using the door as a shelf and closed. This prevents any chance of material splash back to the operator or the surroundings. Cimline propane burners on our emulsion tack kettles also utilize out fire protection in the form of a thermo couple. This thermocouple is placed in the line of the heating burner to the burner tube. It is held on while igniting the heater much like a "buddy heater" in an ice house. If the flame goes out, the thermo couple cools and cuts off the fuel supplied to the burner. All Cimline products have an option for 5lb, 10lb, or 20lb fire extinguisher to be provided on board. Cimline spray injection patchers operate using a thermostatic control and electric heating blankets that warm the steel tank, not direct contact with the liquid emulsion. Along with these integrated preventative measures to handling HOT products, Cimline recommends and trains operators in safety of operation and first aid when training. Steel toed boots, long sleeve shirts, safety glasses / shield and insulated work gloves need to be worn at all times while handling HOT asphalt products.	*
50	What unique attributes does your company, your products, or your services offer to Sourcewell participating entities? What makes your proposed solutions unique in your industry as it applies to Sourcewell participating entities?	Cimline has the broadest pavement maintenance lineup of products with the industry's best dealer network. Product breadth - no other manufacturer produces a line of crack sealers and routers, a family of pothole patching equipment including industry leading spray injection patching (i.e. P5), as well as emulsions applicators and industry leading emulsion storage tanks. Response - Cimline has a broad and established group of trained and service part stocking dealers (110) ready to service operator training needs, service equipment, and provide parts immediately. Longevity – no other manufacturer of pavement maintenance equipment has innovated and manufactured equipment for the pavement maintenance industry for 55 years, founded in 1970.	*

Table 5B: Value-Added Attributes

Line Item	Question	Certification	Offered	Comment	
51	Select any Women or Minority Business Entity (WMBE), Small Business Entity (SBE), or veteran owned business certifications that your company or hub partners have obtained. Upload documentation and a listing of dealerships, HUB partners or re-sellers if available. Select all that apply.		(●) Yes ( ) No	Cimline uses Ramonni, Inc. of Nebraska City, NE to bid and supply any federal bids to US military operational posts. Ramonni, Inc. qualifies as: Economically Disadvantaged Woman Owned Small Business (EDWOSB) and Service Disabled Veteran Owned Small Business (SDVOSB). Attached are the SAM.GOV Entity Information and the SBA SDVOSB certification.	*
52		Minority Business Enterprise (MBE)	( ) Yes (●) No	No	*
53		Women Business Enterprise (WBE)	( ) Yes (●) No	No	*
54		Disabled-Owned Business Enterprise (DOBE)	( ) Yes (●) No	No	*
55		Veteran-Owned Business Enterprise (VBE)	( ) Yes (●) No	No.	*
56		Service-Disabled Veteran-Owned Business (SDVOB)	(●) Yes ( ) No	Cimline uses Ramonni, Inc. of Nebraska City, NE to bid and supply any federal bids to US military operational posts. Ramonni, Inc. qualifies as: Economically Disadvantaged Woman Owned Small Business (EDWOSB) and Service Disabled Veteran Owned Small Business (SDVOSB). Attached are the SAM.GOV Entity Information and the SBA SDVOSB certification.	*
57		Small Business Enterprise (SBE)	( ) Yes (●) No	No	*
58		Small Disadvantaged Business (SDB)	( ) Yes (●) No	No	*
59		Women-Owned Small Business (WOSB)	(●) Yes ( ) No	Cimline uses Ramonni, Inc. of Nebraska City, NE to bid and supply any federal bids to US military operational posts. Ramonni, Inc. qualifies as: Economically Disadvantaged Woman Owned Small Business (EDWOSB) and Service Disabled Veteran Owned Small Business (SDVOSB). Attached are the SAM.GOV Entity Information and the SBA SDVOSB certification.	*

Table 6A: Pricing (400 Points, applies to Table 6A and 6B)

Provide detailed pricing information in the questions that follow below.

Line Item	Question	Response *	
60	Describe your payment terms and accepted payment methods.	Cimline offers terms of net 30 days after receipt of completed goods and documentation for licensing. Cimline authorized dealers offer these same terms to the customer but may also offer quick pay options as the billing company to the agency / customer.	*
61	Describe any leasing or financing options available for use by educational or governmental entities.	Cimline offers options of governmental leasing / financing from NCL leasing. A sourcewell awarded vendor supplier.	*

62	Describe any standard transaction documents that you propose to use in connection with an awarded agreement (order forms, terms and conditions, service level agreements, etc.). Upload all template agreements or transaction documents which may be proposed to Participating Entities.	Cimline provides a quotation on any product to the Dealer and agency / customer that clearly displays the Sourcewell contract number. Line item part numbers and descriptions with extended cost showing the Sourcewell discount clearly. Freight is quoted to the customer at the time of quotation along with any special requested items not listed in the published price pages or special items requested to be provided by the dealer like pre delivery inspection or installation of customer supplied items like warning lights or tooling. Once this quote is accepted by the agency 1) the agency PO 2) the Sourcewell approved quote copy 3) the dealer PO and 4) the equipment configuration are sent to customer care for data entry and verification. Once this is complete the servicing dealer and agency are provided an order verification displayed by line item with current lead time to delivery.	*
63	Do you accept the P-card procurement and payment process? If so, is there any additional cost to Sourcewell participating entities for using this process?	Cimline accepts credit card for a service fee and does not accept P-Card directly. Cimline dealers DO accept P-card procurement and payment process in most all locations. There is no fee charged in using the P-Card. There is a credit card transaction fee from the card company issued on all transactions direct with the Cimline factory.	*
64	Describe your pricing model (e.g., line-item discounts or product-category discounts). Provide detailed pricing data (including standard or list pricing and the Sourcewell discounted price) on all of the items that you want Sourcewell to consider as part of your RFP response. If applicable, provide a SKU for each item in your proposal. Upload your pricing materials (if applicable) in the document upload section of your response.	Cimline offers a 12% discount from list price (MSRP) on all price catalog items except there is NO discount on the 33,000 GVW Cimline supplied Chassis option. The NO discount Chassis sold by Cimline is ordered and configured by the factory to be ready for install for a P-5 one person patcher or P-3 skid mount patcher. These chassis are stocked and ordered in pipeline by Cimline to reduce lead time to the agency and purchased in a quantity that is highly competitive or less in price than a typical agency contract price level. Cimline uses an adapted copy of the Dealer Price and Guide book for Sourcewell pricing to keep all pricing and dealer activity consistent with normal operation procedure.	*
65	Quantify the pricing discount represented by the pricing proposal in this response. For example, if the pricing in your response represents a percentage discount from MSRP or list, state the percentage or percentage range.	12% Discount from list price (MSRP) on all catalog items except the line item SKU for 33,000 GVW Chassis. That sole line item has NO discount. The Cimline Sourcewell Price and Guide Book is attached.	*
66	Describe any quantity or volume discounts or rebate programs that you offer.	Cimline provides an additional 3% discount for quantity purchases of 3 to 4 units on any complete machine order NOT including the chassis line item if a chassis mounted patcher is ordered. Cimline offers a 5% discount for purchases of 5 units or more on any complete machine order NOT including the chassis line item as stated above.	*
67	Propose a method of facilitating “sourced” products or related services, which may be referred to as “open market” items or "non-contracted items". For example, you may supply such items “at cost” or “at cost plus a percentage,” or you may supply a quote for each such request.	Sourced products or related services that are described as "open market" or "non-contract" will be itemized on the quotation to the customer and represent a fair market value pricing structure. This is common in our agency market and accepted practice by Cimline. Examples of this are compliance specific lights, strobes, or beacons for a specific agency. 4-way camera systems are another example of customer specific options that will call out a specific brand. In these cases Cimline and the dealer partner work with the agency and clearly outline the installation requirements. Any purchased components and installation labor will be quoted and clearly outlined to the customer.	*
68	Identify any element of the total cost of acquisition that is NOT included in the pricing submitted with your response. This includes all additional charges associated with a purchase that are not directly identified as freight or shipping charges. For example, list costs for items like pre-delivery inspection, installation, set up, mandatory training, or initial inspection. Identify any parties that impose such costs and their relationship to the Proposer.	Freight will be estimated at time of quote and billed as freight actual at time of delivery. All items pertinent to the machine including pre-delivery inspection from the dealer, or installation services will be listed and itemized on the quotation. As stated earlier every machine delivery includes factory or factory authorized training. Examples of specialized costs to be itemized for installation are cranes, welder, and electrician for vertical emulsion storage tanks. These tanks will have a factory representative or trained dealer representative on the ground for install as included in all training and installation for Cimline equipment.	*
69	If freight, delivery, or shipping is an additional cost to the Sourcewell participating entity, describe in detail the complete freight, shipping, and delivery program.	Freight is quoted by the carrier to Cimline and the estimated freight total is included in the quotation. Freight is billed as the freight actual at time of billing. A copy of the carry bill can be supplied to the agency upon request. Each machine is shipped to the Cimline authorized dealer for inspection prior to delivery to the agency / customer. Each machine goes through a quality inspection at Cimline as well as when being received by the authorized Cimline dealer prior to delivery.	*

70	Specifically describe freight, shipping, and delivery terms or programs available for Alaska, Hawaii, Canada, or any offshore delivery.	Cimline uses remote shipping logistics in our daily business activities. Cimline has shipping contacts for Alaska, Hawaii, and off shore delivery. With units sold in Canada, Cimline uses the Canadian dealer to provide freight transportation quotations to the agency / customer. The dealers in Canada have systems in place for border crossing and brokerage and are experts in this practice.	*
71	Describe any unique distribution and/or delivery methods or options offered in your proposal.	P-5 one person chassis mounted spray patchers and P-3 two person chassis mounted spray patchers can be delivered as drive away and not on flat bed transport. This method of delivery is charged at a market value milage rate from the factory shipping point to the agency / customer delivery yard and is a better price point than transport haul. This delivery does NOT affect the warranty of the chassis. The chassis warranty begins upon registration of the chassis by the agency.	*
72	Specifically describe any self-audit process or program that you plan to employ to verify compliance with your proposed agreement with Sourcewell. This process includes ensuring that Sourcewell participating entities obtain the proper pricing.	Each Sourcewell quote is supplied by Cimline to the dealer. This quote is then matched to the agency / customer PO copy that is required during the order entry process. Customer Care, Director of Sales, and Accounting Controller all have visibility to the order entry. Any order submitted for contract purchase by a dealer also must contain Sourcewell notification on the PO. In the order entry process the Director also audits the transaction and provides a detailed report that incudes price verification and member information for Sourcewell reporting. Cimline also shares the published Cimline price pages at time of quotation so that agencies can view options and capabilities that they wish to order.	*
73	If you are awarded an agreement, provide a few examples of internal metrics that will be tracked to measure whether you are having success with the agreement.	As with the current contract, Cimline will continue to annually monitor revenue as well as unit sales growth by product category for equipment sold though the Sourcewell contract. Cimline is proud to have grown Sourcewell sales considerably each year. Each Regional Sales Manager is responsible for Sourcewell growth and annual goals on Sourcewell sales would continue to grow if Cimline were to be awarded an agreement again. To continue to assure end to end order accuracy the Agency PO, Cimline Sourcewell Quote, Dealer PO labeled Sourcewell, and Machine Configuration must all match to the Cimline Sourcewell Quote provided. Once this is confirmed the order is verified by a Sourcewell check form that details the agency member, agency number, PO number, correct pricing is verified again. This form is attached to the order documents and saved in our ERP system for operations and accounting. Cimline's Director and the accounting Controller meet each quarter to verify there is no missing transaction information again and then provide complete reporting details and payment to Sourcewell as instructed by the contract.	*
74	Provide a proposed Administration Fee payable to Sourcewell. The Fee is in consideration for the support and services provided by Sourcewell. The propose an Administrative Fee will be payable to Sourcewell on all completed transactions to Participating Entities utilizing this Agreement. The Administrative Fee will be calculated as a stated percentage, or flat fee as may be applicable, of all completed transactions utilizing this Master Agreement within the preceding Reporting Period defined in the agreement.	Cimline would like to propose a 2% reporting fee on the total sale amount invoiced less freight and dealer pre delivery inspection.	*

Table 6B: Pricing Offered

Line Item	The Pricing Offered in this Proposal is: *	Comments	
75	The pricing offered is as good as or better than pricing typically offered through existing cooperative contracts, state contracts, or agencies.	Cimline has been successful and gown using solutions provided through Sourcewell to its agency members. It is important to Cimline that Sourcewell continue to be the best market price offers for standard purchases. Cimline has also included a two tier multi-unit discount for larger customers to maximize pricing to efficiency gained by cimline in repeating the order items.	*

Table 7A: Depth and Breadth of Offered Solutions (200 Points, applies to Table 7A and 7B)

Line Item	Question	Response *	
76	Provide a detailed description of all the Solutions offered, including used Solutions if applicable, offered in the proposal.	Cimline offers the following products as new in support of roadway maintenance and equipment. 1. Spray Injection Patchers Truck and Trailer Mounted 2. Emulsion Storage Tanks Vertical from 3,000 gallons to 10,000 gallon for storage of materials used in roadway maintenance. 3. Emulsion Storage Tanks Trailer Mounted 1,000 gallon for field transport and refilling 4. Tack Kettles Trailer Mounted 250 gallon and 500 gallon for roadway maintenance use 5. Crack Sealing Applicators Trailer Mounted in 150 gallon, 230 gallon, and 410 gallon sizes 6. Crack Sealing Applicators Skid Mounted in the 60 gallon, 150 gallon, and 230 gallon sizes 6. Mastic Patching Melter Applicators Trailer Mounted in the 250 gallon and 350 gallon sizes 7. Mastic Patching Melter Skid Mounted in the 60 gallon size 8. Pavement Routers for cleaning and preparation of roadway maintenance 9. Air Compressors Skid Mounted for cleaning and preparation of roadway maintenance. Cimline Regional Sales Managers have demonstration equipment that can be sold with warranty if the agency wishes for immediate delivery. A pricing reduction from list price will be noted by line item to apply to the hours used on the machine. Demonstration equipment sold is classified as 100 hours or less and will have factory new warranty. Crack Sealers, Mastic Melters, Spray Patchers, and Pavement Routers are all common demonstration items and core products. Cimline also completely refurbishes spray injection patchers and re-sell with warranty package. The price for these factory refurbished machines varies based on year, make, and model. The machines are clearly offered with supporting documentation and warranty statement. These units are very popular for small rural agencies looking to upgrade their roadway maintenance abilities. Any factory demo or factory used equipment is quoted and tracked using the same processes as a new equipment order.	*
77	Within this RFP category there may be subcategories of solutions. List subcategory titles that best describe your products and services.	Crack Sealers / Melter Applicators Trailer and Skid Mounted Mastic Patcher / Mastic Melters Trailer and Skid Mounted Pavement Routers Air Compressors Skid Mounted for Roadway Maintenance of Crack Cleaning Spray Melter Applicator for HOT materials Spray Injection Patchers Truck and Trailer Mounted Emulsion Storage Tanks Vertical and Trailer Mounted	*

Table 7B: Depth and Breadth of Offered Solutions

Indicate below if the listed category or type of solutions are offered within your proposal. Provide additional comments in the text box provided, as necessary.

Line Item	Category or Type	Offered *	Comments	
78	Asphalt recyclers and reclaimers, hot boxes	○ Yes ◉ No	We do offer tack / emulsion kettles used in the process of patching with hot boxes and reclaimers, but not the hot box or reclaimer.	*
79	Patchers, seal coaters, joint and crack sealers, crack routers, mastic and adhesive melters	◉ Yes ○ No	Spray Injection Patchers, Joint Crack Sealers, Mastic Melters	*
80	Chip spreaders, asphalt brooms, and pavement grinding or grooving equipment	◉ Yes ○ No	Asphalt Routers, HOT Spray applicators used in asphalt rumble strip grooving. Tack Kettles used in sealing asphalt after grinding or grooving.	*
81	Pavement marking application and removal equipment	○ Yes ◉ No	No.	*

Table 8: Exceptions to Terms, Conditions, or Specifications Form

Line Item 82. **NOTICE**: To identify any exception, or to request any modification, to Sourcewell standard Master Agreement terms, conditions, or specifications, a Proposer must submit the proposed exception(s) or requested modification(s) via redline in the Master Agreement Template provided in the “Bid Documents” section. Proposer must upload the redline in the “Requested Exceptions” upload field. All exceptions and/or proposed modifications are subject to review and approval by Sourcewell and will not automatically be included in the Master Agreement.

Do you have exceptions or modifications to propose?	Acknowledgement *
	◉ Yes ○ No

Documents

Ensure your submission document(s) conforms to the following:

1. Documents in PDF format are preferred. Documents in Word, Excel, or compatible formats may also be provided.

2. Documents should NOT have a security password, as Sourcewell may not be able to open the file. It is your sole responsibility to ensure that the uploaded document(s) are not either defective, corrupted or blank and that the documents can be opened and viewed by Sourcewell.

3. Sourcewell may reject any response where any document(s) cannot be opened and viewed by Sourcewell.

4. If you need to upload more than one (1) document for a single item, you should combine the documents into one zipped file. If the zipped file contains more than one (1) document, ensure each document is named, in relation to the submission format item responding to. For example, if responding to the Marketing Plan category save the document as “Marketing Plan.”

- Pricing - Cimline Sourcewell Pricing and Guide 05-25.pdf - Tuesday May 06, 2025 08:13:14
- Financial Strength and Stability - Cimline-Duraco-Parent Inc Financial.pdf - Tuesday May 06, 2025 11:23:50
- Marketing Plan/Samples - Cimlie Marketing-Samples Attachment.pdf - Tuesday May 06, 2025 09:13:35
- WMBE/MBE/SBE or Related Certificates - Cimline-Ramonni Dealer Patner-Related Certs.pdf - Tuesday May 06, 2025 09:28:50
- Standard Transaction Document Samples - Example Quote-Dealer Verification-Check Sheet.pdf - Tuesday May 06, 2025 11:17:57
- Requested Exceptions (optional)
- Upload Additional Document - Cimline Warranty Guidelines-Standard-Extended.pdf - Tuesday May 06, 2025 11:38:43

Addenda, Terms and Conditions

PROPOSER AFFIDAVIT OF COMPLIANCE

I certify that I am an authorized representative of Proposer and have authority to submit the foregoing Proposal:

1. The Proposer is submitting this Proposal under its full and complete legal name, and the Proposer legally exists in good standing in the jurisdiction of its residence.

2. The Proposer warrants that the information provided in this Proposal is true, correct, and reliable for purposes of evaluation for award.

3. The Proposer certifies that:

(1) The prices in this Proposal have been arrived at independently, without, for the purpose of restricting competition, any consultation, communication, or agreement with any other Proposer or competitor relating to-

(i) Those prices;

(ii) The intention to submit an offer; or

(iii) The methods or factors used to calculate the prices offered.

(2) The prices in this Proposal have not been and will not be knowingly disclosed by the Proposer, directly or indirectly, to any other Proposer or competitor before award unless otherwise required by law; and

(3) No attempt has been made or will be made by Proposer to induce any other concern to submit or not to submit a Proposal for the purpose of restricting competition.

4. To the best of its knowledge and belief, and except as otherwise disclosed in the Proposal, there are no relevant facts or circumstances which could give rise to an organizational conflict of interest. An organizational conflict of interest is created when a current or prospective supplier is unable to render impartial service to Sourcewell due to the supplier's: a. creation of evaluation criteria during performance of a prior agreement which potentially influences future competitive opportunities to its favor; b. access to nonpublic and material information that may provide for a competitive advantage in a later procurement competition; c. impaired objectivity in providing advice to Sourcewell.

5. Proposer will provide to Sourcewell Participating Entities Solutions in accordance with the terms, conditions, and scope of a resulting master agreement.

6. The Proposer possesses, or will possess all applicable licenses or certifications necessary to deliver Solutions under any resulting master agreement.

7. The Proposer will comply with all applicable provisions of federal, state, and local laws, regulations, rules, and orders.

8. Proposer its employees, agents, and subcontractors are not:

1. Included on the "Specially Designated Nationals and Blocked Persons" list maintained by the Office of Foreign Assets Control of the United States Department of the Treasury found at: https://www.treasury.gov/ofac/downloads/sdnlist.pdf;
2. Included on the government-wide exclusions lists in the United States System for Award Management found at: https://sam.gov/SAM/; or
3. Presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from programs operated by the State of Minnesota; the United States federal government, as applicable; or any Participating Entity. Vendor certifies and warrants that neither it nor its principals have been convicted of a criminal offense related to the subject matter of this solicitation.

☑ By checking this box I acknowledge that I am bound by the terms of the Proposer's Affidavit, have the legal authority to submit this Proposal on behalf of the Proposer, and that this electronic acknowledgment has the same legal effect, validity, and enforceability as if I had hand signed the Proposal. This signature will not be denied such legal effect, validity, or enforceability solely because an electronic signature or electronic record was used in its formation. - Ben Thielbar, Director, Cimline, Inc.

The Proposer declares that there is an actual or potential Conflict of Interest relating to the preparation of its submission, and/or the Proposer foresees an actual or potential Conflict of Interest in performing the obligations contemplated in the solicitation proposal.

○ **Yes** ◉ **No**

The Bidder acknowledges and agrees that the addendum/addenda below form part of the Bid Document.

Check the box in the column "**I have reviewed this addendum"** below to acknowledge each of the addenda.

File Name	I have reviewed the below addendum and attachments (if applicable)	Pages
Addendum_2_Roadway_Maintenance_Equipment_RFP050625 Wed April 23 2025 04:17 PM	☑	2
Addendum_1_Roadway_Maintenance_Equipment_RFP 050625 Tue April 8 2025 02:54 PM	☑	1

MEETING DATE: August 11, 2026

STAFF PERSON RESPONSIBLE: Amy Strouthopoulos, P.E., Pavement Management Supervisor

DESCRIPTION: Change Order No. 2 with Martin Marietta Materials, Inc. for the 2026 Asphalt Overlay Project, in the Amount of $260,000.00, Douglas County Project Number CI 2026-003.

SUMMARY: On February 10, 2026, the Board of County Commissioners approved a contract with Martin Marietta Materials, Inc., in the amount of $10,230,041.55 for the 2026 Asphalt Overlay Project. The current contract amount is $10,612,176.05 (which includes Change Order No. 1).

We are requesting the project be amended to add funds to allow the mill and overlay of Challenger Park parking lot maintained by Douglas County Parks. It is advantageous to use the competitive pricing of the 2026 Asphalt Overlay Project to assist Parks with parking lot maintenance.

The net result of Change Order Number 2 for this additional scope of work is $260,000.00 If approved, the new contract amount will be $10,872,176.05.

Funding for this change order will come from Business Unit 51100, in Fund 100, for $260,000.00, to be added to a new PO for the project.

RECOMMENDED ACTION: Approval of Change Order No. 2 with Martin Marietta Materials, Inc. for the 2026 Asphalt Overlay Project, in the amount of in the amount of $260,000.00, Douglas County Project Number CI 2026-003.

REVIEW:

Kristina Mann	Approve	7/28/2026
Jeff Garcia	Approve	8/4/2026
Christie Guthrie	Approve	8/5/2026
Doug DeBord	Approve	8/6/2026

ATTACHMENTS:

Cover Page
Contract Change Order 2 -Martin Marietta-2026 Asphalt Overlay-Amy S

MEETING DATE: August 11, 2026

STAFF PERSON RESPONSIBLE: Amy Strouthopoulos, P.E., Pavement Management Supervisor

DESCRIPTION: Change Order No. 2 with Martin Marietta Materials, Inc. for the 2026 Asphalt Overlay Project, in the Amount of $260,000.00, Douglas County Project Number CI 2026-003.

SUMMARY: On February 10, 2026, the Board of County Commissioners approved a contract with Martin Marietta Materials, Inc., in the amount of $10,230,041.55 for the 2026 Asphalt Overlay Project. The current contract amount is $10,612,176.05 (which includes Change Order No. 1).

We are requesting the project be amended to add funds to allow the mill and overlay of Challenger Park parking lot maintained by Douglas County Parks. It is advantageous to use the competitive pricing of the 2026 Asphalt Overlay Project to assist Parks with parking lot maintenance.

The net result of Change Order Number 2 for this additional scope of work is $260,000.00 If approved, the new contract amount will be $10,872,176.05.

Funding for this change order will come from Business Unit 51100, in Fund 100, for $260,000.00, to be added to a new PO for the project.

RECOMMENDED ACTION: Approval of Change Order No. 2 with Martin Marietta Materials, Inc. for the 2026 Asphalt Overlay Project, in the amount of in the amount of $260,000.00, Douglas County Project Number CI 2026-003.

REVIEW:

Kristina Mann	Approve	7/28/2026
Jeff Garcia	Approve	8/4/2026
Christie Guthrie	Approve	8/5/2026
Doug DeBord	Approve	8/6/2026

ATTACHMENTS:

Contract Change Order 2 -Martin Marietta-2026 Asphalt Overlay-Amy S

Douglas County

Contract Change Order

OWNER: Douglas County Government
The Department of Public Works Engineering
100 Third Street
Castle Rock, CO 80104

PROJECT: 2026 Asphalt Overlay Project

PROJECT NO.: CI 2026-003

BOCC AGREEMENT DATE: February 10, 2026

CONTRACTOR: Martin Marietta Materials, Inc.
1627 Cole Boulevard, Suite 200
Lakewood, CO 80401

CHANGE ORDER NO.: 2

PURCHASE ORDER NO.: New PO using BU 51100, Fund 100

Description of Work and Justification:

Douglas County Public Works is partnering with the Douglas County Parks Department to complete asphalt mill and overlay work at the Challenger Park Facility. Martin Marietta Materials, Inc. will be perfoming work for the County and the Douglas County Parks Department has requested to contribute funds for the additional mill and paving work.

Pay Item	Description	Quantity	Unit Cost	Cost
202	Removal of Asphalt Mat (Planing)(1-1/2" Thickness)	2,580.0 SY	$1.60	$4,128.00
202	Removal of Asphalt Mat (Planing)(2" Thickness)	14,700.0 SY	$2.00	$29,400.00
403	Hot Mix Asphalt (SX)(PG58-28)(75)(Haul and Asphalt)(Paving)(2")	1,600 TN	$87.00	$139,200.00
700	F/A Minor Contract Revisions	1 EA	$87,272.00	$87,272.00
			Total Cost	$260,000.00

The additional funds for this change order will come from Business Unit 51100.673400 in Fund 100 to be added to a new PO.

This Change Order agreed to herein is a fair and equitable adjustment to the Contractor's direct and indirect costs. This modification provides full compensation for the changed work, including both Contract cost and Contract time, and does not impact the critical path. The Contractor hereby releases the County from any and all liability under this Contract for further equitable adjustment attributable to this Change Order.

Original Contract Price:	$	10,230,041.55
Change Orders To Date:	$	382,134.50
Current Contract Price:	$	10,612,176.05
This Change Order:	**$**	**260,000.00**
New Contract Price:	$	10,872,176.05

Contract Time:

The Contract Time will increase by 30 days.

The completion date for all work shall be 9/17/26

All other terms and conditions of this Contract shall remain in effect.

Approved By: _____ Date: _____
Amy Strouthopoulos, P.E., Project Engineer

Approved By: _____ Date: _____
Daniel R. Roberts, P.E., Assistant Director of Operations

Approved By: _____ Date: _____
Janet Herman, P.E., Director of Public Works

Approved By: _____ Date: _____
Ryan Yoch, Martin Marietta Materials, Inc.

MEETING DATE: August 11, 2026

STAFF PERSON RESPONSIBLE: Deborah Kula, P.E., Special Projects Engineer

DESCRIPTION: Public Contract for Services with Alfred Benesch & Company, Inc. (Benesch) for the Bridge Engineering Services Project in the Amount of $228,000.00, Douglas County Project Number SP 2026-018.

SUMMARY: This Public Contract for Services (PCS) will allow Benesch to provide design services for three (3) bridges that require major maintenance. Benesch has conducted inspections on these three (3) bridges and they have the most knowledgeable background information associated with these bridges which will allow Benesch to complete the plans in the most efficient manner.

Funding for this construction contract is set aside in Fund 230, Business Unit 800437.443600.

RECOMMENDED ACTION: Approval of the Public Contract for Services (PCS) with Alfred Benesch & Company, Inc. (Benesch) for the Bridge Engineering Services Project in the amount of $228,000.00, Douglas County Project Number SP 2026-018.

REVIEW:

Kristina Mann	Approve	7/30/2026
Jeff Garcia	Approve	8/4/2026
Christie Guthrie	Approve	8/5/2026
Doug DeBord	Approve	8/6/2026

ATTACHMENTS:

Cover Page
PCS Contract_Benesch SP2026-018

MEETING DATE: August 11, 2026

STAFF PERSON RESPONSIBLE: Deborah Kula, P.E., Special Projects Engineer

DESCRIPTION: Public Contract for Services with Alfred Benesch & Company, Inc. (Benesch) for the Bridge Engineering Services Project in the Amount of $228,000.00, Douglas County Project Number SP 2026-018.

SUMMARY: This Public Contract for Services (PCS) will allow Benesch to provide design services for three (3) bridges that require major maintenance. Benesch has conducted inspections on these three (3) bridges and they have the most knowledgeable background information associated with these bridges which will allow Benesch to complete the plans in the most efficient manner.

Funding for this construction contract is set aside in Fund 230, Business Unit 800437.443600.

RECOMMENDED ACTION: Approval of the Public Contract for Services (PCS) with Alfred Benesch & Company, Inc. (Benesch) for the Bridge Engineering Services Project in the amount of $228,000.00, Douglas County Project Number SP 2026-018.

REVIEW:

Kristina Mann	Approve	7/30/2026
Jeff Garcia	Approve	8/4/2026
Christie Guthrie	Approve	8/5/2026
Doug DeBord	Approve	8/6/2026

ATTACHMENTS:

PCS Contract_Benesch SP2026-018

PUBLIC CONTRACT FOR SERVICES

THIS PUBLIC CONTRACT FOR SERVICES (the "Contract") is made and entered into this _____ day of _____, 20___, by and between the **BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO** (the "County"), and ALFRED BENESCH & COMPANY, INC., an Illinois C-corporation authorized to do business in Colorado (the "Consultant").

RECITALS

WHEREAS, the County is undertaking certain activities for Bridge Engineering Services, SP2026-018; and

WHEREAS, the County desires to engage the Consultant to render certain professional services and assistance in connection with such undertakings of the County; and

WHEREAS, the Consultant has the ability to assist the County through its professional expertise, knowledge, and experience and is ready, willing and able to provide such services, subject to the conditions hereinafter set forth.

NOW, THEREFORE, for and in consideration of the premises and other good and valuable consideration, the parties agree as follows:

1. LINE OF AUTHORITY: Deborah Kula, PE, (the "Authorized Representative"), is designated as Authorized Representative of the County for the purpose of administering, coordinating and approving the work performed by the Consultant under this Contract.

2. SCOPE OF SERVICES: All services described in Exhibit A, attached hereto and incorporated herein, shall be performed by Consultant.

The County may, from time to time, request changes to the scope of services to be performed hereunder. Such changes, including any increase or decrease in the amount of the Consultant's compensation, which are mutually agreed upon between the County and Consultant, shall be in writing and shall become part of this Contract upon execution.

The Consultant agrees to diligently and professionally perform all the services described herein in a manner satisfactory to the Authorized Representative. It is also understood and agreed that the Consultant shall not, in performing services hereunder, undertake any action or activity prohibited by the terms of any lease, permit, license or other agreement in effect during the term hereof between the Consultant and the County for the use and occupancy by the Consultant of any County facilities or space.

3. COMPENSATION: Subject to the maximum contract liability and all other provisions of this Contract, the County agrees to pay to the Consultant, and the Consultant agrees to accept payment as described in Exhibit B, attached hereto and incorporated herein, during the term hereof, in accordance with the terms set forth herein.

4. MAXIMUM CONTRACT EXPENDITURE: Any other provision of this Contract notwithstanding and pursuant to Section 29-1-110, C.R.S., the amount of funds

appropriated for this Contract is Two Hundred Twenty-Eight Thousand Dollars ($228,000.00) for fiscal year 2026. In no event shall the County be liable for payment under this Contract for any amount in excess thereof. The County is not under obligation to make any future apportionment or allocation to this Contract nor is anything set forth herein a limitation of liability for Consultant. Any potential expenditure for this Contract outside the current fiscal year is subject to future annual appropriation of funds for any such proposed expenditure.

5. TERM: It is mutually agreed by the parties that the term of this Contract shall commence as of 12:01 a.m. on July 21, 2026 and terminate at 12:00 a.m. on July 20, 2027. This Contract and/or any extension of its original term shall be contingent upon annual funding being appropriated, budgeted and otherwise made available for such purposes and subject to the County's satisfaction with all products and services received during the preceding term.

6. INVOICING PROCEDURES: Payments shall be made to the Consultant based upon invoices submitted by the Consultant, provided such invoices have been approved by the Authorized Representative. Payments will be made to the Consultant within thirty (30) days, or within a mutually agreed upon period after County has received complete invoices from the Consultant. The County reserves the right to require such additional documentation, including monthly activity reports detailing the Consultant's activities and services rendered, as the County deems appropriate to support the payments to the Consultant. The signature of an officer of the Consultant shall appear on all invoices certifying that the invoice has been examined and found to be correct.

7. CONFLICT OF INTEREST: The Consultant agrees that no official, officer or employee of the County shall have any personal or beneficial interest whatsoever in the services or property described herein, and the Consultant further agrees not to hire, pay, or contract for services of any official, officer or employee of the County. A conflict of interest shall include transactions, activities or conduct that would affect the judgment, actions or work of the Consultant by placing the Consultant's own interests, or the interest of any party with whom the Consultant has a contractual arrangement, in conflict with those of County.

8a. INDEMNIFICATION-GENERAL: The County cannot and by this Contract does not agree to indemnify, hold harmless, exonerate or assume the defense of the Consultant or any other person or entity whatsoever, for any purpose whatsoever. Provided that the claims, demands, suits, actions or proceedings of any kind are not the result of professional negligence, the Consultant shall defend, indemnify and hold harmless the County, its commissioners, officials, officers, directors, agents and employees from any and all claims, demands, suits, actions or proceedings of any kind or nature whatsoever, including Workers' Compensation claims, in any way resulting from or arising from the services rendered under this Contract; provided, however, that the Consultant need not indemnify or save harmless the County, its officers, agents and employees from damages resulting from the sole negligence of the County's commissioners, officials, officers, directors, agents and employees. Further, this indemnification is intended to comply with and be subject to C.R.S. 13-50.5-102 (8), as amended from time to time.

8b. INDEMNIFICATION FOR PROFESSIONAL NEGLIGENCE: The Consultant shall indemnify and hold harmless the County and any of its commissioners, officials, officers, directors, agents and employees from and against damages, liability, losses, costs and

expenses, including reasonable attorney's fees, but only to the extent caused by the negligent acts, errors or omissions of the Consultant, its employees, agents or subcontractors, or others for whom the Consultant is legally liable, in the performance of professional services under this Contract. The Consultant is not obligated under this sub-section 8b to indemnify the County for the negligent acts of the County or any of its commissioners, officials, officers, directors, agents and employees.

9. INDEPENDENT CONTRACTOR: The Consultant is an independent contractor and is free to perform services for other clients. Notwithstanding any provision of this Contract, all personnel assigned by the Consultant to perform work under this Contract shall be and remain at all times, employees of the Consultant for all purposes. THE INDEPENDENT CONTRACTOR IS NOT ENTITLED TO WORKERS' COMPENSATION OR UNEMPLOYMENT BENEFITS THROUGH THE COUNTY AND IS OBLIGATED TO PAY FEDERAL AND STATE INCOME TAX ON ANY MONIES EARNED PURSUANT TO THE CONTRACT RELATIONSHIP.

10. NO WAIVER OF GOVERNMENTAL IMMUNITY ACT: The parties hereto understand and agree that the County, its commissioners, officials, officers, directors, agents and employees, are relying on, and do not waive or intend to waive by any provisions of this Contract, the monetary limitations or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, §§ 24-10-101 to 120, C.R.S., or otherwise available to the County.

11. ASSIGNMENT: The Consultant covenants and agrees that it will not assign or transfer its rights hereunder, or subcontract any work hereunder, either in whole or in part without the prior written approval of the Authorized Representative. Any attempt by the Consultant to assign or transfer its rights hereunder shall, at the option of the Authorized Representative, void the assignment or automatically terminate this Contract and all rights of the Consultant hereunder.

12. COUNTY REVIEW OF RECORDS: The Consultant agrees that, upon request of the Authorized Representative, at any time during the term of this Contract, or three (3) years thereafter, it will make full disclosure to the County and make available for inspection and audit upon request by the Authorized Representative, the County Director of Finance, or any of their authorized representatives, all of its records associated with work performed under this Contract for the purpose of making an audit, examination or excerpts. The Consultant shall maintain such records until the expiration of three (3) years following the end of the term of this Contract.

13. OWNERSHIP OF DOCUMENTS: Drawings, specifications, guidelines and any other documents prepared by the Consultant in connection with this Contract shall be the property of the County.

14. ASSIGNMENT OF COPYRIGHTS: The Consultant assigns to the County the copyrights to all works prepared, developed, or created pursuant to this Contract, including the right to: 1) reproduce the work; 2) prepare derivative works; 3) distribute copies to the public by sale, rental, lease, or lending; 4) perform the works publicly; and 5) to display the work publicly.

The Consultant waives its rights to claim authorship of the works, to prevent its name from being used wrongly in connection with the works, and to prevent distortion of the works.

15. TERMINATION: The County shall have the right to terminate this Contract, with or without cause, by giving written notice to the Consultant of such termination and specifying the effective date thereof, which notice shall be given at least ten (10) days before the effective date of such termination. In such event, all finished or unfinished documents, data, studies and reports prepared by the Consultant pursuant to this Contract shall become the County's property. The Consultant shall be entitled to receive compensation in accordance with this Contract for any satisfactory work completed pursuant to the terms of this Contract prior to the date of notice of termination. Notwithstanding the above, the Consultant shall not be relieved of liability to the County for damages sustained by the County by virtue of any breach of the Contract by the Consultant.

16. NOTICES: Notices concerning termination of this Contract, notices of alleged or actual violations of the terms or provisions of this Contract, and all other notices shall be made as follows:

by the Consultant to:	Deborah Kula, PE Douglas County Department of Public Works 100 Third Street, Suite 220 Castle Rock, CO 80104 (303) 660-7490
with a copy to:	E-mail: dkula@douglasco.gov Douglas County Attorney's Office 100 Third Street Castle Rock, CO 80104 (303) 660-7414 E-mail: attorney@douglas.co.us
and by the County to:	Alfred Benesch & Company, Inc. 5660 Greenwood Plaza Blvd, Suite 400N Greenwood Village, CO 80111 Attn: Paul Boer, PE Phone: (303)771-6868 E-mail: pboer@benesch.com

Said notices shall be delivered personally during normal business hours to the appropriate office above, or by prepaid first-class U.S. mail, via facsimile, or other method authorized in writing by the Authorized Representative. Mailed notices shall be deemed effective upon receipt or three (3) days after the date of mailing, whichever is earlier. The parties may from time to time designate substitute addresses or persons where and to whom such notices are to be mailed or delivered, but such substitutions shall not be effective until actual receipt of written notification.

17. NONDISCRIMINATION: In connection with the performance of work under this Contract, the Consultant agrees not to refuse to hire, discharge, promote or demote, or to

discriminate in matters of compensation against any person otherwise qualified, solely because of race, color, religion, national origin, gender, age, military status, sexual orientation, marital status, or physical or mental disability.

18. GOVERNING LAW; VENUE: This Contract shall be deemed to have been made in and construed in accordance with the laws of the State of Colorado. Venue for any action hereunder shall be in the District Court, County of Douglas, State of Colorado. The Consultant expressly waives the right to bring any action in or to remove any action to any other jurisdiction, whether state or federal.

19. COMPLIANCE WITH ALL LAWS AND REGULATIONS: All of the work performed under this Contract by the Consultant shall comply with all applicable laws, rules, regulations and codes of the United States and the State of Colorado. The Consultant shall also comply with all applicable ordinances, regulations, and resolutions of the County and shall commit no trespass on any public or private property in the performance of any of the work embraced by this Contract.

20. SEVERABILITY: In the event any of the provisions of this Contract are held to be unenforceable or invalid by any court of competent jurisdiction, the validity of the remaining provisions shall not be affected. Should either party fail to enforce a specific term of this Contract it shall not be a waiver of a subsequent right of enforcement, nor shall it be deemed a modification or alteration of the terms and conditions contained herein.

21. NO THIRD-PARTY BENEFICIARIES: The enforcement of the terms and conditions of this Contract and all rights of action relating to such enforcement, shall be strictly reserved to the County and the Consultant, and nothing contained in this Contract shall give or allow any such claim or right of action by any other or third person under such Contract.

22. ADVERTISING AND PUBLIC DISCLOSURE: The Consultant shall not include any reference to this Contract or services performed pursuant to this Contract in any of Consultant's advertising or public relations materials without first obtaining the written approval of the Douglas County Public Affairs Director. Nothing herein, however, shall preclude the transmittal of any information to officials of the County, including without limitation, the County Manager, Assistant County Manager, and the Board of County Commissioners. Notwithstanding the foregoing, upon completion of the project, Consultant shall have the right to accurately represent their role, contractual relationship, and work performed under this Contract in client proposals for the purposes of establishing work experience.

23. PRIORITY OF PROVISIONS: In the event that any terms of this Contract and any Exhibit, attachment, or other referenced document are inconsistent, the following order of priority shall control:

1st This Contract, Sections 1 through 28
2nd Request for Proposal (if applicable)
3rd Exhibit C- Insurance Requirements
4th Exhibit A- Scope of Services
5th Exhibit B- Method of Payment

6th Response to Request for Proposal (if applicable).

24. HEADINGS; RECITALS: The headings contained in this Contract are for reference purposes only and shall not in any way affect the meaning or interpretation of this Contract. The Recitals to this Contract are incorporated herein.

25. ENTIRE AGREEMENT: The parties acknowledge and agree that the provisions contained herein constitute the entire agreement and that all representations made by any commissioner, official, officer, director, agent or employee of the respective parties unless included herein are null and void and of no effect. No alterations, amendments, changes or modifications to this Contract, except those which are expressly reserved herein to the Authorized Representative, shall be valid unless they are contained in writing and executed by all the parties with the same formality as this Contract.

26. INSURANCE: The Consultant shall be required to maintain the insurance requirements provided in Exhibit C, attached hereto and incorporated herein by reference. The Consultant shall provide evidence that such requirements have been met and shall provide updated information to the County in the event any changes are made to the Consultant's insurance coverage during the term of this Contract.

27. COUNTY EXECUTION OF AGREEMENT: This Contract is expressly subject to, and shall not be or become effective or binding on the County, until execution by all signatories of the County.

28. FORCE MAJEURE: No party shall be liable for failure to perform hereunder if such failure is the result of *force majeure*. Any time limit shall be extended for the period of any delay resulting from any *force majeure*, or this Contract may be terminated if such delay makes performance of the Contract impossible or impracticable. *Force majeure* shall mean causes beyond the reasonable control of a party against which it would have been unreasonable for the affected party to take precautions and which the affected party cannot avoid even by using its best efforts, such as, but not limited to, natural disasters of overwhelming proportions, exceptional adverse weather conditions, acts of God, acts of war, strikes, work stoppages, fire or other catastrophic casualty or action of non-party government authorities.

IN WITNESS WHEREOF, the County and the Consultant have executed this Contract as of the above date.

ALFRED BENESCH & COMPANY

BY:_____ **ATTEST: (if a corporation)**

Printed Name_____ **_____**

Title:_____ **Title:_____**

DATE:_____

Signature of Notary Public Required:

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by _____.

Witness my hand and official seal

_____
Notary Public

My commission expires: _____

BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS

APPROVED AS TO CONTENT:

_____ **_____**

GEORGE TEAL, CHAIR **Date**

DOUGLAS J. DEBORD **Date**
COUNTY MANAGER

ATTEST

_____
Deputy Clerk **Date**

DEPARTMENT OF PUBLIC WORKS ENGINEERING:

_____
JANET HERMAN, P. E. **Date**
Director of Public Works

APPROVED AS TO FISCAL CONTENT: **APPROVED AS TO LEGAL FORM:**

CHRISTIE GUTHRIE **Date**
Director of Finance

Chris Pratt **Date**
Senior Assistant County Attorney

Exhibit A
SCOPE OF SERVICES

Please be specific.

Alfred Benesch & Company
5660 Greenwood Plaza Blvd., Suite 400N
Greenwood Village, CO 80111
www.benesch.com
P 303-771-6868

Exhibit A - Scope of Work

TO:	**Sean Owens**
	Special Projects Manager | Douglas County Department of Public Works Engineering
FROM:	**Paul Böer**
SUBJECT:	**Scope of Work for 2026 Bridge Engineering Services**
DATE:	**July 6, 2026**

PROJECT DESCRIPTION

- This contract covers miscellaneous bridge engineering services for the County. We anticipate three initial projects with additional services as directed by the County.
- The three initial projects involve the following structures:
  - Lincoln Ave. over Happy Canyon Creek (twin bridges DOU036-02.53EB & DOU036-02.53WB)
  - Crystal Valley Pkwy. over Sellars Gulch (DOU32A-00.44A)
  - Spruce Mtn. Rd. over E. Plum Creek (DOU053-07.20A)

UNDERSTANDING OF PROJECT GOALS

- Plans, specifications, and an opinion of probable construction cost will be provided to the County.
- Project #1 – Concrete & Asphalt Work
  - All four bridges
    - Remove and patch unsound concrete. Seal cracks.
  - Lincoln Avenue
    - Mill off the overlay and remove the waterproofing membrane.
    - Sound the deck slab and patch unsound areas.
    - Install a new waterproofing membrane and re-overlay.
    - Fill the void around the utility penetrations in each abutment with non-shrink grout.
  - Crystal Valley Parkway
    - Mill off most of the overlay.
    - Install paving fabric and re-overlay.
    - Install asphalt curbs, embankment protectors, and asphaltic plug joints with the new overlay.
    - Construct concrete bump-outs to restore the connection of the timber guardrail posts to the abutments.

  - Spruce Mountain Road
    - Survey the existing roadway surface so that profile adjustments can be made with the new overlay.
    - Mill off the overlay and remove the waterproofing membrane.
    - Sound the deck slab and patch unsound areas.
    - Install a new waterproofing membrane and re-overlay.
    - Construct a concrete cap along the top of the retaining wall at the northeast corner of the bridge.
- Project #2 – Bridge Rail Work
  - Lincoln Avenue
    - Replace portions of bridge rail that have significant corrosion or collision damage. Clean portions to remain. Repaint all bridge rail.
    - Reinstall loose bolt in roadway guardrail. Replace in-kind portions of guardrail that have been hit by vehicles.
  - Crystal Valley Parkway
    - Replace guardrail end anchorages at all four corners of the bridge.
    - Replace transition section as well at northwest corner.
- Project #3 – Miscellaneous Rehabilitation Work
  - Crystal Valley Parkway
    - Re-rate the bridge accounting for the shake in Girder D in Span 4.
    - Repair girder if rating is insufficient.
  - Spruce Mountain Road
    - Form and fill the erosion hole at the southwest wingwall with CLSM.

PROPOSED SCHEDULE

- Project #1
  - Field Survey — 10 weeks from NTP
  - 90% Plans, Special Provisions, and Quantities — +12 weeks
  - Comments Provided by the County — +2 weeks
  - Final PS&E — +2 weeks
- Project #2
  - 90% Plans, Special Provisions, and Quantities — 10 weeks from NTP
  - Comments Provided by the County — +2 weeks
  - Final PS&E — +2 weeks

- Project #3
    - 90% Plans, Special Provisions, and Quantities — 10 weeks from NTP
    - Comments Provided by the County — +2 weeks
    - Final PS&E — +2 weeks

DELIVERABLES

- Plans (90% and 100%)
    - All CAD work will be done in MicroStation.
    - Approximate sheet list:
        - Project #1 (31 total): title, applicable M&S standards, general notes, summary of quantities (2), project control diagram (1), roadway tabulations, roadway typical section, roadway plan and profile (3), bridge general layout (3), bridge rehabilitation details (7), traffic control tabulation, traffic control/phasing plan (3), GESC (6).
        - Project #2 (15 total): title, general notes, summary of quantities, roadway tabulations, roadway plan and profile (Crystal Valley only), bridge general layout (Lincoln only), bridge rehabilitation details (2), traffic control tabulation, traffic control/phasing plan (2), GESC (4)
        - Project #3 (14 total): title, general notes, summary of quantities, bridge general layout (2), bridge rehabilitation details (2), traffic control tabulation, traffic control/phasing plan (2), GESC (4)
- Project special provisions (90% and 100%) to accompany the current CDOT Standard Specifications and Standard Special Provisions
- Pay quantities and approximate cost estimate (90% and 100%)
- Deliverables for additional tasks will be determined at the time of request.

ADDITIONAL SERVICES AS DIRECTED BY THE COUNTY

- Benesch is available for additional services as directed by the County.

105WEST INCORPORATED

4201 E. Yale Ave., STE 230
Denver, CO 80222
Phone 303-859-4491

July 6, 2026

Paul Boer, PE
Project Manager
Benesch
5660 Greenwood Plaza Blvd, Suite 400N
Greenwood Village, CO 80111

RE: Douglas County Spruce Mountain Road Topographic Design Survey – Larkspur, Colorado

Dear Paul,

105 West, Inc., (105 West) appreciates the opportunity to offer our proposal providing professional surveying services for the above-referenced project. Below is an outline of the survey tasks for this project.

Task A – Meetings, Mobilization, and Coordination

105 West will attend meetings with the appropriate agencies. 105 West anticipates attending one (1) project team meetings with Benesch and/or Douglas County personnel. As part of this task 105 West will develop work plans, mobilize staff, and keep the Consultant Manager updated relative to the survey team's progress or any concerns.

Task B – Permits/Permission to Enter

105 West will apply for the right-of-way permits from Douglas County in order to perform survey work within the project rights-of-way. All work will take place within the public ROW. No permission to enter private property is anticipated at this time.

Task C - Project Control

105 West will establish horizontal and vertical (NAVD 88) control monuments based on Colorado State Plane Central Zone. 105 West will consult with Douglas County to inquire about any existing control in the area. 105 West anticipates setting semi-permanent control points to be used for surveying purposes. As part of this task, 105 West will provide a project control diagram (PCD) depicting the newly established points, suitable for insertion into plan documents and signed and sealed by a Colorado Professional Surveyor.

Task D – Topographic Design Survey

105 West will obtain, by field methods, visible planimetric features and topography at a one-foot (1') contour interval. The topographic survey will include existing edges of pavement, flowlines, pavement markings, centerline, top of slope/terrain just outside edge of roadway, low-girder for the overhead railroad bridges, and intersecting roads as shown in Yellow on the attached Exhibit A. The purpose of the survey is to capture the existing roadway surface for profile adjustments when the roadway is re-overlayed. All electronic deliverables will be provided in MicroStation format.

EXCLUSIONS

Preliminary Ownership/ROW Map
Final ROW Documents

Monumentation of existing or proposed ROW/Easements
Utility Paint Mark Survey
Manhole/Inlet Measure Down Survey
Pothole Survey
Geotechnical Boring Survey

FEES

For the professional services described herein, 105 West, Inc., proposes to be compensated on a cost-not-to-exceed basis. Please see our fee breakdown spreadsheet dated July 6, 2026 for detailed project costs.

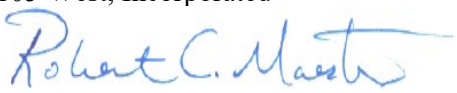
SCHEDULE

Upon your written notice to proceed, we are prepared to commence work immediately. We anticipate completing Tasks A-D within ten (10) weeks (weather permitting).

Thank you for the opportunity to provide our services to you. Please contact us if you have any questions.

Sincerely,

105 West, Incorporated



Robert C. Maestas, PLS
Director of Surveying and Mapping Services

Exhibit A

Douglas County Spruce Mountain Rd Design Survey

Survey Proposal

Legend

Spruce Mountain Rd Survey Limits

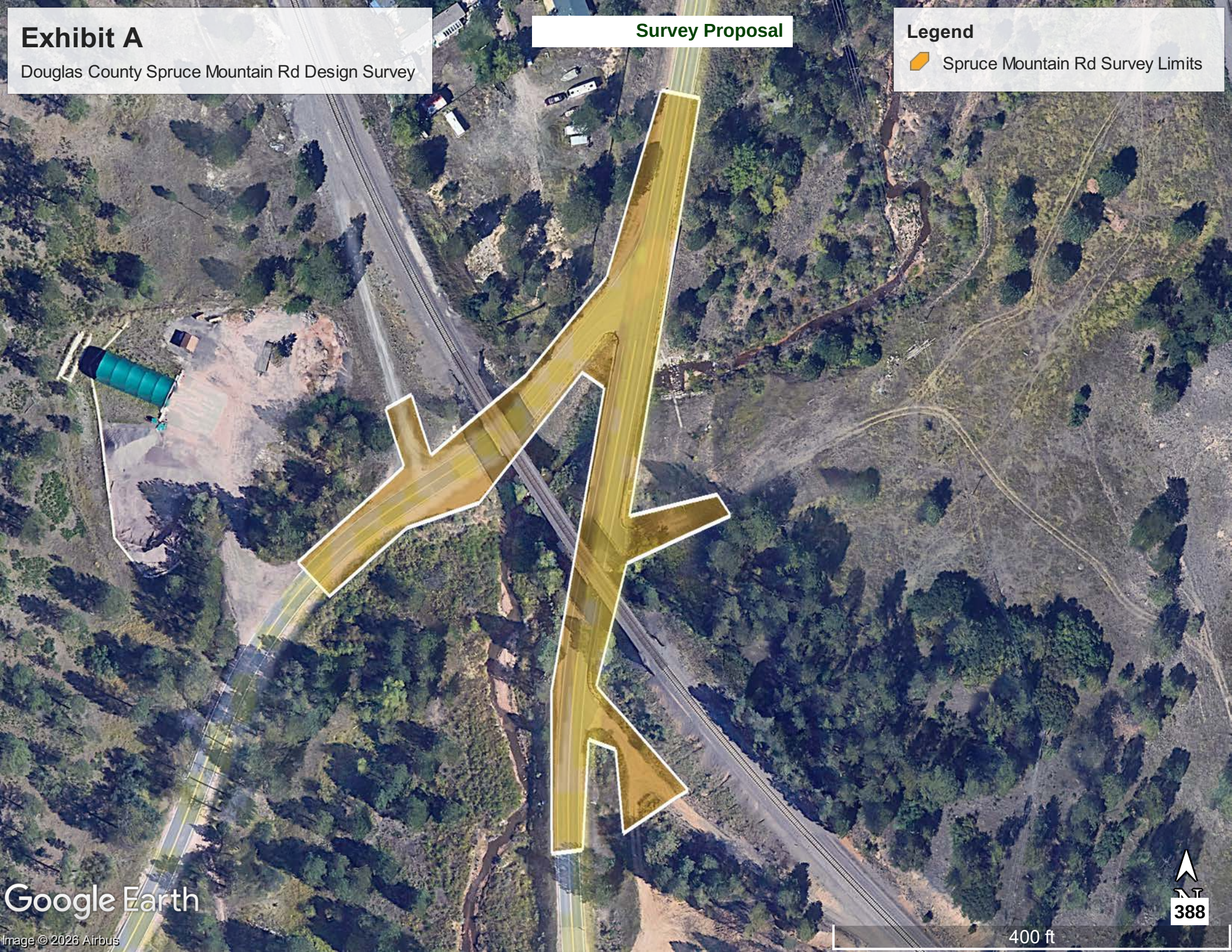


Exhibit B
METHOD OF PAYMENT

Make sure we have rates if hourly, discrete tasks, if phased, and a definite schedule of invoices (i.e. monthly)

Exhibit B - Fee Estimate

Douglas County
2026 Bridge Engineering Services
July 6, 2026

	BENESCH									
	Project Principal	Sr. Project Manager (Roadway Lead)	Project Manager I	Project Engineer I	Designer II	Total Hours	Benesch Labor Fee	Mileage / Expenses	105 West	Total Fee
Hourly Rates:	$ 260	$ 238	$ 178	$ 142	$ 130					
Project Management & Coordination	**2**	**0**	**53**	**0**	**0**	**55**	**$ 9,954**	**$ -**	**$ -**	**$ 9,954**
Project Management (~5%)	2		53			55	$ 9,954			$ 9,954
Project #1	**0**	**61**	**59**	**190**	**392**	**702**	**$ 102,960**	**$ -**	**$ 17,910**	**$ 120,870**
Survey							$ -		$ 17,910	$ 17,910
Plans		4	4	160	320	488	$ 65,984			$ 65,984
Special Provisions		4	2	24		30	$ 4,716			$ 4,716
Quantities & Estimate				6	16	22	$ 2,932			$ 2,932
Initial QC		44	44		40	128	$ 23,504			$ 23,504
Incorporating Comments / Finalizing PS&E		1	1		8	10	$ 1,456			$ 1,456
Final QC		8	8		8	24	$ 4,368			$ 4,368
Project #2	**0**	**35**	**30**	**62**	**131**	**258**	**$ 39,504**	**$ -**	**$ -**	**$ 39,504**
Plans		2	2	48	95	147	$ 19,998			$ 19,998
Special Provisions		2	1	12		15	$ 2,358			$ 2,358
Quantities & Estimate				2	8	10	$ 1,324			$ 1,324
Initial QC		24	20		12	56	$ 10,832			$ 10,832
Incorporating Comments / Finalizing PS&E		1	1		8	10	$ 1,456			$ 1,456
Final QC		6	6		8	20	$ 3,536			$ 3,536
Project #3	**0**	**31**	**30**	**68**	**121**	**250**	**$ 38,104**	**$ -**	**$ -**	**$ 38,104**
Load Rating				12		12	$ 1,704			$ 1,704
Plans		2	2	42	85	131	$ 17,846			$ 17,846
Special Provisions		2	1	12		15	$ 2,358			$ 2,358
Quantities & Estimate				2	8	10	$ 1,324			$ 1,324
Initial QC		20	20		12	52	$ 9,880			$ 9,880
Incorporating Comments / Finalizing PS&E		1	1		8	10	$ 1,456			$ 1,456
Final QC		6	6		8	20	$ 3,536			$ 3,536
Additional Services as Directed by the County	**0**	**0**	**37**	**0**	**103**	**140**	**$ 20,000**	**$ -**	**$ -**	**$ 20,000**
Additional Services (~10%)			37		103	140	$ 20,000			$ 20,000
Total Project Fee	**2**	**127**	**209**	**320**	**747**	**1405**	**$ 210,522**	**$ -**	**$ 17,910**	**$ 228,432**

Exhibit B - Survey Proposal

Fee Schedule

105 West

6-Jul-26

Douglas County Spruce Mountain Road Topographic Design Survey

TASK / DELIVERABLE	105 West Staff							105 West Totals			TOTALS
	Director of Survey/Mapping	Survey Manager	Project Surveyor	Survey Technician	Party Chief	Instrument Operator	GPS/Robotic (1-Man)	Professional Service Hours	Professional Service Fee	105 West's Subconsultants	Professional Service Fee and Other Direct Costs
	$190	$185	$170	$140	$130	$100	$185				
SCOPE OF WO											
Survey & Mapping Area 1											
Task A - Meetings, Mobilization, and Coordination	2	2	3	2				9	$ 1,540		$ 1,540
Task B - Permits/Permission to Enter	1	1	2	2				6	$ 995		$ 995
Task C - Project Control	1	2	4	8	8	8	2	33	$ 4,570		$ 4,570
Task D - Topographic Design Survey	1	3	6	12	32	32		86	$ 10,805		$ 10,805
											$ 17,910
TOTALS	5	8	15	24	40	40	2	134	$ 17,910	$ -	**$ 17,910**

Exhibit C
INSURANCE REQUIREMENTS

Exhibit C

INSURANCE REQUIREMENTS

CONSULTANT or CONTRACTOR shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Consultant, Contractor, its agents, representatives, or employees.

MINIMUM SCOPE AND LIMIT OF INSURANCE

Coverage shall be at least as broad as:

1. **Commercial General Liability** (CGL): Covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal & advertising injury (including coverage for contractual and employee acts) with limits no less than **$1,000,000** per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location (ISO CG 25 03 or 25 04) or the general aggregate limit shall be twice the required occurrence limit. $2,000,000.
2. **Automobile Liability:** Insurance Services Office Form covering, Code 1 (any auto), or if CONSULTANT or CONTRACTOR has no owned autos, Code 8 (hired) and 9 (non-owned), with limit no less than **$1,000,000** per accident for bodily injury and property damage.
3. **Workers' Compensation** insurance as required by the State of Colorado, with Statutory Limits, and Employer's Liability Insurance with limit of no less than **$1,000,000** per accident for bodily injury or disease
4. **Professional Liability** (Errors and Omissions) Insurance appropriate to the CONSULTANT or CONTRACTOR's profession, with limit no less than **$1,000,000** per occurrence or claim, $2,000,000 aggregate.

The Insurance obligations under this agreement shall be the minimum Insurance coverage requirements and/or limits shown in this agreement; whichever is greater. Any insurance proceeds in excess of or broader than the minimum required coverage and/or minimum required limits, which are applicable to a given loss, shall be available to the COUNTY. No representation is made that the minimum Insurance requirements of this agreement are sufficient to cover the obligations of the CONSULTANT or CONTRACTOR under this agreement.

OTHER INSURANCE PROVISIONS:

The insurance policies are to contain, or be endorsed to contain, the following provisions:

Additional Insured Status. Douglas County, its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the CONSULTANT or CONTRACTOR including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the CONSULTANT or CONTRACTOR's insurance (at least as broad as ISO Form CG 20 10 11 85 or **both** CG 20 10, CG 20 26, CG 20 33, or CG 20 38; **and** CG 20 37 forms if later revisions used).

Primary Coverage. For any claims related to this contract, the **CONSULTANT or CONTRACTOR's insurance coverage shall be primary** insurance. Any insurance or self-insurance maintained by Douglas County, its officers, officials, employees, or volunteers shall be excess and non- contributory to the CONSULTANT or CONTRACTOR's insurance.

Notice of Cancellation. Each insurance policy required above shall state that **coverage shall not be canceled, except with notice to Douglas County**.

Waiver of Subrogation. CONSULTANT or CONTRACTOR hereby grants to Douglas County a waiver of any right to subrogation which any insurer of said CONSULTANT or CONTRACTOR may acquire against Douglas County by virtue of the payment of any loss under such insurance. CONSULTANT or CONTRACTOR agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not Douglas County has received a waiver of subrogation endorsement from the insurer.

Self-Insured Retentions, Deductibles and Coinsurance. The CONSULTANT or CONTRACTOR agrees to be fully and solely responsible for any costs or expenses as a result of a coverage deductible, coinsurance penalty, or self-insured retention. Douglas County may require the CONSULTANT or CONTRACTOR to provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention. The policy language shall provide, or be endorsed to provide, that the self-insured retention may be satisfied by either the named insured or Douglas County. The CONSULTANT or CONTRACTOR will indemnify Douglas County, in full, for any amounts related to the above.

Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII, unless otherwise acceptable to Douglas County.

Claims Made Policies. If any of the required policies provide coverage on a claims-made basis:

1. The Retroactive Date must be shown and must be before the date of the contract or the beginning of contract work.
2. Insurance must be maintained, and evidence of insurance must be provided ***for at least three (3) years after completion of the contract of work.***
3. If coverage is canceled or non-renewed, and not ***replaced with another claims-made policy form with a Retroactive Dat***e prior to the contract effective date, the Consultant must purchase "extended reporting" coverage for a minimum of ***three (3)*** years after completion of contract work.

Verification of Coverage. CONSULTANT or CONTRACTOR shall furnish Douglas County with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this clause. All certificates and endorsements are to be received and approved by Douglas County before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the CONSULTANT or CONTRACTOR's obligation to provide them. Douglas County reserves the right, but not the obligation, to review and revise any insurance requirement, not limited to limits, coverage, and endorsements. Additionally, Douglas County reserves the right, but

not the obligation, to review and reject any insurance policies failing to meet the criteria stated herein. Failure on the part of the CONSULTANT or CONTRACTOR to provide insurance policies within ten (10) working days of receipt of the written request will constitute a material breach of contract upon which Douglas County may immediately terminate this contract.

The completed certificates of insurance with additional insured endorsements and waivers of subrogation and any notices, within 20 days of cancellation or termination will be sent via mail or e-mail to:

Douglas County Government
Attn: Risk Management
100 Third Street
Castle Rock, Colorado 80104
risk@douglas.co.us

Subcontractors. Consultant shall require and verify that all subcontractors maintain insurance meeting all the requirements stated herein, and CONSULTANT or CONTRACTOR shall ensure Douglas County is an additional insured on insurance required from subcontractors. Any subcontractors will not be required to maintain professional liability insurance if their scope of work does not include any: (a) engineering or design; (b) construction inspection; or (c) survey work.

Failure to Procure or Maintain Insurance. The CONTRACTOR will not be relieved of any liability, claims, demands, or other obligations assumed by its failure to procure or maintain insurance, or its failure to procure or maintain insurance in sufficient amounts, durations, or types. Failure on the part of the CONTRACTOR to procure or maintain policies providing the required coverage, conditions and minimum limits will constitute a material breach of contract upon which Douglas County may immediately terminate this contract.

Governmental Immunity. The parties hereto understand and agree that Douglas County is relying on, and does not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. §§ 24-10-101 *et seq.* as from time to time amended, or otherwise available to Douglas County, its officers, or its employees

Special Risks or Circumstances
Douglas County reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

_____

Megan Datwyler, Risk Manager Date

MEETING DATE: August 11, 2026

STAFF PERSON RESPONSIBLE: Dan Avery, Deputy County Manager

DESCRIPTION: Third Amendment to the Amended and Restated Intergovernmental Agreement Between the Town of Castle Rock and Douglas County for the Highway 85 Wastewater Collection and Treatment System in an Amount up to $375,232.00.

SUMMARY: The request is for approval of an amendment to the intergovernmental agreement between the Town of Castle Rock and Douglas County that funds the construction of a wastewater collection and treatment system to Sedalia. As provided in the amendment, Douglas County will contribute up to $375,232 for the design of the first phase of a gravity sanitary sewer collection system in Sedalia. The first phase of the collection system will connect end users in Sedalia to the sanitary sewer lift station and force main currently under construction. The first phase will be designed to serve residences in a portion of Sedalia, CORE headquarters, and Douglas County's future Greenworks facility. Funding for this design work will come from existing budgeted Public Works Department funds. Construction of the sewer line is anticipated to be funded with contributions from Federal Community Project Funds (CPF), CORE and and Douglas County.

RECOMMENDED ACTION: Approval of the Intergovernmental Agreement.

REVIEW:

Doug DeBord	Approve	8/4/2026
Jeff Garcia	Approve	8/6/2026
Christie Guthrie	Approve	8/7/2026

ATTACHMENTS:

Cover Page
3rd AMD to restated CRW IGA

MEETING DATE: August 11, 2026

STAFF PERSON RESPONSIBLE: Dan Avery, Deputy County Manager

DESCRIPTION: Third Amendment to the Amended and Restated Intergovernmental Agreement Between the Town of Castle Rock and Douglas County for the Highway 85 Wastewater Collection and Treatment System in an Amount up to $375,232.00.

SUMMARY: The request is for approval of an amendment to the intergovernmental agreement between the Town of Castle Rock and Douglas County that funds the construction of a wastewater collection and treatment system to Sedalia. As provided in the amendment, Douglas County will contribute up to $375,232 for the design of the first phase of a gravity sanitary sewer collection system in Sedalia. The first phase of the collection system will connect end users in Sedalia to the sanitary sewer lift station and force main currently under construction. The first phase will be designed to serve residences in a portion of Sedalia, CORE headquarters, and Douglas County's future Greenworks facility. Funding for this design work will come from existing budgeted Public Works Department funds. Construction of the sewer line is anticipated to be funded with contributions from Federal Community Project Funds (CPF), CORE and and Douglas County.

RECOMMENDED ACTION: Approval of the Intergovernmental Agreement.

REVIEW:

Doug DeBord	Approve	8/4/2026
Jeff Garcia	Approve	8/6/2026
Christie Guthrie	Approve	8/7/2026

ATTACHMENTS:

3rd AMD to restated CRW IGA

THIRD AMENDMENT TO THE AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF CASTLE ROCK AND DOUGLAS COUNTY FOR THE HIGHWAY 85 WASTEWATER COLLECTION AND TREATMENT SYSTEM

THIS THIRD AMENDMENT TO THE AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT (the "Third Amendment") is made and entered into this 18th day of August, 2026 ("Effective Date"), by and between the Town of Castle Rock, a home rule municipal corporation, acting by and through the Town of Castle Rock Water Enterprise ("Castle Rock"), and the Board of County Commissioners of the County of Douglas ("Douglas County"), (each, individually, a "Party", and collectively, the "Parties").

RECITALS:

WHEREAS, Castle Rock and Douglas County entered into an Amended and Restated Intergovernmental Agreement on May 22, 2024 (the "Agreement") for the design, construction, and operation of the Highway 85 Wastewater Collection and Treatment System the "Project"); and

WHEREAS, Castle Rock and Douglas County entered into a First Amendment to the Amended and Restated Intergovernmental Agreement on July 15, 2025 to fund a potential $4.8 million shortfall not accounted for in the Agreement that was based on a total expected cost of up to $18.8 million for the project at the 30% design level; and

WHEREAS, Castle Rock and Douglas County entered into a Second Amendment to the Amended and Restated Intergovernmental Agreement on January 20, 2026 to fund up to a total funding shortfall of $5,784,296 based on the design-builder's guaranteed maximum price for the project at $16,766,642 resulting in a total expected project cost of $19,784,296 leaving a potential additional $984,296 shortfall not accounted for in the Agreement for a total funding shortfall of $5,784,296; and

WHEREAS, the Agreement provides that Douglas County shall commit fourteen million dollars in American Rescue Plan Act funds to the Project; and

WHEREAS, there is not currently a sanitary sewer collection system in the Sedalia area to convey wastewater to the lift station and force main included in the Highway 85 Wastewater Collection and Treatment system, and Castle Rock has developed a preliminary plan for the first phase of a gravity sanitary sewer collection system in Sedalia including a construction cost estimate of approximately $3,000,000 and design fee bid, including contingency, at $375,232; and

WHEREAS, Douglas County wishes to fund the design fee bid portion of the proposed initial phase of a sanitary sewer collection system; and

WHEREAS, the Parties agree to incorporate said terms into the Agreement.

NOW, THEREFORE, the Parties, in and for the consideration of the performance of mutual promises set forth herein, the receipt and adequacy of which is hereby acknowledged for

themselves and their successors, wish to memorialize this Amendment as follows.

1. **Definitions.** Terms used in this Amendment, when capitalized, shall have the same meanings assigned to them as set forth in the Agreement.

2. **Amendment to Section 3.A.:** Section 3(A) of the Agreement is hereby amended to add (v) to read as follows:

(v) Douglas County shall provide $375,232 to Castle Rock to fund the design costs for the first phase of a gravity sanitary sewer collection system in the Sedalia Area. The first phase of the gravity sanitary sewer collection system is estimated at approximately 3,000 linear feet and would run from the north side of Highway 85 to the planned sanitary sewer lift station location. The gravity sanitary sewer would be added to the Castle Rock Managed Project Infrastructure as described in the IGA.

3. **Amendment to Section 6.C.:** Section 6.C. of the Agreement is hereby amended to read as follows:

ARPA Deadlines. Douglas County agrees and acknowledges that it shall obligate the use of ARPA funds for the services performed by Castle Rock under this agreement no later than December 31, 2024. Castle Rock agrees and acknowledges that ARPA funds for which Castle Rock is a subrecipient must be expended by Castle Rock by December 31, 2026, ARPA fund for which Castle Rock is a beneficiary must be expended by Douglas County to Castle Rock by December 31, 2026, and remaining funds characterized as interest earned on ARPA funds can be expended after December 31, 2026.

4. **Ratification.** Except as expressly modified by this Amendment, the Agreement remains in full force and effect. To the extent any conflict arises between this Amendment and the Agreement, the provisions of this Amendment shall prevail.

(Signature pages to follow)

IN WITNESS WHEREOF, the Parties hereby execute this Third Amendment on the date first written above.

ATTEST:

_____
Lisa Anderson, Town Clerk

TOWN OF CASTLE ROCK

_____
Jason Gray, Mayor

Approved as to form:

_____
Michael J. Hyman, Town Attorney

Approved as to content:

_____
Mark Marlowe, Director of Castle Rock Water

ATTEST:

_____
Clerk to the Board

MEETING DATE: August 11, 2026

STAFF PERSON RESPONSIBLE: Amy Strouthopoulos, P.E., Pavement Management Supervisor

DESCRIPTION: Intergovernmental Agreement Between the Highlands Ranch Water and Sanitation District and the Board of County Commissioners of the County of Douglas, State of Colorado, Concerning the Shadow Mountain Waterline Replacement Project. Douglas County Project Number CI2026-003.

SUMMARY: Douglas County has partnered with the Highlands Ranch Water and Sanitation District (the "District") in order to resurface Shadow Mountain Drive and Eagle Nest Lane following completion of a waterline replacement project.

Installation of the pipeline will require replacement of approximately half of the asphalt pavement; in order to provide a complete replacement of the full surface of the roadway, and restoring it to the best possible condition following the pipeline project and extending the life of the pavement, Douglas County is partnering with the District to complete the final overlay, sharing the cost of the work.

Construction costs for the final asphalt pavement overlay are estimated to be $106,000.00. The District has agreed to pay their portion, $44,000.00. The cost breakdown is as follows:

District Contribution: $44,000.00

Douglas County Contribution: $62,000.00

Douglas County will advance the funding for this project using the funds already encumbered under Purchase Order PO000000208. The District will reimburse Douglas County. No additional funding will be added to PO.

RECOMMENDED ACTION: Approval of the Resolution regarding the IGA between the Highlands Ranch Water and Sanitation District and the Board of County Commissioners of the County of Douglas, State of Colorado and Douglas County.

REVIEW:

Kristina Mann	Approve	7/29/2026
Jeff Garcia	Approve	8/4/2026
Christie Guthrie	Approve	8/5/2026
Doug DeBord	Approve	8/6/2026

ATTACHMENTS:

Cover Page
IGA-HR Water and Sanitation District-Shadow Mtn Waterline Repl-Amy S

MEETING DATE: August 11, 2026

STAFF PERSON RESPONSIBLE: Amy Strouthopoulos, P.E., Pavement Management Supervisor

DESCRIPTION: Intergovernmental Agreement Between the Highlands Ranch Water and Sanitation District and the Board of County Commissioners of the County of Douglas, State of Colorado, Concerning the Shadow Mountain Waterline Replacement Project. Douglas County Project Number CI2026-003.

SUMMARY: Douglas County has partnered with the Highlands Ranch Water and Sanitation District (the "District") in order to resurface Shadow Mountain Drive and Eagle Nest Lane following completion of a waterline replacement project.

Installation of the pipeline will require replacement of approximately half of the asphalt pavement; in order to provide a complete replacement of the full surface of the roadway, and restoring it to the best possible condition following the pipeline project and extending the life of the pavement, Douglas County is partnering with the District to complete the final overlay, sharing the cost of the work.

Construction costs for the final asphalt pavement overlay are estimated to be $106,000.00. The District has agreed to pay their portion, $44,000.00. The cost breakdown is as follows:

District Contribution:	$44,000.00
Douglas County Contribution:	$62,000.00

Douglas County will advance the funding for this project using the funds already encumbered under Purchase Order PO000000208. The District will reimburse Douglas County. No additional funding will be added to PO.

RECOMMENDED ACTION: Approval of the Resolution regarding the IGA between the Highlands Ranch Water and Sanitation District and the Board of County Commissioners of the County of Douglas, State of Colorado and Douglas County.

REVIEW:

Kristina Mann	Approve	7/29/2026
Jeff Garcia	Approve	8/4/2026
Christie Guthrie	Approve	8/5/2026
Doug DeBord	Approve	8/6/2026

ATTACHMENTS:

IGA-HR Water and Sanitation District-Shadow Mtn Waterline Repl-Amy S

INTERGOVERNMENTAL AGREEMENT BETWEEN HIGHLANDS RANCH WATER AND SANITATION DISTRICT AND THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO, REGARDING FINANCIAL CONTRIBUTION FOR THE SHADOW MOUNTAIN WATERLINE REPLACEMENT, DOUGLAS COUNTY PROJECT NO. CI 2026-003

THIS INTERGOVERNMENTAL AGREEMENT ("Agreement") is made and entered into this ____ day of _____ 2026, by and between the Highlands Ranch Water and Sanitation District, a quasi-municipal corporation and political subdivision of the State of Colorado, (the "District"), and the Board of County Commissioners of Douglas County, State of Colorado, (the "County"), hereinafter collectively referred to as the "Parties."

RECITALS

WHEREAS, the Parties are legally empowered under Section 29-1-201, et seq., C.R.S. to enter into this Agreement; and

WHEREAS, to economize taxpayer resources and minimize disruption to the travelling public, the District and the County desire to cooperate in sharing the construction costs of final paving improvements associated with waterline and sanitary sewer improvements within Highlands Ranch consisting of placing a two-inch overlay on roadways, (the "Project"), as generally depicted on the attached **Exhibit A**; and

WHEREAS, the design and construction of the Project requires final paving improvements (the "Improvements") that would normally be included in the District's project; and

WHEREAS, in accordance with the terms and conditions stated in this Agreement, the County agrees to complete the final paving improvements on behalf of the District, with a portion of the cost of the overlay being paid for by the District and a portion of the cost of the overlay being paid for by the County.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein, the sufficiency of which are mutually acknowledged, the Parties hereto agree as follows:

1. ***Acknowledgment and Incorporation of Recitals.*** The foregoing recitals are hereby acknowledged by the Parties to be true and correct and are incorporated into this Agreement.

2. ***Term.*** This Agreement shall commence upon execution by both Parties and shall continue until twelve (12) months following completion of construction of the **Improvements**.

3. ***County's Responsibilities***.

The County has estimated the total construction costs for the Improvements to be One Hundred Six Thousand Dollars ($106,000.00), based on the limits shown in **Exhibit A.**

The County agrees to conduct and manage all aspects of the design and construction of the final paving improvements. The County will ensure that the District has access and the ability to inspect the design and construction of the Improvements as necessary to insure adequacy for the District's needs. Except as expressly provided in Section 4, below, the County shall be responsible for paying for all actual construction costs for the Improvements, but the County will provide any construction or contract documentation reasonably deemed necessary by the District to calculate actual costs of the Improvements.

4. ***District's Responsibilities and Contribution***.

The District agrees to pay to the County an amount not to exceed Forty Four Thousand Dollars ($44,000.00), hereinafter referred to as the "District's Contribution". Absent an express written amendment to this Agreement, the District will not be liable for paying the County any amount more than the District's Contribution.

If the County elects to perform additional overlay work to improve the adjacent roadways, the District will only pay an amount proportional to the Improvements necessary for the area that the Project disturbs. The District's estimated share of the cost for the construction of the Improvements is 41.5%. The District's full contribution will be determined by actual moneys paid to the County's overlay contractor for work performed for the Improvements. The District's Contribution will be payable to the County within thirty (30) days after the County has paid the County's paving contractor for the project. The District's Contribution shall be used by the County for constructing the Improvements and will be used for no other purpose unless agreed to by both Parties in writing.

5. ***Time of Performance***. Upon execution of this Agreement by both Parties, the County shall diligently pursue construction of the Improvements. The County anticipates that the Improvements will be substantially completed by November 30, 2026.

6. ***Remedies***. The Parties hereto acknowledge and agree that each Party may exercise all rights and remedies in law or in equity, by a decree in specific performance, or such other legal or equitable relief as may be available, including a return of the funds described in Section 4 of this Agreement if actual construction of the Improvements does not commence by November 1, 2026, unless agreed to in writing by both Parties. This Section shall survive the termination of this Agreement.

7. ***Notice***. Any notice required or permitted by this Agreement shall be in writing and shall be deemed to have been sufficiently given for all purposes if sent by certified mail or registered mail, postage and fees prepaid, addressed to the Party to whom such notice is to be given, at the address set forth below, or at such other address as has been previously furnished in writing, to the other Party. Such notice shall be deemed to have been given when deposited in the United States mail.

District: Highlands Ranch Water & Sanitation District
62 Plaza Drive
Highlands Ranch, CO 80129
Attention: Jon Klassen, Project Manager

Douglas County: Douglas County
100 Third Street
Castle Rock, Colorado 80104
Attention: Daniel R. Roberts, P.E.
With an electronic copy sent to attorney@douglas.co.us

8. ***Appropriation***. Pursuant to section 29-1-110, C.R.S., any financial obligations of the District and the County contained herein that are payable after the current fiscal year are contingent upon funds for that purpose being appropriated, budgeted and otherwise made available on an annual basis.

9. ***Additional Documents***. The Parties agree to execute any additional documents or take any additional action that is necessary to carry out the intent of this Agreement.

10. ***Colorado Law***. The laws of the State of Colorado shall govern this Agreement. Venue for any action hereunder shall be in the District Court, County of Douglas, State of Colorado and the Parties waive any right to remove any action to any other court, whether state or federal.

11. ***Separate Entities***. The Parties enter into this Agreement as separate, independent governmental entities and shall maintain such status throughout.

12. ***No Third-Party Beneficiaries.*** The enforcement of the terms and conditions of this Agreement and all rights of action relating to such enforcement, shall be strictly reserved to the Parties, and nothing contained in this Agreement shall give or allow any such claim or right of action by any other or third person under such Agreement. Any beneficiary of the terms and conditions of this Agreement are not intended beneficiaries but are incidental beneficiaries only.

13. ***No Waiver of Governmental Immunity Act***. The Parties hereto understand and agree that the County, its commissioners, officials, officers, directors, agents and employees, and the District, its board members, officials, officers, directors, agents and employees are relying on, and do not waive or intend to waive by any provisions of this Agreement, the monetary limitations or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, sections 24-10-101 to 120, C.R.S., or otherwise available to the County and the District.

14. ***Entirety***. This Agreement merges and supersedes all prior negotiations, representations and agreements between the Parties hereto relating to the subject matter

hereof and constitutes the entire agreement between the Parties concerning the subject matter hereof.

IN WITNESS WHEREOF, this Agreement is executed by the Parties hereto as of the date first written above.

HIGHLANDS RANCH WATER AND SANITATION DISTRICT,
a quasi-municipal corporation and political subdivision of the State of Colorado

By: _____
Ryan Edwards, Director of Engineering

ATTEST:

By: _____
Jon Klassen, Project Manager

BOARD OF COUNTY COMMISSIONERS
OF DOUGLAS COUNTY

_____
George Teal, Chair

ATTEST:

_____
Haley Hall
Clerk to the Board

APPROVED AS TO CONTENT:

_____
Douglas J. DeBord,
County Manager

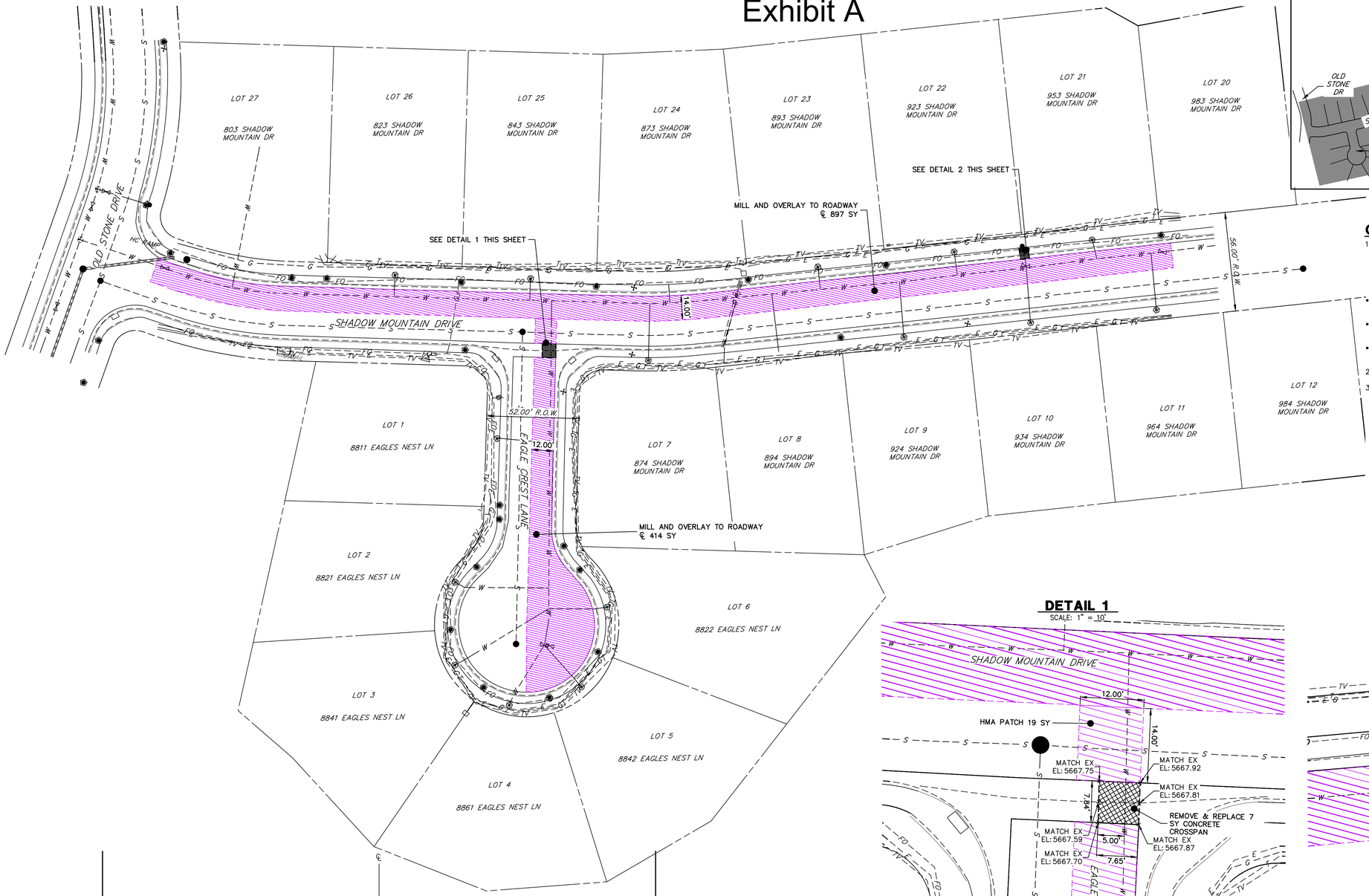
APPROVED AS TO FORM:

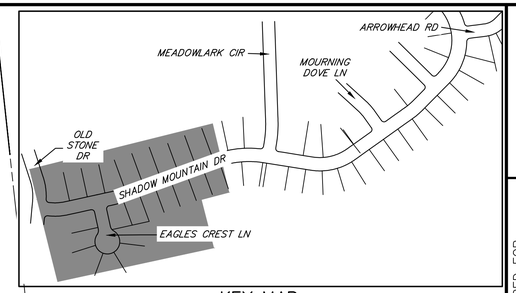
_____
Christopher Pratt,
Assistant County Attorney

APPROVED AS TO FISCAL CONTENT:

_____
Christy Guthrie,
Director of Finance

Exhibit A



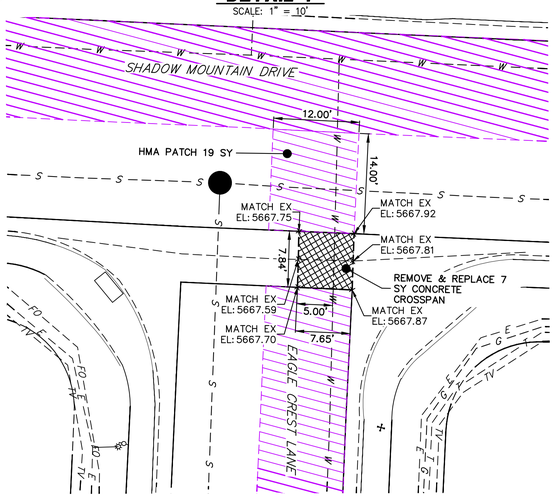


KEY MAP
SCALE: 1" = 300'

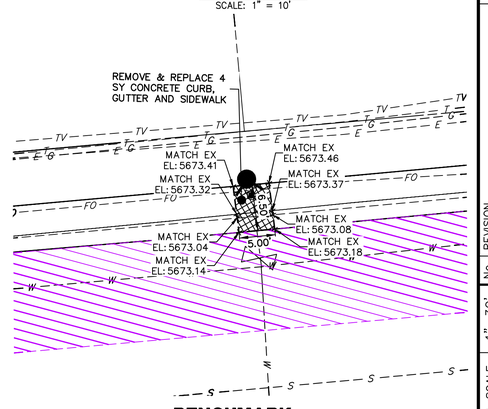
CONSTRUCTION REQUIREMENTS

1. HOT MIX ASPHALT SHALL BE PLACED ONLY ON PROPERLY PREPARED UNFROZEN SURFACES WHICH ARE FREE OF WATER, SNOW, AND ICE. THE HOT MIX ASPHALT SHALL BE PLACED ONLY WHEN BOTH THE AIR AND SURFACE TEMPERATURES EQUAL OR EXCEED THE TEMPERATURES SPECIFIED BELOW AND THE ENGINEER DETERMINES THAT THE WEATHER CONDITIONS PERMIT THE PAVEMENT TO BE PROPERLY PLACED AND COMPACTED.
   - LESS THAN 1½" COMPACTED LAYER THICKNESS REQUIRES A MINIMUM SURFACE AND AIR TEMPERATURE OF 60°F FOR THE TOP LAYER AND 50°F FOR LAYERS BELOW THE TOP LAYER.
   - BETWEEN 1½" AND <3" COMPACTED LAYER THICKNESS REQUIRES A MINIMUM SURFACE AND AIR TEMPERATURE OF 50°F FOR THE TOP LAYER AND 40°F FOR LAYERS BELOW THE TOP LAYER.
   - 3" OR MORE COMPACTED LAYER THICKNESS REQUIRES A MINIMUM SURFACE AND AIR TEMPERATURE OF 45°F FOR THE TOP LAYER AND 35°F FOR LAYERS BELOW THE TOP LAYER.
2. IF THE TEMPERATURE FALLS BELOW THE MINIMUM AIR OR SURFACE TEMPERATURES, PAVING SHALL STOP.
3. THE CONTRACTOR SHALL SCHEDULE THE WORK SO THAT NO PLANED OR RECYCLED SURFACE IS LEFT WITHOUT RESURFACING FOR MORE THAN TEN CALENDAR DAYS DURING THE PERIOD BETWEEN OCTOBER 1 TO MARCH 1. THE CONTRACTOR SHALL IMMEDIATELY PLACE A TEMPORARY HOT MIX ASPHALT LAYER ON ANY SURFACE THAT HAS BEEN PLANED OR RECYCLED AND CANNOT BE RESURFACED IN ACCORDANCE WITH THE ABOVE TEMPERATURE REQUIREMENTS WITHIN TEN CALENDAR DAYS AFTER BEING PLANED OR RECYCLED. THE MINIMUM THICKNESS OF THE TEMPORARY HOT MIX ASPHALT LAYER SHALL BE 2INCHES. THE CONTRACTOR SHALL PERFORM THE PROCESS CONTROL REQUIRED TO ASSURE ADEQUATE QUALITY OF THE HOT MIX ASPHALT USED IN THE TEMPORARY LAYER. ALL APPLICABLE PAVEMENT MARKINGS SHALL BE APPLIED TO THE TEMPORARY LAYER SURFACE. THE CONTRACTOR SHALL MAINTAIN THE TEMPORARY LAYER FOR THE ENTIRE PERIOD THAT IT IS OPEN TO TRAFFIC. DISTRESS WHICH AFFECTS THE RIDE, SAFETY, OR SERVICEABILITY OF THE TEMPORARY LAYER SHALL BE IMMEDIATELY CORRECTED TO THE SATISFACTION OF THE ENGINEER. THE TEMPORARY HOT MIX ASPHALT LAYER SHALL BE REMOVED WHEN WORK RESUMES.

DETAIL 1
SCALE: 1" = 10'

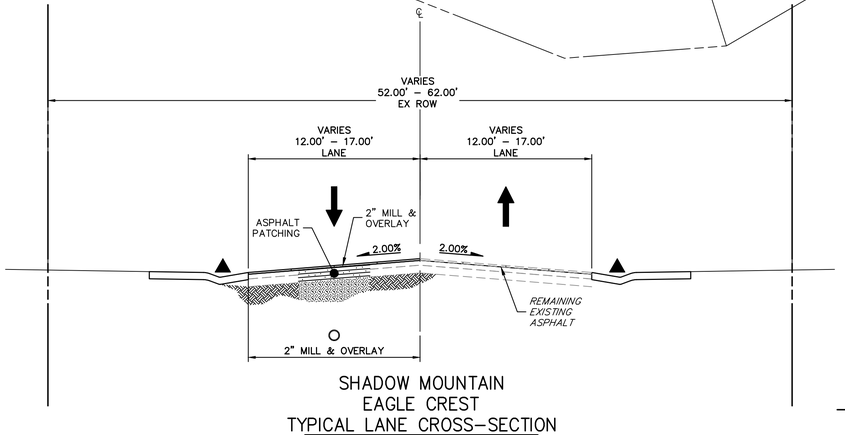


DETAIL 2
SCALE: 1" = 10'

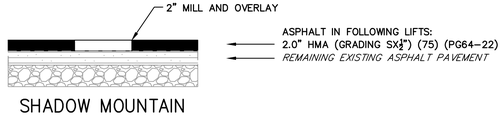


BENCHMARK:

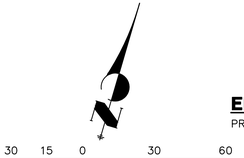
THE BENCHMARK USED FOR THIS SITE IS DOUGLAS COUNTY CONTROL POINT 2100100, BEING A 3-1/4" ALUMINUM CAP STAMPED "2100100" SET IN CONCRETE, LOCATED SOUTHEAST OF THE INTERSECTION OF W. HIGHLANDS RANCH PARKWAY AND W. WILDCAT RESERVE PARKWAY, WITH AN ELEVATION OF 5687.43 (NAVD 1988 USFT)



SHADOW MOUNTAIN
EAGLE CREST
TYPICAL LANE CROSS-SECTION
N.T.S.



SHADOW MOUNTAIN
EAGLE CREST LANE
HMA PAVEMENT SECTION
N.T.S.



ORIGINAL SCALE: 1" = 30'

Know what's below. Call before you dig.

ENGINEER'S STATEMENT

PREPARED

TRISTAN
COLORAD
FOR AND ON

PRELIMINARY NOT FOR CONSTRUCTION

DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
HIGHLANDS RANCH
METRO DISTRICT
62 PLAZA DRIVE
HIGHLANDS RANCH, CO 80129
ATTN: JON KLASSEN
(303) 719-0430

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

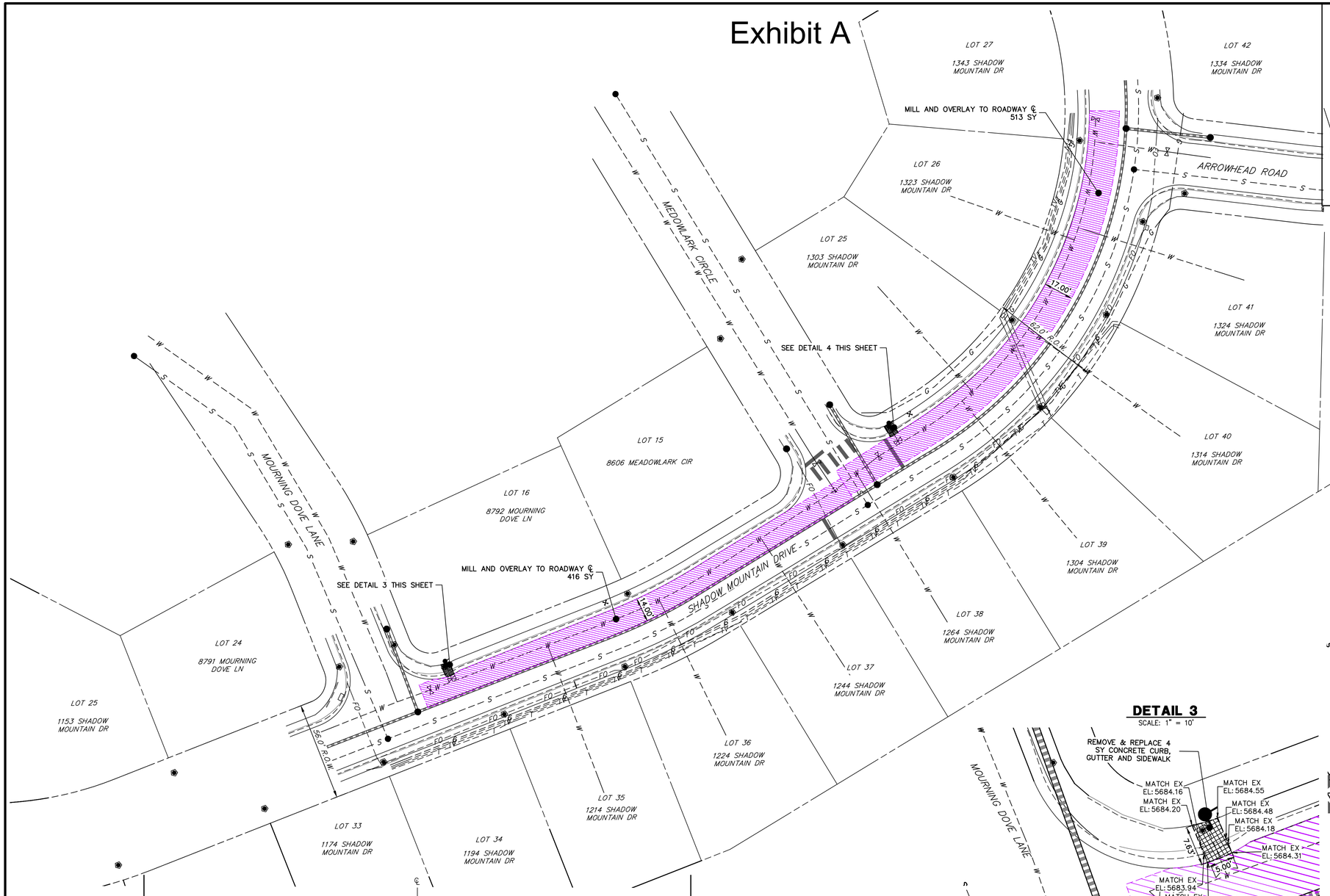
H-SCALE	1" = 30'		
V-SCALE	N/A		
DATE	3/24/26		
DESIGNED BY	WJL		
DRAWN BY	WJL		
CHECKED BY			

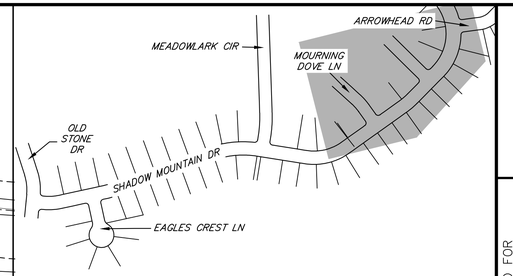
SHADOW MOUNTAIN
WATERLINE REPLACEMENT
CONCRETE FLATWORK AND PAVING PLAN

SHEET 15 OF 30

JOB NO. 16280.00

Exhibit A



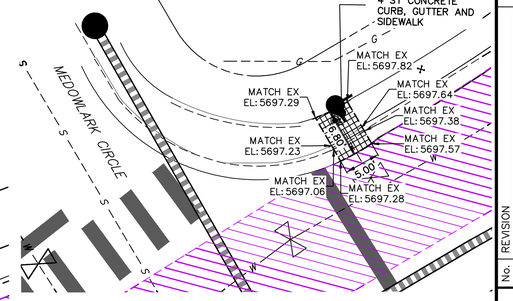


KEY MAP
SCALE: 1" = 300'

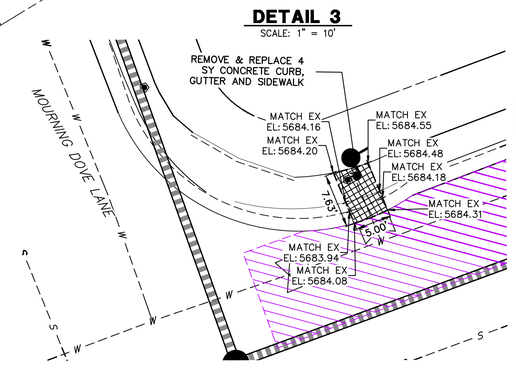
CONSTRUCTION REQUIREMENTS

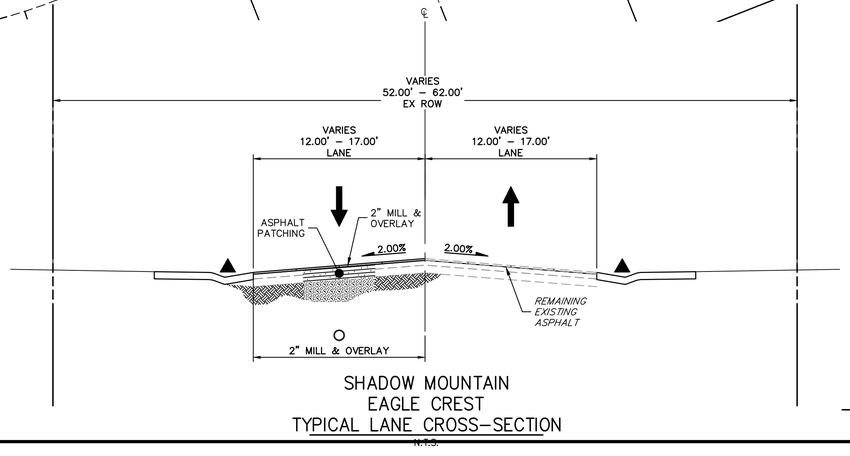
1. HOT MIX ASPHALT SHALL BE PLACED ONLY ON PROPERLY PREPARED UNFROZEN SURFACES WHICH ARE FREE OF WATER, SNOW, AND ICE. THE HOT MIX ASPHALT SHALL BE PLACED ONLY WHEN BOTH THE AIR AND SURFACE TEMPERATURES EQUAL OR EXCEED THE TEMPERATURES SPECIFIED BELOW AND THE ENGINEER DETERMINES THAT THE WEATHER CONDITIONS PERMIT THE PAVEMENT TO BE PROPERLY PLACED AND COMPACTED.
   - LESS THAN 1½" COMPACTED LAYER THICKNESS REQUIRES A MINIMUM SURFACE AND AIR TEMPERATURE OF 60°F FOR THE TOP LAYER AND 50°F FOR LAYERS BELOW THE TOP LAYER.
   - BETWEEN 1½" AND <3" COMPACTED LAYER THICKNESS REQUIRES A MINIMUM SURFACE AND AIR TEMPERATURE OF 50°F FOR THE TOP LAYER AND 40°F FOR LAYERS BELOW THE TOP LAYER.
   - 3" OR MORE COMPACTED LAYER THICKNESS REQUIRES A MINIMUM SURFACE AND AIR TEMPERATURE OF 45°F FOR THE TOP LAYER AND 35°F FOR LAYERS BELOW THE TOP LAYER.
2. IF THE TEMPERATURE FALLS BELOW THE MINIMUM AIR OR SURFACE TEMPERATURES, PAVING SHALL STOP.
3. THE CONTRACTOR SHALL SCHEDULE THE WORK SO THAT NO PLANED OR RECYCLED SURFACE IS LEFT WITHOUT RESURFACING FOR MORE THAN TEN CALENDAR DAYS DURING THE PERIOD BETWEEN OCTOBER 1 TO MARCH 1. THE CONTRACTOR SHALL IMMEDIATELY PLACE A TEMPORARY HOT MIX ASPHALT LAYER ON ANY SURFACE THAT HAS BEEN PLANED OR RECYCLED AND CANNOT BE RESURFACED IN ACCORDANCE WITH THE ABOVE TEMPERATURE REQUIREMENTS WITHIN TEN CALENDAR DAYS AFTER BEING PLANED OR RECYCLED. THE MINIMUM THICKNESS OF THE TEMPORARY HOT MIX ASPHALT LAYER SHALL BE 2INCHES. THE CONTRACTOR SHALL PERFORM THE PROCESS CONTROL REQUIRED TO ASSURE ADEQUATE QUALITY OF THE HOT MIX ASPHALT USED IN THE TEMPORARY LAYER. ALL APPLICABLE PAVEMENT MARKINGS SHALL BE APPLIED TO THE TEMPORARY LAYER SURFACE. THE CONTRACTOR SHALL MAINTAIN THE TEMPORARY LAYER FOR THE ENTIRE PERIOD THAT IT IS OPEN TO TRAFFIC. DISTRESS WHICH AFFECTS THE RIDE, SAFETY, OR SERVICEABILITY OF THE TEMPORARY LAYER SHALL BE IMMEDIATELY CORRECTED TO THE SATISFACTION OF THE ENGINEER. THE TEMPORARY HOT MIX ASPHALT LAYER SHALL BE REMOVED WHEN WORK RESUMES.

DETAIL 4
SCALE: 1" = 10'

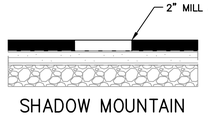


DETAIL 3
SCALE: 1" = 10'





SHADOW MOUNTAIN
EAGLE CREST
TYPICAL LANE CROSS-SECTION
N.T.S.



ASPHALT IN FOLLOWING LIFTS:
2.0" HMA (GRADING SX) (75) (PG64-22)
REMAINING EXISTING ASPHALT PAVEMENT

SHADOW MOUNTAIN
EAGLE CREST
HMA PAVEMENT SECTION
N.T.S.

BENCHMARK:

THE BENCHMARK USED FOR THIS SITE IS DOUGLAS COUNTY CONTROL POINT 2100100, BEING A 3-1/4" ALUMINUM CAP STAMPED "2100100" SET IN CONCRETE, LOCATED SOUTHEAST OF THE INTERSECTION OF W. HIGHLANDS RANCH PARKWAY AND W. WILDCAT RESERVE PARKWAY, WITH AN ELEVATION OF 5687.43 (NAVD 1988 USFT)

Know what's below.
Call before you dig.

30 15 0 30 60
ORIGINAL SCALE: 1" = 30'

ENGINEER'S STATEMENT

PREPARED

TRISTAN
COLORAD
FOR AND O

PRELIMINARY NOT FOR CONSTRUCTION

DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
HIGHLANDS RANCH
METRO DISTRICT
62 PLAZA DRIVE
HIGHLANDS RANCH, CO 80129
ATTN: JON KLASSEN
(303) 719-0430

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	1"=30'	DESIGNED BY	WJL
V-SCALE	N/A	DRAWN BY	WJL
DATE	3/24/26	CHECKED BY	

SHADOW MOUNTAIN
WATERLINE REPLACEMENT

CONCRETE FLATWORK AND PAVING PLAN

SHEET 16 OF 30

JOB NO. 16280.00

MEETING DATE: August 11, 2026

DESCRIPTION: County Manager Report.

ATTACHMENTS:

County Manager Report 8.11.26

TO: The Board of County Commissioners
FROM: Douglas J. DeBord, County Manager
DATE: August 11, 2026
RE: **County Manager Report**

Parks and Recreation

- **Recreation opportunities for kids expand thanks to voter funding and partnerships -** Thanks to voter funding and a partnership among Douglas County, the Town of Castle Rock and Gold Crown Foundation, a new indoor field house will bring more sports and recreation opportunities to kids in Douglas County.

During a Business Meeting on Aug. 4, the Board of Douglas County Commissioners approved a $7.5 million funding agreement with the Gold Crown Foundation for a new 65,000-square-foot field house in Castle Rock.

The allocation Tuesday formalizes one of several historic investments in park amenities countywide using the voter-approved Parks, Trails, Historic Resources and Open Space Fund. Voters originally approved the fund in 1994 and renewed the source again in 2022 to preserve and enhance Douglas County's exceptional quality of life. Visit our webpage to learn more about the Gold Crown Field House and investments in recreation across Douglas County.

Parks Programming

- **Volunteer Program:** The Parks and Recreation Volunteer Program hosted four events in July.
  - Additional mulch was added to the playground at Chatfield East Park, enhancing safety for all the users.

  - Thirteen volunteers joined us on July 18th to plant eight new trees at the Fairgrounds Regional Park dog park. The shade these trees provide will be a welcome addition for all our four-legged friends. This year, volunteers have planted 89 trees at Fairgrounds Regional Park.
  - One volunteer joined us for pruning the shoulders of the East/West Regional Trail near Schweiger Ranch. This work provides extra elbow room for users on the trail, as well as space for our maintenance technicians to mow the trail shoulders safely.

  - Douglas County Defenders, a Pop Warner football group, volunteered at Fairgrounds Regional Park, adding 100 new plants to the park's landscape beds.

The following events are being offered in August:

- August 10th – Trash Pick Up at Challenger Regional Park
- August 16th – Private event at Rueter-Hess Reservoir

- August 19th – Shoreline Cleanup at Bingham Lake
- Volunteers can sign up at douglasvolunteers.com

- **Private Volunteer Events**: The Parks and Recreation Volunteer Program offers the option of 'Build to Suit' events for groups, organizations, clubs, corporations, churches, and more. If you are interested in a private volunteer event with our Parks and Recreation Department, please contact Luke Thornton at lthornto@douglasco.gov

- **2026 Volunteer Statistics:**

2026	# of Hosted Events	# of Volunteers	Hours of Service	Bags of Trash Collected	Trees Planted	Beds Maintained	Miles of Trail Maintained	Cubic Yards of Mulch Added
Feb	1	8	24	4	-	-	-	-
March	2	18	36	11	-	-	-	-
April	3	120	349	3	81	-	1	-
May	1	18	36	-	10	-	-	-
June	9	66	149	6	7	13	-	74
July	4	28	56		8	3	1	30
Totals	**20**	**258**	**650**	**24**	**106**	**16**	**2**	**104**

- **Trail Count Update:**

Location	2025 Totals thru July	2026 Totals thru July
Bayou Gulch Regional Park – Dog Park	13,190	13,867
Bingham Lake	51,412	61,613
Bluffs Regional Park*	70,480	98,999
Cherry Creek Regional Trail – Pinery	22,099	25,221
East/West Regional Trail – Grigs Trailhead	24,861	27,655
East/West Regional Trail – High Point**	23,924	31,203
East/West Regional Trail – Monarch Trailhead	11,088	12,601
East/West Regional Trail – Schweiger Ranch	8,764	9,991
East/West Regional Trail – Stepping Stone	24,498	28,257
Fairgrounds Regional Park – Dog Park	29,386	28,584
High Line Canal – East***	5,920	9,071
High Line Canal – West	24,525	19,067
Rueter-Hess Reservoir – Coyote Run Loop	8,270	7,324
Rueter-Hess Reservoir – Incline Trailhead	42,866	44,025
Rueter-Hess Reservoir – Newlin's Gold	1,115	543
Totals	**362,398**	**418,021**

*Portions of Bluffs were closed in March and April 2025 for construction, including the counter location.
**Counter installed in March 2025
***Installed on 5/15/25

Park Operations

- **Native Mowing -** With extreme drought conditions throughout Douglas County and an increased risk of wildfire, the Parks and Rec Department has taken a cautious approach to native grass mowing in

2026. Mowing operations and sidewalk edging can potentially create sparks that ignite wildfires, and the following restrictions are put in place to mitigate those risks.

- No native grass mowing or sidewalk edging operations during Red-flag Warnings.
- Schedule mowing operations after rain events or consistent moisture.
- Inform local fire departments of planned operations.
- Verify fire extinguishers on all mowing units before beginning the task.
- Assign secondary staff to follow the mowing unit for trimming tasks with extra fire extinguishers on board.
- Keep alert behind the mowing unit, observing frequently.
- Avoid rocky areas, walk known hazardous areas first to remove rocks and debris.
- Use caution on uneven terrain where blades could hit ground or sidewalks.

- **Water Restrictions -** Douglas County Parks works with several water providers throughout the county for irrigation at parks and building grounds. Most of these providers have implemented water restrictions this year to combat the drought the County is currently experiencing. Restrictions vary from each provider, and Parks staff work closely with them to stay in compliance. Staff work within the restrictions to provide necessary irrigation to the most critical areas of the properties maintained. Field playing surfaces are a primary focus, as adequate irrigation creates a safer surface for participants. The following list is a set of examples of restrictions from water providers.

  - Castle Rock Water- 2x/week 12am-8am
  - Pinery Water- 2x/week 12 am-10 am, 6 pm-12 am
  - Stonegate Water- 3x/week 12 am-10 am, 6 pm-12 am
  - Highlands Ranch Water- reduce overall usage by 25%

Rueter-Hess Recreation

Visitation	Totals Through July 2025	Totals Through July 2026
Reservations Made	1,080	2,511
Reservoir Visitors	2,292	5,884
Special Use	2,458	1,093
Total Visitors	5,830	9,488
Fishing		
Adult Anglers	1026	1518
Youth Anglers	391	522
Total Anglers	1417	2040
Public Safety		
People Helped (Assists/Rescues)	40	94
Overdue Visitors	7	43

- **Surf'SUP Hosts Colorado Academy Summer Camp -** Rueter-Hess Reservoir is a popular venue for special events and summer camps. Each summer, Mindy and Nathan Heimer, the owners of Surf'SUP, lead Colorado Academy's Summer Camp by providing paddleboarding equipment and expertise for the program. Each week, the campers spend about four hours on the water learning paddleboarding skills. Instruction includes safe maneuvering techniques and basic rescue practices. Campers also meet the Park Rangers to better understand their role as knowledgeable and supportive resources. This partnership helps young participants build confidence and awareness in outdoor recreation. The collaboration with Colorado Academy, Surf'SUP, and the Park Rangers has strengthened community engagement at the reservoir. Overall, the program successfully teaches water safety while encouraging youth to enjoy our natural spaces responsibly.

Sheriff's Office

Office of Emergency Management

- OEM played a critical role in responding to the **Penley fire**, which began on 7.26.26 and was named after Penley Ranch. The fire erupted in challenging, rugged terrain, complicating initial attack operations. With homes at risk and the possibility of the fire spreading, an evacuation order was promptly issued through DougCO Alerts, accompanied by a warning for nearby residents outside the evacuation zone.
    - To support affected individuals, OEM swiftly activated its shelter network, establishing a human shelter at New Hope Church. Iron Horse assisted with large animal evacuations, ensuring the safety of livestock and pets.
    - A Unified Command Post was set up at West Douglas Fire Station 2, bringing together multiple agencies—from local responders to federal partners—to collaborate and stabilize the incident. Their collective efforts resulted in rapid containment and prevented further expansion of the fire.

    - Logistics was supported by OEM staff over 3 days, ensuring responders were fed and received all the necessary support for any needed operations.
    - Mapping capabilities were supported by Douglas County GIS and dispatch with the deployment of their new Incident Dispatch Vehicle (IDV)
    - Air operations were instrumental, with Douglas County and DFPC helicopters conducting over 45 water drops to suppress the flames. Drone operators also assisted with mapping capabilities and heat mapping reconnaissance.

    - On the ground, the Douglas County Helitack and Hand crew, along with crews from other agencies, faced steep and difficult terrain, working tirelessly to ensure the fire was fully contained. Once their efforts succeeded, evacuation alerts were lifted.
    - In summary, the coordinated response and dedication of all agencies and partners led to a successful containment of the Penley fire, safeguarding the community and preventing additional growth.

- Staff returned from assisting Ouray County as EOC Manager at their Emergency Operations Center, contributing to both wildfire and flooding response and recovery efforts.
- Jenn Ward received a Commendation Letter recognizing her exceptional support of the Jefferson County Combined Regional Academy Class 26-2. Appreciation for her outstanding contributions, dedication, and support.
- Ongoing work and development with our Emergency Operations Center software for not only Daily OEM operations but EOC activations.

- Ongoing work includes the development and implementation of evacuation zones throughout Douglas County and its municipalities.
- Douglas County Helitack was requested and responded 8 fires since the last report, including a grass fire near Sedalia due to a train sparking along the rail line creating multiple spot fires and causing HWY 85 to be closed Southbound while firefighters worked to contain the fire.
- Actively working to update and improve OEM plans and continue progress on the EOC upgrade project.

- **Community Safety Volunteer Open House –** Sheriff Weekly wants to expand the CSV program and is looking for volunteers. Please join us at this open house to learn more.
    - September 24, 2026 at 6:30 p.m.
    - Highlands Ranch Sheriff's Substation Community Room: 9250 Zotos Drive
    - Must be 21 years of age or older.

Community Services

Activity Report for July 24 – August 6, 2026

Projects or Grants

- **HEART Success Story -** Last summer, a HEART Navigator and Deputy came across a young mother and her two young daughters who were unhoused. The family wanted to pursue the Family Tree GOALs Program. After the family moved into the shelter, the mother worked closely with her GOALs case manager to begin building a transition plan that included employment training, career options, and an eventual stable and permanent housing plan. During their stay with GOALs, the family participated in the Douglas County Sheriff's Office Shop-with-a-Cop Christmas Program so the children had gifts to open during Christmas.

The mother enrolled herself in a CNA training and certification course, successfully completed the course, and was able to secure a new job as a CNA. In the spring of this year, the mother continued to work with her GOALs case manager to develop a transition plan to get her and her family into a permanent home. The family's apartment application was approved, and they moved in on July 10. The family wishes to share their heartfelt gratitude to the GOALs staff and the HEART for all of their assistance and support during this journey.

- **Link On Demand Castle Rock Launch –** Douglas County's public regional rideshare service Link On Demand was launched in the Town of Castle Rock on July 30. Link continues to provide transportation options for Douglas County residents that need or want to shop, visit their doctor, run errands, or attend local social events. Castle Rock is the latest municipality to join Douglas County in providing public transit services to the County.

- **Grants for Older Adults for June 2026:**

Grant	# Of Trips/Units	Grant Amount Expended
CDOT MMOF – Transportation	11	$385.00
DRCOG 5310 – Transportation	601	$22,237.00
DRCOG AAA – Homemaker	483.50	$14,946.58
DRCOG AAA – Personal Care	586.75	$22,086.61
DRCOG AAA – Transportation	679	$23,086.31
OAI – Connect and Care Calls	47	$705.00
OAI – Transportation	192	$7,104.00
OAI – Shuttle Trips	194	

Outreach and Engagement:

- **Summer Strive to Thrive –** Strive to Thrive is a bi-annual event hosted by the Community of Care Network. The event is held in January and July of each year. During the event community-based agencies and organizations come together to offer a one-stop-shop resource fair for vulnerable residents in Douglas County.

  The Summer Strive to Thrive was held on July 28, hosted by Southeast Christian Church in Parker. The summer event is held in coordination with the Foundation for Douglas County Schools. Children in Douglas County Schools can receive school supplies and other resources families need to help their kids successfully start the school year. There were 30 partner agencies available to serve the 580 attendees and distribute 484 backpacks filled with school supplies.

- **Crisis Intervention Team Training** – HEART partnered with the Douglas County Sheriff's Office to support Crisis Intervention Team (CIT) Training on May 20, June 24, and July 28. The HEART presentation emphasized how homelessness significantly affects mental health, social connections, and a person's ability to process information. Law enforcement personnel in attendance were provided practical ways they can take these factors into account when interacting with individuals who are unhoused, helping to reduce misunderstandings and improve outcomes. The HEART co-response model was shared, and other regional resources were provided so attendees can connect people to supportive services within their jurisdictions.

- **Douglas County Fair Parade** – Community Services staff participated in the Douglas County Fair Parade on August 25, introducing the new Link On Demand regional rideshare service to Castle Rock. Thousands of people attend the parade each year, celebrating the opening of the Douglas County Fair. The parade provides a wonderful opportunity to promote the Link service across the County.

Strategic Solutions

AI Literacy Training Program

If you're **wondering whether AI training applies to your job**, you're not alone. The short answer? It probably does.

Douglas County's new AI Literacy Training Program is about learning practical ways to use approved AI tools to make everyday work a little easier.

Training Built Around Real Work

Sessions **focus on tasks** many employees already spend time doing, including:

- Drafting emails and documents
- Summarizing meetings and reports
- Organizing notes and information
- Creating presentations
- Working with data in Excel
- Rewriting technical information in plain language
- Identifying action items and next steps

You'll also learn what information should and shouldn't be entered into AI tools and how to **use AI responsibly** in a government environment.

Learn at Your Level, on Your Schedule

- The program includes training for employees at **different experience levels** and responsibilities.
- Some sessions focus on AI basics and getting comfortable with tools like **ChatGPT** and **Microsoft Copilot**.
- Others dive deeper into using AI in **Outlook, Word, Teams, Excel and PowerPoint**, or applying AI to more complex workflows and analysis.
- Whether you're starting from scratch or looking for new ways to use tools you're already familiar with, this training program is for you.
- **All sessions will be recorded and available on demand**, allowing you to access training when it fits your schedule and return to specific topics whenever needed.

Register Today! August and September Sessions Available

Register for AI Literacy Training (All Levels)

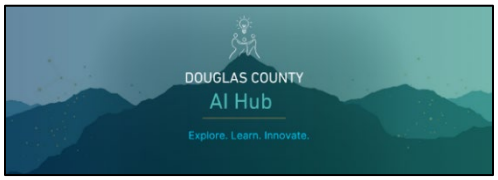
- Level 1: AI Foundations - All Staff (Copilot Chat) & ChatGPT (Licensed Staff)
- Level 2a: AI for Microsoft (Outlook/Word/Teams)
- Level 2b: AI in Data Analytics & Presentations (Excel/PowerPoint)
- Level 3: Applied AI for Government Workflows and Creating Agents

Additional Help for Your Specific AI Project

Need some more help implementing your AI solution? These Office Hours webinars will serve as working sessions to get advice from our consultants to address questions, work through issues, or demonstrate additional techniques for using AI tools. Please come prepared to share a specific project with which you need assistance. **Register for AI Literacy Training Office Hours**

- **Introducing the Douglas County AI Hub** - Douglas County is launching the new Douglas County AI Hub, a centralized support ecosystem designed to help employees learn, explore, and innovate with artificial intelligence.

  The Hub brings together practical guidance, training opportunities, examples of how AI can support County work, and a growing Prompt Library with reusable prompts for common tasks. Employees can connect with the AI community, submit an AI use case or success story, and request an individual working session for hands-on help developing a reusable prompt, improving a process, or choosing the right AI tool. Watch the short video overview to learn more and visit the Douglas County AI Hub to explore its resources and support opportunities.



- **DC Innovation Army** – Several staff members from across departments were recruited and have accepted an invitation to join the DC Innovation Army. Their mission is to provide hands-on instruction to departments and offices on how to implement simple and specific small-scale efficiencies. By utilizing prompts for common business practices such as processing meeting minutes, creating agendas, drafting RFPs and conducting bid completeness reviews, staff anticipate that significant time savings will result and workload will be reduced. Stay tuned for news on future work sessions.

Open Space and Natural Resources

- **Focus on wildfire safety this August with Agents of Discovery -** Get to know a special guest and the important topic of wildfire prevention in August's Agents of Discovery mission at Dupont Open Space in Louviers. Smokey the Bear joins Agent Douglas for this summer mission that will teach your family how to be wildfire aware while exploring open spaces. You can participate in this mission on-site or download the version to play at home. **Visit our webpage to get started.**

- **Save the date: Douglas County's Open Space Fall Festival returns September 2026 -** Are you looking forward to cooler weather, changing leaves, and fall festivals? Mark your calendar for Douglas County's Open Space Fall Festival, returning to Sandstone Ranch at 10 a.m. Saturday, Sept. 26.

  This year's festival is designed with the community at its heart, offering guests of all ages the chance to explore one of the County's most cherished open spaces while meeting the people who help protect it. Visitors will have the opportunity to connect with Open Space Rangers, speak with wildfire mitigation experts, and engage with first responders who work year-round to keep Douglas County safe.

  Event Details:
  - Date: Saturday, Sept. 26, 2026
  - Time: 10 a.m.–3 p.m.
  - Location: Sandstone Ranch Open Space (guided entry; map and directions provided on our webpage)
  - Cost: Free and open to all ages

  Visit the festival webpage for more information.

- **OSNR Assists during Emergency Response During Penley Fire** - On the evening of Sunday, July 26th, Open Space and Natural Resources (OSNR) staff partnered with the Office of Emergency Management (OEM) and the Sheriff's Office to coordinate a response to the Penley Fire. Under the direction of OEM, who led emergency operations, OSNR Land Manager/Rangers ensured the emergency evacuation access gate was unlocked and accessible for residents in the affected area. These partnerships highlight the department's commitment to public safety and emergency preparedness.

Iron Horse Open Space was designated as the large animal evacuation shelter, with the Douglas County Fairgrounds unavailable due to the County Fair and Rodeo. OSNR Land Manager/Rangers prepared the site by unlocking access gates, filling water troughs and verifying required vaccination records, and documenting each animal upon arrival to ensure safe shelter operations. Members of Douglas Elbert County Horse Concill (DECHC) also assisted staff and both parties remained at Iron Horse Open Space overnight to welcome additional evacuees.
The OEM's quick and efficient response and coordination with departments across the county ensured the fire was assessed and contained before it could spread. OSNR is grateful to work with OEM and the Sheriff's office to support them during emergency situations.

- **OSNR at the Douglas County Fair and Rodeo -** OSNR partnered with the Department of Public Works to host a shared educational booth at the annual Fair and Rodeo.

OSNR staff and volunteers shared information about open space properties, ongoing projects, upcoming volunteer opportunities, and promoted the Agents of Discovery mobile app. Trail maps and other outreach materials were available for visitors to learn more about recreational opportunities and the department's mission to conserve Douglas County's natural resources.

Public Works staff shared information on noxious weeds, explaining the County's approach on public lands and provided resources to help homeowners identify and control invasive weeds on their own properties.

OSNR also participated in the parade. The Fair and Rodeo was a tremendous success, made possible through the collaboration of County departments and the dedication of volunteers who assisted with decorating the booth and parade vehicles, distributing cold water to attendees, and engaging with members of the public. The OSNR team extends its appreciation to everyone whose time and effort contributed to a successful and memorable event!

Public Works

- **Household hazardous waste disposal now available through Douglas County GreenWorks -** Douglas County residents now have a convenient, local option to safely dispose of household hazardous waste through GreenWorks, the County's one-stop destination for waste diversion services.

The new year-round service expands access to safe disposal, eliminates the previous annual participation cap and makes it easier than ever for residents to responsibly dispose of common household chemicals and other hazardous materials that can be harmful to people, pets and the

environment if disposed of improperly. **Visit our webpage** to learn about the materials accepted and to book an appointment.

Activity Report July 12 – July 25, 2026

Active Projects (Cone Zone Webpage)

- **Hilltop Road (Legend High School to Crest View Drive) Improvements Project** – The Hilltop Road Improvement Project continues to advance, with the Contractor having completed a large portion of Phase 1, moving now into Phase 2. Over the month of June, the Contractor was able to find efficiencies that allowed them to shift traffic from old Hilltop Road, onto the new paving from Hassedt Lane all the way to Legend High School. In doing so, the contractor was able to access the Phase 2 portion at the West end of the project ahead of the full Phase 2 switch. This operation is a major step forward for the project, as it reflects the transition from underlying roadway preparation into more visible permanent improvements.

  Over the next several weeks, project focus is on theremainder of the Phase 2 traffic switch that will bring the new Roundabout online, another major milestone for the project. Once this switch occurs, crews will be able to finish tie ins for the remaining side roads, subgrade and road base prep for the East end tie-in to existing Hilltop, and re-grading of the area that was old Hilltop Road. At this time, the team is targeting August 2026 for the next major phase of asphalt paving operations, subject to weather and field conditions. The County has been coordinating with the projects Public Information team to ensure seamless notifications to area residents and motorists alike.

- **Highlands Ranch Storm Sewer Project:** Douglas County will be UV Lining a 60" storm sewer at 8664 Quebec Street, which is the signalized intersection for the shopping centers south of Business Center/Park Meadows Drive starting next week. The bike lane on the northbound lanes will be closed between Chestnut Hill and the shopping center access (Kohls) will be impacted.

- **Highlands Ranch Parkway Reconstruction Project** – Douglas County began reconstructing Highlands Ranch Parkway between Broadway and Burntwood Way in June 2026. The roadway, originally built in the early 1980s, has reached the end of its useful life, making full reconstruction the most cost-effective solution.

  The project will improve safety, accessibility and long-term durability by replacing pavement, curb, gutter and sidewalk; adding a new raised median; upgrading ADA curb ramps; installing a new traffic signal at Ridgeglen Way; and replacing the signal at Burntwood Way. Construction is expected to end early October.

  The project is fully funded through Douglas County maintenance funds. Castle Rock Construction Company of Colorado, LLC will serve as the contractor, with a project cost of $6,579,818. Visit our webpage to learn about impacts and how to stay up to date on the project for the duration of the work. (Ridgeglen Way Closure Alternate Neighborhood Access)

- **Pine Drive/Pine Lane Improvements Project** - Douglas County is constructing improvements to Pine Drive and Pine Lane, between Inspiration Drive and Lincoln Avenue, in Parker. See the Project Corridor Map for details.

Update: Due to recent community feedback, the upcoming project improvements and related closures on

Ponderosa Drive have been postponed until a revised plan is approved by Douglas County. Douglas County and the Pine Drive/Pine Lane Improvements Project team are reevaluating closure plans to ensure the safest, most efficient strategy is in place both for residents and construction crews. Confirmed plans will be shared later, prior to starting work or related closures. In addition, the Pine Drive closure, originally scheduled to start Monday, July 20, has been postponed.

- **I-25 Douglas County Monument Signs** – Cushing Terrell continues to work on the I-25 Monument Sign project. The north and south entry signs have been submitted to CDOT for final review. The targeted construction date for the north sign is early-fall. Recent coordination with CDOT indicates no design character changes are required, and CDOT approval is anticipated to be straightforward. Once CDOT approval is received the project team will advance the project to construction.

- **County Line Road Widening and Reconstruction (University to Broadway)** – Update: The eastbound right lane on County Line Road is closed between Broadway and Phillips Street to continue roadway construction. This lane closure will remain in place for approximately two months.

Douglas County is partnering with the Denver Regional Council of Governments, the City of Littleton and the City of Centennial to fund the project. The total construction cost is estimated to be approximately $30 million for budget planning purposes which includes contingency funds, construction costs and consultant engineering costs to provide project management, inspections, and material testing for the project.

This project will include an additional travel lane in each direction, a new traffic signal at the Clarkson Street/County Line Road intersection, a mill and overlay for the portion of the road within the City of Littleton located between Phillips Avenue and Broadway, as well as adding sidewalks. Construction started in September 2025. (**Project Fact Sheet**)

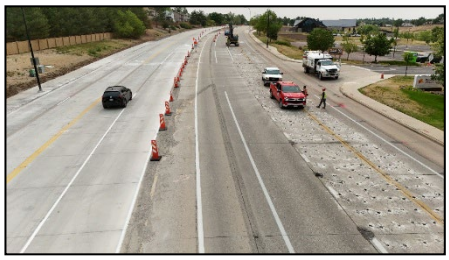
- **Crowfoot Valley Road and Macanta Boulevard Traffic Signal Project** - Crowfoot Valley Road is being widened from Knobcone Drive North to Macanta Boulevard, creating a continuous improved corridor that connects previous upgrades along this stretch of roadway. This corridor serves the growing developments along both the east and west sides of Crowfoot Valley Road, including Pradera and Macanta subdivisions.

The Crowfoot Valley Road Widening Project has been a collaborative effort between Douglas County

Government and The Town of Castle Rock. Douglas County contributed $1.7 million dollars towards the overall project. A key component of the project is to install a new traffic signal at the Intersection of Macanta Boulevard and Crowfoot Valley Road. Douglas County also contributed in-house design and construction management for the signal through both the Traffic Division and Capital Improvements Group. The new signal is designed to enhance traffic flow, reduce delays, and improve safety for motorists traveling through this busy corridor. Construction for the widening and the new traffic signal is expected to be completed by the end of summer 2026.

- **Highlands Ranch Pkwy Reconstruction, Broadway to Burntwood** – Castle Rock Construction Company of Colorado has now successfully completed mainline paving operation for the westbound lanes of Highlands Ranch Parkway. Concrete pavement intersection tie-in work with the new ADA curb ramps continues. The

traffic signals sub-contractor has completed the drilling installation of the new signal foundation locations for the NE and NW corners of the Ridgeglen Wy and Highlands Ranch Parkway and the NE corner of Burntwood Wy / Highlands Ranch Parkway intersections. The work for the traffic shift from the current EB lanes (Phase 1) onto the newly constructed WB lanes (Phase 2) was completed on the night of August 2nd. Demolition of the eastbound lanes began the week of August 3.



- **Dakan Road Bridge Replacement Project** – Coming soon. Douglas County Engineering staff is currently completing design for the replacement of the Dakan Road Bridge. This project consists of demolition of the existing structure and replacing 151 feet of bridge over West Plum Creek, as well as 1,750 feet of roadway improvements. The project includes removal and replacement of the present structure, hot mix asphalt, erosion control, site restoration, traffic control as well as other roadway items. The proposed structure will be built to the north of the existing structure, thereby allowing the existing structure to remain open to the traveling public and emergency service vehicles during construction. The anticipated construction start date is late spring/early summer 2026.

- **Highlands Ranch Fiber Improvements** - Several utility companies — CenturyLink/Lumen, Comcast, Google and BAM Broadband — are independently installing new or upgrading existing fiber optic networks throughout Highlands Ranch as part of broader broadband expansion efforts. Construction associated with these projects is expected to continue through spring 2027.

  While Douglas County is not responsible for these installations, the County has established a fiber information hotline and email to help residents identify the correct utility provider when questions or concerns arise regarding construction, repair or maintenance activities. These include:
  - Connecting residents with the correct utility company contact when they have questions about fiber construction, repairs or maintenance occurring in their area.
  - Addressing communication gaps when residents are unable to obtain information directly from the providers, ensuring the public has access to the most current and accurate information available.

- **Jones Road** – Matrix Design Group was selected as the design consultant for the design of the Jones Road project. The project includes asphalt paving of the roughly 3-mile road as well as drainage improvements. The project will be constructed in phases. County staff is reviewing the 90% plans for phase one while Matrix continues to work on phase 2. Final design for the remainder of the project is expected by end of year.

- **2023 Bannock LID** - The County posted a new request for proposals for financing on August 3rd. The project team is preparing the bid package and construction will bid on October 6th. (Design work performed in advance of finalizing financing will be reimbursed to the County by the lender as part of the construction loan.)

- **2023 Spring Canyon LID** – The County posted a new request for proposals for financing on August 3rd. The project team is preparing the bid package and construction will bid on October 13th. (Design work performed in advance of finalizing financing will be reimbursed to the County by the lender as part of the construction loan.)

- **Country Club Group 10 LID** - The County posted a new request for proposals for financing on August 3rd . TST Infrastructure has received survey data but is not moving forward with the design. TST Infrastructure is working on the final design and the project is expected to bid in November. (Design work performed in advance of finalizing financing will be reimbursed to the County by the lender as part of the construction loan.)

- **Grigs Road Paving Project – Phase 2** - RS&H was selected as the design consultant for phase 2 of the Grigs Road project. Phase 2 will start where phase 1 ends, near the East-West Trailhead Parking Lot and will continue north onto the existing concrete road. The project includes realignment of the road, drainage improvements, a parallel pedestrian trail, and asphalt paving. The consultant has developed concept-level designs for the roadway and adjacent trail. **A virtual open house is now live** and will be used to share the concept designs and solicit feedback from the public. County staff met with RS&H on July 23rd to review the 30% design. RS&H is now advancing the design to 90% and coordination with the Highlands Ranch Metropolitan District and the Highlands Ranch Community Association continue.

- **Quebec and Park Meadows Dr Intersection Improvements** – This project will make quick improvements to the intersection by refreshing the pavement markings and adding signage. The striping portion of the project was completed the week of August 3rd and the signing portion will follow. The final design of the larger construction project has started with Basis Partners. All data collection is complete, and Basis Partners anticipated beginning design this month. Construction is planned for 2028.

Development Review

- **Sterling Ranch Filing #7-C**: Three sons Construction is installing storm infrastructure (DV #2024-410). (Pictured near right)

- **Sterling Ranch Filing #7-A Waterton Rd**: Martin Marritta is installing asphalt pavement (DV #2019-158). (Pictured far right)

- **Canyons Filing #5:** Clyde Construction is installing manholes and inlets at the Canyons Subdivision (DV #2021-287). (Pictured near right)

- **5675 Delva Way – GreenWorks Biochar Facility** - Bauen Studios is installing storm sewer pipes (DV #2026-145). (Pictured far right)

- **Piney Lake Trails Subdivision -** Claystone Construction is installing storm sewer infrastructure (DV #2022-517). (Pictured near right)

- **Fields Subdivision -** Loya Construction is installing concrete curb and asphalt paving in Phase #3 (DV #2024-322). (Pictured far right)

Building

- **Inspections, Permits and Valuations**

July 23, 2026 – August 5, 2026	
Inspections	
Building	593
Electrical	606
Mechanical/Plumbing	403
Roofing	64
Permits	
Accessory Use	29
New Commercial	4
Residential Alteration	43
New Residential	16
Roofing	44
Valuations	
Accessory Use	$1,009,446
Commercial	$40,732,109
Residential Alteration	$1,555,915
New Residential	$5,671,160

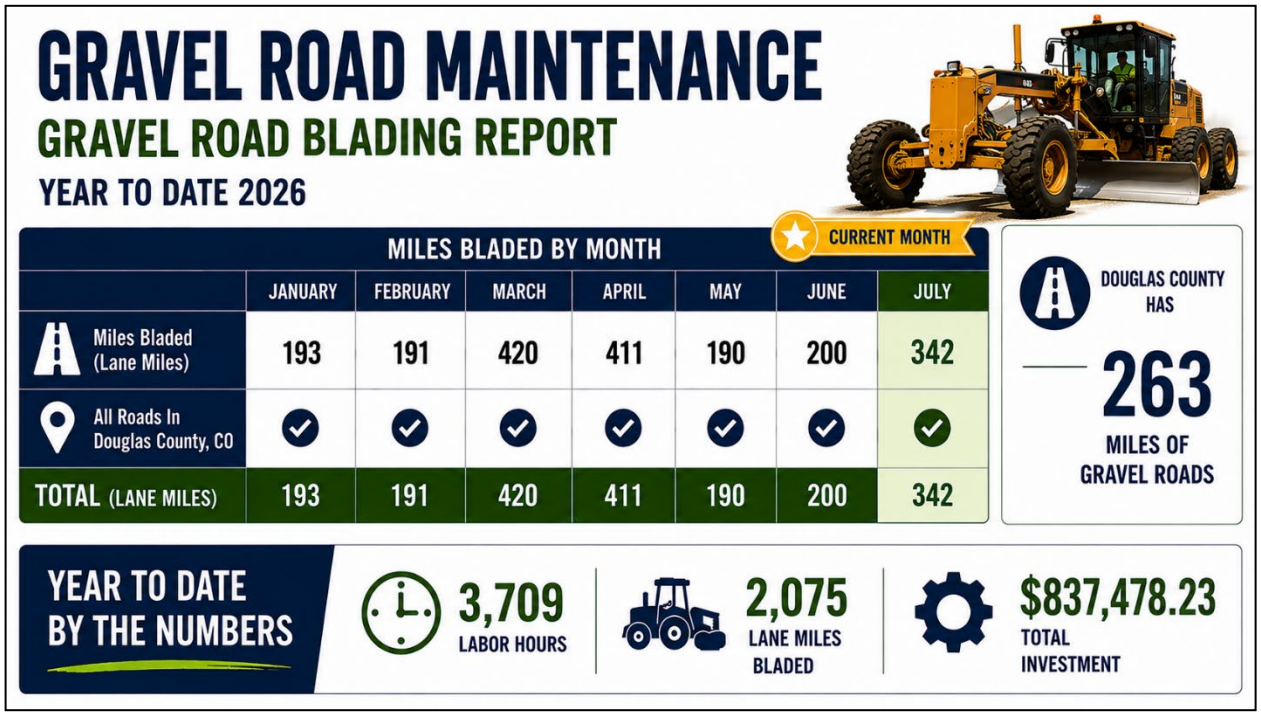
Operations

- **2026 Pavement Management Projects (Construction Phase)**
  - **Sidewalk Repair:** Chato's completed the final project with the installation of an upgraded curb ramp and pedestrian crossing on Timberline Road near Eagle Ridge Elementary School.

  - Asphalt Overlay: Construction began on April 20th and is anticipated to be complete in August. Work continues in Louviers the week of August 10th.

  - The 2026 Guardrail Repair Project began in April with Cruz Construction. Guardrail repairs will resume in late-summer.

- **Sweeping Report – Lane Miles Swept YTD 2,000**



- **Summer Mowing Activities**
  - Completed: 618 of 2,474 roadside segments
  - Overall Progress: 25% Complete

Traffic

- **Raised Median on Bayou Gulch Rd** - In order to promote safety, Traffic Engineering worked with Contracted Concrete Maintenance Project Manager Keith Burke to install a raised median on the east side of the intersection of Bayou Gulch Road at Old Schoolhouse Road. Traffic Services Kevin Bond provided plastic sleeve for the installation of the pedestrian warning signs on the left side of the traveled way to enhance the visibility of the marked crosswalk. Jeremy Wagner complete installing the signs in the median and replaced the existing pedestrian warning signs the appropriate sizes for multilane roadway.

- **Special Events:** The Traffic Division is responsible for administering and processing Special Event Permits in unincorporated Douglas County for events that occur on or near county roadways, which may impact the transportation system due to the activity type or number of participants attending the event, and potentially increase traffic congestion. Applications are received year-round. However, the season for most of these permitted events starts in March and goes through the end of November. On average, we approve and issue approximately 25 permits per year, with most events returning from previous years. **Additional details for Special Event Permits**

Community Development

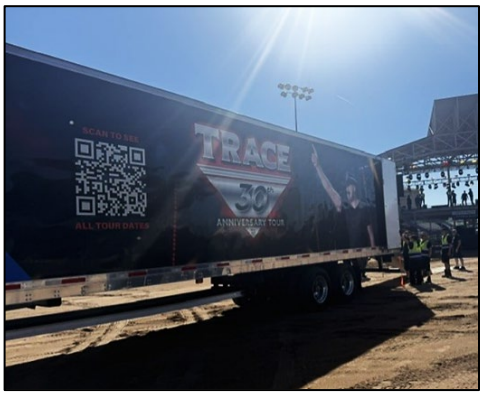
Activity Report July 22 – August 4, 2026

- **Douglas County Fair & Rodeo – Artifact Exhibit -** On Friday, July 31, staff attended the Fair and Rodeo and brought artifacts to display at the Douglas County Historic Preservation booth. They spent time talking to about 50 people interested in County history and artifacts. The Garden Committee of the Fair and Rodeo Board also displayed artifacts from the Repository for its chuck wagon and general store displays. The Committee members reached out several months before the event to select artifacts and visited the Repository, toured the facility, and selected items for display.

- **Douglas County Water Plan Open House at Lone Tree Library** - The Douglas County Water Plan public open house was held on Tuesday, August 4th at the Lone Tree Library. The open house focused on the draft of the 2050 Comprehensive Water Plan and attendees had the opportunity to learn about key components of the plan, ask questions, engage directly with subject-matter experts, and provide feedback on the plan. County staff and the consultants were joined by representatives from several local water providers, including Castle Rock Water, the South Metro Water Supply Authority, Highlands Ranch Water, and Dominion Water and Sanitation District.

Facilities, Fleet and Emergency Support Services

Douglas County Fairgrounds and James R. Sullivan Events Center



- **Fairgrounds Events**: Castle Rock Home Show, Geocaching Event, Rangeland Workshop, Plum Creek Farmers Market, Taste of Douglas County, Ducks Unlimited Banquet, DC GOP Breakfast, Touch a Truck, Dave Coach Summit, Fair & Rodeo (pictured right)

- **Event Spotlight:** The Castle Rock Home Show will be held next weekend at the Douglas County Fairgrounds, utilizing both the Event Center and Indoor Arena. As one of the largest events hosted at the Fairgrounds each year, the show draws thousands of attendees and features hundreds of home improvement, remodeling, landscaping, and related vendors.

- **Fair & Rodeo Committee Meetings**
  - Guest Experience: 8/10
  - Executive: 8/13
  - Fair Board: 8/20

Facilities:

- **Biochar Facility:** Phase I: 20% complete (pictured right)
- **Justice Center**
  - Courtroom 7 & 8 lighting replacement: 15% complete
  - 2nd Floor DA & Probation carpet replacement: 100% complete
- **LED lighting conversions**
  - Operations: 70% complete
- **Lansing Point**: Phase II: 99% complete
- **Operations Office Build-Out – Rooms 104/104A**: 100% complete
- **Plum Creek VSO remodel - North side Vets**: 84% complete (pictured right)
- **PMC**: Clerk & Recorder Basement Training Area Remodel: 65% complete (pictured lower right)
- **PSM**: Parking garage gate arms and housing: 100% complete

Fleet

- **Recently Completed:**
  - In serviced units 26065, 26033, a GreenWorks F350 (pictured right).
  - Biochar facility equipment agenda submitted for 8/11 Business Meeting.
  - Received approval and ordered two DCSO add units.
  - Ordered a replacement VMS trainer for Traffic through Risk Management.

- **Working On:**
  - 2026 asset acquisition specifications
  - Reviewing IFBs, RFQs, etc. that are due for renewal in 2026
  - DCSO Bearcat repairs
  - Emergency fuel dispensers for fuel sites.

- **Safety and Security/Emergency Support Services:**

- Lansing Point first-floor security upgrade project is 100% complete.
- Fairgrounds exterior camera upgrade project is 100% complete.

Commissioner Meetings

7/28/26 Work Session

The Board reviewed a request to dispose of Tract G in Perry Pines. The Board directed staff to obtain a property valuation, solicit input from adjacent property owners, and return the item for further discussion before further consideration. Commissioners also reviewed the 2026 Scientific and Cultural Facilities District (SCFD) Cultural Council funding recommendations and requested additional data on Douglas County residents served and organizational health before certifying the funding plan.

7/28/26 Administrative Meeting

The Board discussed agenda topics for the 10-County Budget Conference, which Douglas County is hosting this year. Commissioners also approved an extension request for the County's annual audit due to the Enterprise Resource Planning (ERP) system transition currently underway. The Board appointed Luke Niforatos to the Planning Commission (2-0 vote). The Board received updates on emergency response efforts. Staff also outlined continued efforts to proactively address public misinformation, launch the Citizens Academy, and expand the County's New Year's Eve drone show planning.

8/4/26 Administrative Meeting

The Board recognized Dan Avery for 20 years of service to Douglas County. Commissioners also finalized plans for the 10-County Budget Conference in September. The Board unanimously approved a motion accepting the Douglas County Cultural Council's recommendation to distribute $1,351,978.76 in Scientific and Cultural Facilities District (SCFD)grant funding to 54 organizations. The Board entered executive session to receive legal advice regarding election matters.

Planning Activity Report

Completed Projects

Dist.	Date	Project Title	Project Description	Project Type	Project No.
	07/22/26	City of Castle Pines Zoning Ordinance Amendment Section 27 Site Imp Plan	City of Castle Pines for an amendment to Section 27 (Site Improvement Plans) of the city's zoning ordinance.	External Referral	RE2026-082
2	07/22/26	RidgeView Town Center Planned Dev	3rd referral request - Town of Castle Rock for a PDP to allow for a retail development.	External Referral	RE2026-096
2	07/22/26	Dawson Trails Planned Dev Plan & Zoning Regulations 4th Amd	Town of Castle Rock - changing signage standards, planning area boundaries, and pedestrian oriented street sections.	External Referral	RE2026-091
3	07/23/26	Rampart Delivery System Expansion	City of Aurora for capacity improvements to the Rampart Reservoir Water Delivery System with 6.5 mi of new water pipelines.	Location and Extent	LE2026-008
3	07/23/26	Highlands Ranch Filing 142, Lot 5	TNT Fireworks Stand - 9579 S University Blvd Bldg #5 Unit #100.	Seasonal Use	SU2026-003
3	07/23/26	Chatfield Farms Filing 1-A, 2nd Amd, Lot 117C	TNT Fireworks Stand - 8355 N Rampart Range Rd.	Seasonal Use	SU2026-004
2	07/23/26	2006 Kelty Rd	Coffee shop and other commercial uses.	Site Imp Plan	SP2024-081

Dist.	Date	Project Title	Project Description	Project Type	Project No.
1	07/23/26	Castle View Heights, Resubdivision of Lots 13 & 14, Most of Lot C, 2nd Mod	Operate a used motor vehicle dealership within the existing commercial property.	SIP Modification	SP2026-108
1	07/23/26	Castle View Heights Amended, 6th Amd, Lot 1, 1st Mod	Request for a Site Improvement Plan (SIP) Modification to add an ADA ramp to the exterior of building.	SIP Modification	SP2026-110
	07/23/26	Mountain Village Preliminary Plan	El Paso County - 72 single-family home lots, and approx. 100 acres of wildlife sanctuary.	External Referral	RE2026-076
3	07/24/26	Highlands Ranch Filing 128A, Lot 1	TNT Fireworks Stand - 6675 Business Center Dr.	Seasonal Use	SU2026-006
1	07/24/26	Fields Filing 1, 1st Amendment	Adjust Lots 105, 106 & 116 to create 3 new tracts for drainage, landscaping, monumentation, open space, and utilities.	Administrative Replat	SB2026-018
3	07/24/26	Highlands Ranch Filing 127A, 4th Amd, Lot 9A-1A	TNT Fireworks Stand - 9255 S Broadway.	Seasonal Use	SU2026-005
2	07/28/26	Berkenkotter Caprice Use by Special Review	Town of Castle Rock - Use by Special Review to use part of the lot as an auto dealership.	External Referral	RE2026-088
2	07/28/26	Promenade at Castle Rock Filing 1, Amd 25, Block 3, Lot 2A-2A-2A	Referral request from the Town of Castle Rock for a Site Development Plan Amendment to reduce the building size.	External Referral	RE2026-090
2	07/28/26	Terrain Remnant Annexation Map	Referral request - Town of Castle Rock for an annexation of a .4-acre parcel to be zoned as open space.	External Referral	RE2026-092
3	07/29/26	DCL Sterling Ranch Exemption	Request for an Exemption to create a parcel for Douglas County Libraries.	Exemption	EX2026-006
3	07/29/26	Highlands Ranch Filing 148, 3rd Amd, Lot 1A-2A, 1st Rev, 3rd Mod	Eligible Facilities Request (EFR) to remove and replace existing antennas, internal racks, and corresponding equipment.	SIP Modification	SP2026-100
1	07/30/26	Spring Creek Ranch, Lot 21	Building Envelope Adjustment for location of a new outbuilding.	Administrative Replat	SB2026-026
1	07/31/26	Avalonbay Parker Filing 1	Referral request from the Town of Parker for a condominium plat.	External Referral	RE2026-093
2	07/31/26	Home Street Annexation	Town of Castle Rock to annex parcel to be zoned Public Land. No ROW included.	External Referral	RE2026-094
2	07/31/26	Maher Ranch Tank Site Annexation	2nd referral request - Town of Castle Rock to annex parcel into the Town, will be zoned as Public Land.	External Referral	RE2026-095
1	07/31/26	Chambers High Point Filing 1, Amd 2 Lot 1	Town of Parker - Initial Condo Plat for Buildings 3 and 4.	External Referral	RE2026-087
1	07/31/26	Chambers High Point Filing 1, Amd 2 Lot 1	Town of Parker for the Initial Condo Plat	External Referral	RE2026-086
3	07/31/26	Huttner, Block 1, Lots 1 & 2, 2nd Rev, 3rd Mod	Eligible Facilities Request to replace 3 existing antennas and 3 existing radio modules.	SIP Modification	SP2026-109

Referrals

Dist.	Date	Project Title	Project Description	Project Type	Project No.
1	07/09/26	Meridian Int'l Business Center Filing 1, 4th Amd, Lots 19 & 20	Request for an Administrative Replat for a Lot Line Adjustment to reorient the two lots from north-south to east-west.	Administrative Replat	SB2026-033
3	07/10/26	Bobcat of the Rockies Rezone	Rezone multiple properties to Light Industrial (LI) or Commercial (C) Zone Districts.	Rezoning	ZR2026-007
2	07/14/26	Solitude Colorado Rural Site Plan Exemption	Administrative Exemption Amendment for a Building Envelope Adjustment to adjust position the home on the site.	Exemption	EX2026-005
2	07/22/26	Bell Mountain Ranch Filing 1B, Lot 88	Building Envelope Adjustment to reallocate 11,000 SF from the Secondary Use Zone to the Primary Building Zone.	Administrative Replat	SB2026-035
2	07/27/26	Trinity Substation and Peaking Facility	Construct and operate the new Trinity Substation and associated peaking facility.	Location and Extent	LE2026-009
3	07/27/26	Highlands Ranch Filing 159, Lot 1	Request for a Location and Extent (L&E) for a community park within a 9.68-acre lot.	Location and Extent	LE2026-010
2	07/28/26	Meribel Village Filing 1, 10th Amendment	Request for a Road Vacation and Replat for 4 lots within Meribel Village.	Replat	SB2026-024
2	07/28/26	Sage Port Filing 4, 1st Amendment	Request for a Replat and ROW vacation to combine three properties.	Replat	SB2026-034

Upcoming PC Hearings

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	08/17/26	Trinity Substation and Peaking Facility	Construct and operate the new Trinity Substation and associated peaking facility.	Location and Extent	LE2026-009
3	08/17/26	Highlands Ranch Filing 159, Lot 1	Request for a community park within a 9.68-acre lot.	Location and Extent	LE2026-010
2	08/17/26	Vacation of Pine View Circle	Request for a Roadway Vacation for Pine View Circle.	Roadway Vacation	SB2026-017

Upcoming BCC Land Use Hearings or Meetings

Dist.	Date	Project Title	Project Description	Project Type	Project No.
	08/11/26	Business Personal Property Tax Incentive Agreement	Request for approval of a Business Personal Property Tax Incentive Agreement Between Douglas County and Flexential Corp.	Agreement	ED2025-002
	08/11/26	Land Use Regulation Codification	Resolution adopting a codification of the Zoning Resolution, Subdivision Resolution, Addressing and Street Naming Manual, Matters of State Interest Regulations, and Licensure Requirements and Regulations for Massage Facilities.	Resolution	N/A
	08/11/26	Single Family Attached Residential Dev Process Streamlining, DCZR Amd, Section 27	Proposed amendments to streamline review of single-family attached residential developments.	Document and Regulation	DR2026-002
2	08/25/26	Vacation of Pine View Circle	Request for a Roadway Vacation for Pine View Circle.	Roadway Vacation	SB2026-017

Dist.	Date	Project Title	Project Description	Project Type	Project No.
	08/11/26	Business Personal Property Tax Incentive Agreement	Request for approval of a Business Personal Property Tax Incentive Agreement Between Douglas County and Flexential Corp.	Agreement	ED2025-002
	08/11/26	Land Use Regulation Codification	Resolution adopting a codification of the Zoning Resolution, Subdivision Resolution, Addressing and Street Naming Manual, Matters of State Interest Regulations, and Licensure Requirements and Regulations for Massage Facilities.	Resolution	N/A
2	09/08/26	Sage Port Filing 4, 1st Amendment	Request for a Replat and Right of Way Vacation to combine three properties.	Replat	SB2026-034
2	09/08/26	Gilly's Pumpkin Patch Major Ag Event	Seasonal pumpkin patch with an estimate of 500 people per day.	MI	MI2026-016

Pre-submittals

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	07/23/26	Public Roads in Perry Park Filing 5	CORE Electric Cooperative to replace existing feeder cable with 10 & 20' easements.	Location and Extent	PS2026-165
2	07/28/26	M & B lot east of SH 83, lots within Franktown East PD & M & B lot east thereof.	The applicant proposes a Rezoning of 4 lots to allow storage and other commercial uses.	Rezoning	PS2026-171
2	07/29/26	Metes & Bounds South end of Hier Ln.	From A-1 to LRR to allow 4 residential lots.	Rezoning	PS2026-157
3	07/31/26	Public Streets within Imperial Homes at Roxborough Village Filing 1	The applicant, Roxborough Water and Sanitation, proposes a Location and Extent to replace aging water mains within various Roxborough Village locations.	Location and Extent	PS2026-168

Streamline Pre-submittals

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	07/23/26	Pinery Filing 24B, Lot 4	Building Envelope Adjustment to accommodate a new deck.	Administrative Replat	PS2026-162

New Applications

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	07/22/26	QuikTrip Site Development Plan	Town of Castle Rock for the QuikTrip Site Development Plan.	External Referral	RE2026-097
3	07/22/26	7000 Roxborough Park Road, 3rd Amendment	Parking lot lighting.	Administrative Amendment	US2026-002
2	07/23/26	7047 Perry Park Blvd, 7th Amendment	Expand an existing driving range and add 1,400 sq. ft. for indoor facilities.	Administrative Amendment	US2026-003
3	07/23/26	Highlands Ranch Filing 16, Tract A, 1st Rev, 5th Mod	Eligible Facilities Request for modifications to existing equipment.	SIP Modification	SP2026-112
1	07/24/26	Crown Point Filing 1, Amendment 32	Town of Parker - replat to Crown Point Filing 1 to expand the Costco parking lot.	External Referral	RE2026-099

Dist.	Date	Project Title	Project Description	Project Type	Project No.
3	07/24/26	Highlands Ranch Filing 159, Lot 1	A community park within a 9.68-acre lot.	Location and Extent	LE2026-010
2	07/24/26	The Meadows Filing 17, Area 3	Town of Castle Rock for The Meadows Filing 17, Area 3 Plat.	External Referral	RE2026-098
2	07/24/26	Trinity Substation and Peaking Facility	Construct and operate the new Trinity Substation and associated peaking facility.	Location and Extent	LE2026-009
3	07/27/26	Sterling Ranch	A grocery store pad site and six future medium to high density commercial pads.	Minor Dev Non-Residential	SB2026-036
2	07/27/26	The Canyonlands Superblock, Plat 2 - QuikTrip	Second referral request from the City of Castle Pines for a Use by Special Review (USR) for the QuikTrip Project.	External Referral	RE2026-101
2	07/27/26	Meribel Village Filing 1, 10th Amendment	Change from SR to A-1 and ER for the resulting new parcels.	Zoning Map Change	DR2026-005
2	07/27/26	Havana Street ROW Vacation	City of Castle Pines - ROW vacation for a portion of S. Havana St that was realigned.	External Referral	RE2026-100
2	07/27/26	Plum Creek and Crystal Valley	Referral request from the Town of Castle Rock for a new cell tower.	External Referral	RE2026-102
2	07/29/26	Crystal Valley Ranch Filing 18, Tract C	4th referral request - Town of Castle Rock SDP creating 28 single family attached units and one commercial space.	External Referral	RE2026-103
1	07/29/26	20020 Cockriel Dr, 1st Rev, 1st Mod	Eligible Facilities Request - installation of a spine replacement and to replace 12.3' of non-vented concealment canister.	SIP Modification	SP2026-114
3	07/30/26	Park 85, 3rd Revision, 4th Modification	Minor improvements within the existing lease area for fiber project.	SIP Modification	SP2026-115
3	07/31/26	Titan Road Ind'l Park Filing 1, Lots 7 & 8, 1st Amd	USR Major Amendment to construct and operate a Ready-mix Concrete production facility.	Amendment	US2026-004
1	07/31/26	Pinery Village Filing 1, 1st Amendment, Lot 1F	Request for a Site Improvement Plan (SIP) for a fast-food restaurant.	Site Imp Plan	SP2026-116

New Miscellaneous Jobs

Dist.	Date	Project Title	Project Description	Project No.
2	07/29/26	Under a Wild Sky Minor Ag Event	Request for a Minor Agritourism Activity, one-day event with an expected attendance of 300-325 people.	MI2026-015
2	07/30/26	Gilly's Pumpkin Patch Major Ag Event	Request for a Major Agritourism Activity, for seasonal Pumpkin Patch with an estimated 500 people per day.	MI2026-016

New Sign Permits

Dist.	Date	Project Title	Project Description	Project No.
1	07/23/26	Douglas County Ind'l Park Filing 1, 4th Amd, Lot 4A-1	US Signal - 8675 Concord Center Dr.	SG2026-071
1	07/24/26	Metes and Bounds	Ave Maria Catholic Parish and School - 9056 E Parker Rd	SG2026-072
3	07/24/26	Highlands Ranch Filing 127A, 6th Amd, Lot 7A-1C	On Point Urgent Care - 9299 S Broadway Unit #100	SG2026-073 & 2026-074

Dist.	Date	Project Title	Project Description	Project No.
1	07/29/26	Fields Filing 1, Tract D	Meadowrock Community Association - 7736 Wild Geese St	SG2026-076
1	07/29/26	Fields Filing 1, Tract K	Meadowrock Community Association - 7918 Coyote Track Ln	SG2026-075

Special Event Liquor Permits

Dist.	Date	Event Name	Permittee Name & Event Address	Permit No.
2	07/30/26	Vino in the Village	Castle Pines Chamber of Commerce - 872 W Happy Canyon Rd #C	LL2026-050
2	07/30/26	Women's Ministry Retreat and Welcome Social	St. Francis of Assisi Catholic Church - 2746 Fifth St	LL2026-051
3	07/30/26	Backcountry Wilderness Half Marathon	Highlands Ranch Community Assoc - 11035 Monarch Blvd	LL2026-053
3	07/30/26	Cold Cases and Cocktails	Highlands Ranch Community Assoc - 4800 Mcarthur Ranch Rd	LL2026-054
3	07/30/26	MTB Series - Race #4	Highlands Ranch Community Assoc - 11035 Monarch Blvd	LL2026-049
3	07/30/26	Wildcat Mtn Trail Races	Highlands Ranch Community Assoc - 11035 Monarch Blvd	LL2026-052

Public Works Bid Calendar

Updated 7/22/26

Project Description	Plans Available to Contractors	Contractor Pre-Bid Conference	Project Bid Opening	Tentative BCC Approval Date
Dakan Road Bridge Replacement Project CI 2007-021	June 22, 2026	July 1, 2026	July 21, 2026 Eight bids received and under review	Aug. 25, 2026
This project consists of demolition of the existing structure and replacing it with a 151 feet bridge over West Plum Creek as well as 1,750 feet of roadway improvements. The project includes removal and replacement of the present structure, hot mix asphalt, erosion control, site restoration, traffic control as well as other roadway items. The proposed structure will be built to the north of the existing structure, thereby allowing the existing structure to remain.				
University Blvd and Post Office Traffic Signal Infrastructure TF 2025-025	July 13, 2026	July 29, 2026	Aug. 11, 2026	Sept. 8, 2026
This project consists of the replacement of the existing traffic signal west of the intersection of University and Quebec at the exit from the Highlands Ranch Post Office on the southwest corner. Work includes the removal of the existing traffic signals, construction of a new signalized intersection including setting new traffic signal poles and mast arms provided by Douglas County, the removal and replacement of curb and gutter, sidewalk, curb ramps, and associated work. Bid items include traffic signal components, erosion control items, aggregate base course, pavement markings, construction surveying, topsoil, sod, and irrigation.				
SSG Chris Falkel Drive and Town Center Drive Traffic Signal	Aug 10, 2026	Aug 19, 2026	Sept 1, 2026	Oct 13, 2026

TF 2025-024				

This project consists of the installation of a new traffic signal at the intersection of SSG Chris Falkel Drive and Town Center Drive. Work includes the construction of new signalized intersection including setting new traffic signal poles and mast arms provided by Douglas County, the removal and replacement of curb and gutter, sidewalk, curb ramps, and associated work. Bid items include traffic signal components, erosion control items, 10-inch concrete pavement, 10-inch curb and gutter, 6-inch sidewalk, asphalt patching, aggregate base course, pavement markings, construction surveying, topsoil, sod, and irrigation.