BOARD OF COUNTY COMMISSIONERS BUSINESS MEETING
TUESDAY, AUGUST 12, 2025
AGENDA

Tuesday, August 12, 2025 **1:30 PM** **Hearing Room**

Invocation – Moment of Silence

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. Resolution Proclaiming August 11-15, 2025 as Douglas County Youth Week in Celebration of the 20th Anniversary of the Douglas County Youth Initiative.

Attachments: Reolution DC Youth Week

b. The Care Compact 2025 National Association of Counties Achievement Award Recognition. Leandra Montoya, Care Compact Supervisor,

Attachments: 2025 NaCO Award Application The Care Compact (1)
2025 NACo Award Work Cited

3. Consent Agenda

a. Approval of Business Meeting Minutes from July 22, 2025.

Attachments: Minutes Business Meeting 07.22.2025

b. Approval of Land Use/Public Hearing Minutes from July 22, 2025.

Attachments: Minutes LU_PH Meeting 07.22.2025

c. Approval of Vouchers July 29, 2025
Andrew Copland, Director of Finance — *Finance Department*

Attachments: 07.29.25 BOCC

d. Approval of Vouchers August 5, 2025
Andrew Copland, Director of Finance — *Finance Department*

Attachments: 08.05.25 BOCC

e. Resolution Declaring Certain Business Personal Property Taxes and Real Personal Property Taxes as Being Uncollectible; and a Listing of All Real Property Tax Liens Which Have Been Held by the County for Three Or More Years.
Germaine Gibson, Bankruptcy & Tax Technician — *Treasurer*

Attachments: Treasurer's Annual Resolution 2025
Exhibit A
Exhibit B

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

Attachments: Abatement Approval Resolution - July 2025
Resolution Approving Recomm of Hearing Officer Attachment

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

Attachments: Board Memo 8.12.25

h. Resolution Appointing Independent Referees to Act on Behalf of the Douglas County Board of Equalization to Conduct Hearings, Make Findings, and Submit Recommendations Pursuant to Section 39-8-102, C.R.S.
Christy Gordon, Administrative Assistant — *County Administration*

Attachments: CBOE Hearing Officeer Appoinment Resolution

i. Purdue Direct Settlement Participation Forms for the National Opioids Settlement.
Maureen Waller, Special Projects Manager — *County Administration*

Attachments: Purdue settlement docusign

j. First 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.
Dan Avery, Special Projects Manager — *County Administration*

Attachments: Amendment to IGA with Douglas County_07.09.2025 Proposed Final

k. Purchase Request to Dooley Enterprises Inc., Law Enforcement Distributor for Winchester Ammunition in the State of Colorado (State Contract# 177560) for Duty and Practice Ammunition in the Amount of $120,606.00.
Ron Hanavan, Division Chief — *Sheriff*

Attachments: 21115_Dooley Enterprises_$120,606

l. 2025 Amendment to the Cooperative Law Enforcement Agreement Between the Douglas County Sheriff's Office and the USDA Forest Service.
Alan Stanton, Commander — *Sheriff*

Attachments: Forest Service

m. Walmart Spark Good Local Grant Award in the Amount of $5,000.00.
Kathryn Nicola, Deputy — *Sheriff*

Attachments: Walmart Grant Application 6.12.25
Walmart Award Letter

n. Piney Lake Trails Metropolitan District Nos. 1 & 2 - Amended and Restated Service Plan - Project File: SV2025-001.
DJ Beckwith, Principal Planner — *Department of Community Development*

Attachments: Staff Report - SV2025-001

o. Ramblewood Metropolitan District - New Service Plan - Project File: SV2025-002.
DJ Beckwith, Principal Planner — *Department of Community Development*

Attachments: Staff Report - SV2025-002

p. Pinery Meadows Metropolitan District Nos. 1 & 2 - New Service Plan - Project File: SV2025-003.
DJ Beckwith, Principal Planner — *Department of Community Development*

Attachments: Staff Report - SV2025-003

q. Fee Waiver Request from the Douglas County Sheriff's Office Beyond the Badge Foundation in the Amount of $4,400.00 for the Employee and Family Wellness Day 2025 at Rueter-Hess Reservoir.
Amy Knopp, Manager of Rueter-Hess Reservoir — *Department of Community Development*

Attachments: Staff Report - Fee Waiver DCSO Family Day

r. Douglas County Department of Human Services Core Services Plan for Fiscal Year 2025-2026 in the Amount of $1,768,582.00.
Melinda Spaulding, Human Services Program Manager — *Human Services*

Attachments: 25-26 Core Services Plan

s. 2025 Public Contract for Services with Timberline Trailcraft, LLC and the Department of Open Space and Natural Resources for Trail Construction, Maintenance and Trail Restoration on Open Space Properties in the Amount of $350,000.00.
Kirk Inderbitzen — *Department of Open Space and Natural Resources*

Attachments: 08.12.25 DC PCS Timberline Trailcraft LLC - BOCC Staff Report

t. Contract with Open Space and Welch Cattle Brothers, LLC for Amount of $20.00 Dollars per Head per Month for Contractor Owned Cattle Occupying Greenland Ranch.
Dan Dertz, Director — *Department of Open Space and Natural Resources*

Attachments: GreenlandGrazingContractFinal_02.2025

u. GovConnection NetMotion Wireless Always On Virtual Private Network Renewal in the Amount of $128,041.00.
Jim Brown, Chief Technology Officer — *Information Technology*

Attachments: GovConnection Absolute NetMotion 2025 128041.00 QUOTE 1670452680

v. Insight Public Sector Adobe Renewal 2025 in the Amount of $110,290.13.
Jim Brown, Chief Technology Officer — *Information Technology*

Attachments: Insight Adobe 2025 110290.13 QUOTE 0228544626

w. Rapid7 Managed Services for Detection and Response Service Renewal in the Amount of $288,600.00.
Jim Brown, Chief Technology Officer — *Information Technology*

Attachments: Carahsoft Rapid7 2025 288,600.00 QUOTE 57874711

x. Intergovernmental Agreement with the Town of Parker Regarding Town's Acceptance of Ownership for School Zone Speed Limit Sign Beacons for Pine Lane Elementary School.
Jason Oldham, P.E., Traffic Engineering and Operations Manager — *Department of Public Works Engineering*

Attachments: IGA with Town of Parker - Jason Oldham - DC-Parker IGA_NE School Flashing Beacons_6.18.2025

y. Sterling Ranch Infrastructure Agreement Concerning the Construction of Roadway Improvements for The Titan Road and Waterton Road Concurrency Segments.
Janet Herman, P.E. Director of Public Works — *Department of Public Works Engineering*

Attachments: SR Infrastructure Agreement signed by CAB and SR LLC

z. Quitclaim to the Town of Castle Rock of Any Interest Douglas County May Have in Two Floodplain Drainage Tracts Containing a Portion of the East Plum Creek Drainage Way and the Town of Castle Rock's East Plum Creek Trail.
Dirk Zender, Real Property Acquisition Specialist II — *Department of Public Works Engineering*

Attachments: Quit Claim Deed - Town CR Plum Creek Drainage

aa. Construction Contract with Elite Surface Infrastructure, LLC, for Hess Road Over Wildlife Crossing Project, Bridge Douhess-0.65 Improvements, for an amount not to exceed $338,820.00, Douglas County Project Number CI 2024-022.
Neil Sarno, Project Engineer — *Department of Public Works Engineering*

Attachments: Contract Hess Road ESI signed REV 1
Exhibit A - Construction Bid Plans
Exhibit B - Bid Schedule

ab. Construction Contract with Insituform Technologies, dba C&L Water Solutions for the Highlands Ranch Parkway & Daisy Ct Storm Sewer Ultraviolet Cured in Place Pipe Lining Project in the Amount of $275,000.00, Douglas County Project # SP 2025-016.
Deborah E. Kula, P.E., Special Projects Engineer — *Department of Public Works Engineering*

Attachments: Contract Insituform - HR Pkwy & Daisy Ct Storm Sewer

ac. Requesting Approval to Pursue Funding from the State of Colorado through the Natural Disaster Mitigation Enterprise, administered by the Department of Public Safety, by Applying for a Grant in the Amount of $850,000.00 to Assist in the Development of the Douglas County Public Works Operations Biochar Facility. No Local Match is Required for this Grant.
Ken Worthington, Erosion Control Inspector II — *Department of Public Works Engineering*

ad. Amendment Number One for the Public Contract for Services with Muller Engineering for the University and Quebec Turn Lane Design Project, in the Amount of $39,459.00, Douglas County Project Number CI 2024-027.
Amy Strouthopoulos, P.E., Pavement Management Supervisor — *Department of Public Works Engineering*

Attachments: Contract Amd Muller Eng-PCS Amendment 1 - QLU Turn Lane-Amy S

ae. 2025 Homelessness Resolution Program Grant Application In The Amount Of $260,918.00 Including A Match Of $140,918.00 for A Project Total Of $401,836.00.
Steven Dodrill, Community Programs Administrator — *Community Services*

Attachments: Staff Report HRP 2025 NOFA Combined

af. FY2024 RMHIDTA Grant Modifications #6-8
Andrew Copland, Director of Finance — *Finance Department*

Attachments: Mod_Ltr_Version_6_G24RM0004A
Mod_Ltr_Version_7_G24RM0004A
Mod_Ltr_Version_8_G24RM0004A

4. Regular Agenda

a. Request to Approve a Public Contract for Services and funding for Valley Hope of Parker in the Amount of $100,000.00.
Maureen Waller, Special Projects Manager — *County Administration*

Attachments: 2025 Douglas County PCS - Valley Hope of Parker 07.29.25

b. Request to Approve a Public Contract for Services and $340,422.14 in Funding for HardBeauty, LLC's Peer Support Initiative.
Maureen Waller, Special Projects Manager — *County Administration*

Attachments: 2025 Douglas County PCS - HardBeauty

c. Request to Approve the Distribution of a $226,647.76 Opioid Settlement Infrastructure Grant to HardBeauty.
Maureen Waller, Special Projects Manager — *County Administration*

Attachments: Updated workplan and budget

5. Citizen Comments / Organization Comments - If Time Allows

- At this time, you are welcome to comment about any topic other than those that appeared on today's agenda. This is an opportunity to share your thoughts and ideas with us.
- Please state your name and where you reside prior to making comments. You will have up to 3 minutes.
- Any Disruptive behavior, such as impeding officials, refusing to leave when asked, or attempting to disrupt the meeting, may result in criminal charges.
- Commissioner comments, if any, will follow all citizen comments.

6. Commissioner Comments

7. Other Business

8. County Manager

a. County Manger Report.

Attachments: County Manager Report 8.12.25

9. Adjournment

The Next Business Meeting Will be Held on Tuesday, August 26, 2025 @ 1:30 p.m.

MEETING DATE: August 12, 2025

DESCRIPTION: Resolution Proclaiming August 11-15, 2025 as Douglas County Youth Week in Celebration of the 20th Anniversary of the Douglas County Youth Initiative.

ATTACHMENTS:
Reolution DC Youth Week

RESOLUTION NO. R-025 -
THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS

A RESOLUTION PROCLAIMING AUGUST 11–15, 2025, AS DOUGLAS COUNTY YOUTH WEEK IN CELEBRATION OF THE 20TH ANNIVERSARY OF THE DOUGLAS COUNTY YOUTH INITIATIVE

WHEREAS, in 2005, visionary leaders from across Douglas County came together with a shared goal to better serve the children and families of the County, giving rise to the creation of the Douglas County Youth Initiative; and

WHEREAS, the Douglas County Youth Initiative (DCYI), guided by a dedicated Advisory Board of community partners, has served as a unifying platform to strengthen youth development, leadership, civic engagement, and family support across the County; and

WHEREAS, over the past twenty years, the Douglas County Youth Initiative has impacted the lives of more than 3,000 young people in our community, fostering resilience, opportunity, and empowerment for youth from all walks of life; and

WHEREAS, programs such as *Youth Congress*, local youth commissions, and wraparound support services have given youth a voice in civic matters and provided direct assistance to families navigating challenges at school, at home, or in accessing critical services; and

WHEREAS, initiatives such as *La Liga* soccer, mentoring, mental health support, and educational advocacy continue to ensure that every young person in Douglas County has access to caring adults, community resources, and meaningful opportunities to grow and thrive; and

WHEREAS, the strength and success of the Douglas County Youth Initiative is rooted in enduring partnerships with the Town of Castle Rock, the Town of Parker, the City of Lone Tree, the City of Castle Pines, Douglas County Libraries, the Douglas County School District, and the Highlands Ranch Metro District, among others; and

WHEREAS, Douglas County is proud to recognize and honor the outstanding youth commissioners and leaders from across our communities, who represent the future of public service and civic engagement; and

WHEREAS, the Board of Douglas County Commissioners expresses its sincere gratitude to the current and former members of the Douglas County Youth Initiative Advisory Board for their steadfast dedication and service;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, COLORADO, **that the week of August 11–15, 2025, is hereby proclaimed as "Douglas County Youth Week" in celebration of the 20th Anniversary of the Douglas County Youth Initiative, and in recognition of the transformative impact this initiative has had—and will continue to have—on the lives of Douglas County youth and families.**

PASSED AND ADOPTED this 12th day of August, 2025, in Castle Rock, Douglas County, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF DOUGLAS COUNTY, COLORADO

BY:

Abe Laydon **George Teal** **Kevin Van Winkle**

ATTEST:

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HAYLEY HALL, Clerk to the Board

MEETING DATE: August 12, 2025

STAFF PERSON RESPONSIBLE: Leandra Montoya, Care Compact Supervisor,

DESCRIPTION: The Care Compact 2025 National Association of Counties Achievement Award Recognition.

SUMMARY: Since 1970, the National Association of Counties (NACo) Achievement Awards have recognized outstanding county government programs and services. Through a non-competitive application process, noteworthy programs receive awards in 18 categories that cover a vast range of county responsibilities. Douglas County submitted The Care Compact (TCC) program for consideration in the Human Services category and was subsequently awarded a 2025 NACo Achievement Award.

TCC was established by the Douglas County Mental Health Collaborative (DCMHC), formerly known as the Douglas County Mental Health Initiative (DCMHI), in December 2020 to serve and support adults (18+) with mental health, substance use disorder and/or intellectual and developmental disability (I/DD) needs or conditions. TCC offers enhanced care coordination through a network of over 20 dedicated community partners, and links existing case management and care coordination services for streamlined access to care. It is specifically designed to serve adults involved in multiple systems who have complex and overlapping needs - for example someone with I/DD who also has a chronic physical health disease, mental health concerns, and has unstable housing and/or work.

TCC has served over 170 unique individuals and made over 850 service connections like case management, outpatient behavioral health, applications and benefit support, and disability services. The data comparing pre and post crisis system utilization in the first year demonstrated that TCC reduced law enforcement contacts by 53%, Co-Responder/crisis responses by 91%, and adult protection reports by 100%. After 4 years of program implementation, TCC continues to demonstrate a reduction in crisis and emergency calls as evidenced by an 87% decrease in crisis responses by Douglas County's Co-Responders six months after TCC closure.

TCC's innovative use of professional peer support, a system approach to improving community and individual outcomes, blended funding streams, and emphasis on the right care at the right time helped Douglas County make the case for recognizing the program as part of NACo's 2025 Achievement Awards.

RECOMMENDED ACTION: It is requested that the Board recognize TCC at the August 12, 2025 Business Meeting under Ceremonies and Proclamations.

ATTACHMENTS:

2025 NaCO Award Application The Care Compact (1)
2025 NACo Award Work Cited

I. Section 1: Program Overview

a. Program Title: Douglas County Care Compact
b. Award Category: Human Services
c. Project Year: 5
d. Abstract: Summarize your program in 2-3 sentences. Focus on its purpose, target audience, and outcomes. ***150 words***

The Douglas County Mental Health Collaborative, under the leadership of Douglas County Government, came together in 2014 to examine the current system of mental health care available to County residents, identify gaps, and develop collaborative solutions. Creating a networked system of care by implementing cross-agency care coordination, specifically for people living with complex needs, was an identified gap. The Care Compact (TCC), established in December 2020, serves adults living with mental health conditions, substance use disorder, intellectual, developmental disability/delay and/or unmet basic needs through a network of case management agencies, healthcare, and social services providers. TCC streamlines care and coordinates services across multiple systems, reduces crisis service utilization, and provides a safety net for people traditionally disconnected from support. Today, the TCC network includes over 20 agencies, has served 165 adults and has seen an 87% reduction in crisis service utilization after case closure.

II. Section 2: Program Details

a. Need and Context: Describe the problem or opportunity your program addresses. Include relevant background information or data. ***300 words***

Douglas County has historically experienced challenges in access to and coordination of care, system integration, and gaps in intensive case management. There are fewer behavioral health workers per 1,000 in Douglas County (2.09) compared to the state's overall average (2.44). Douglas County's Community Health Assessment (CHA) also found mental health to be a leading driver of emergency department (ED) visits between 2016 and 2019, with 60.6% of cases mentioning a mental health need. While this was lower than the state rate, it was growing worse, "from 2,266.1 per 100,000 in 2015 to 2,389.7 per 100,000 in 2019." [1] Additionally, the Colorado mental health care system struggles with fragmentation and a lack of integration, negatively impacting care management and follow-up. This is particularly apparent for individuals with serious mental illness (SMI) or co-occurring disorders and needs who often engage with multiple systems (EDs, law enforcement, psychiatric facilities, Co-Responder teams, jails, protection programs, and inpatient settings). [2] This utilization pattern is costly for the person in failed outcomes and for the state and County in unnecessary and ineffective use of public funds.

Additionally, the last state Behavioral Health Needs Assessment identified a need to expand the safety net system for individuals with complex and co-occurring conditions, and those with multi-system involvement. Douglas County implemented TCC to facilitate a networked system of care offering intensive, whole-person, wraparound care coordination for individuals with complex and co-occurring needs. This population is one of the most difficult and costly to serve, but TCC offers a unique forum for all the players listed above, and more, to collaborate on shared care plans. A streamlined approach creates time and money savings for the system and improves the individual's experience.

b. Program Implementation: Outline how the program was developed and executed. Highlight key steps, timelines, and stakeholders involved. ***400 words***

TCC was spearheaded by Douglas County Mental Health Collaborative leaders (formerly Douglas County Mental Health Initiative) in early 2020. Stakeholders were engaged from healthcare and human services sectors, many already having a case management function, such as local hospitals, Department of Human Services, the County's Co-Responder program, Community Mental Health Center, intellectual and developmental disability and/or delay (I/DD) services agency, Regional Accountable Entity (Medicaid), the single-entry point for Medicaid and Brain Injury waivers, and the faith-based community. The goal was to unite agencies with a key role in supporting high-risk, high-need adults where traditionally they operated in silos. Douglas County administrative staff served as the backbone, facilitating the development of the program and organizing funding to bring in Health Management Associates (HMA) during the planning phase.

Stakeholders engaged in planning from June to December 2020. Partner leadership identified managers of case management, clinical directors, and supervisors within their respective agencies to participate in the Care Compact Operations Team (July 2020). The team was responsible for developing a sophisticated model and framework including program criteria, a shared referral form, Universal Release of Information (U-ROI), workflow, partner roles and responsibilities, and the Memorandum of Understanding (MOU). The Operations Team was also responsible for implementation, process improvements and data sharing. In November 2020 the MOU was executed, and in December 2020 the pilot began with the first enrolled client. The County hired a full-time Care Compact Navigator ahead of the pilot in September 2020 to act as the central coordination hub for the network. The Navigator is responsible for receiving referrals, organizing distinct Care Teams for each client based on their needs, ensuring action items are completed timely, and collecting data for program evaluation.

The Care Compact model is a person-centered, no-wrong-door, collective impact approach to realize system efficiencies and improve quality of life outcomes. Agencies that see people in crisis like EDs, law enforcement, Co-Responders, jails, probation, human services, and psychiatric facilities, refer to TCC to end the revolving door of crisis and connect people to care. These entities also participate in Care Teams alongside ongoing healthcare and social service

providers to ensure all needs are addressed. Each client signs a U-ROI authorizing Care Teams to share information and collaborate on action plans. Within the last year, TCC opened referrals to the community at large. Now any individual can refer themselves. A concerned family member or friend can refer as well.

c. Cost and Funding: Provide a breakdown of program costs, funding sources, and major expenses. If no costs were incurred, explain. ***200 words***

TCC began with a Care Compact Navigator funded by County general fund. Partners donated in-kind resources, staff, and time as they learned and realized the benefits of cross-system collaboration.

In May 2022, in partnership with Community Mental Health Center AllHealth Network, the County received a $236,801 grant through the Colorado Behavioral Health Recovery Act. This paid for a dedicated case manager and peer recovery coach (the Dyad) to provide support to TCC clients, improve engagement, and bridge treatment connections during transitions of care. These positions are still in place today and are community-based, payer blind, and enhance communication and connection between the client and Care Team. This grant also provided up to $35,000 of client discretionary funds to overcome barriers to care, and improve access to and engagement in treatment, and up to $57,000 for a consultant (HMA).

In 2023, County Commissioners allocated $1.8 million of County American Rescue Plan Act (ARPA) for TCC expansion. Partners were awarded funding for dedicated staff to coordinate care for mutual clients. Partners have committed to sustaining these positions through Medicaid reimbursement or in-kind contribution. The County promoted the Navigator to Supervisor to oversee the program and hired a new Navigator for day-to-day operation.

III. Section 3: Results and Merit

a. Results and Impact: Explain the program's outcomes using measurable data, success stories, or testimonials. Focus on how it has benefited the community. ***400 words***

TCC's goals:

- Reduce service duplication
- Improve care transitions
- Decrease reliance on emergency/crisis systems
- Bridge gaps and barriers to care
- Streamline connection to services
- Address social determinants of health
- Improve overall quality of life

TCC partner insights on progress during the pilot:

- 73% identified transitions of care improved

- 67% endorsed less duplication of services
- 87% noted improved access/connection to services
- 73% saw improved attention to gaps and barriers to treatment
- 67% saw increased connection to social determinants of health

Partners were also asked for feedback on impact and overall effectiveness:

- "TCC is awesome and a necessary function to meet the needs of those with behavioral health issues."
- "One of our clients has been able to manage living in the community without requiring hospitalizations and over utilization of the ED. Very successful!"
- "Great work on a very complicated case, appreciate all the work everyone did to help care for this patient."
- "Highly beneficial. Coordination of care and communication with community partners has facilitated client success and independence (less utilization of ED)."

TCC has served 167 unique individuals and made over 850 service connections like case management, outpatient behavioral health, applications and benefit support, and disability services. The pilot evaluation comparing pre and post data in the first year demonstrated that TCC reduced law enforcement contacts by 53%, Co-Responder/crisis responses by 91%, and adult protection reports by 100%. After 4 years of program implementation, TCC continues to demonstrate a reduction in crisis and emergency calls as evidenced by an 87% decrease in crisis responses by Douglas County's Co-Responders six months after TCC closure.

"Aaron" was referred to TCC after he was arrested in early 2023. Aaron, 30, had four arrests in 1.5 years that occurred during psychotic episodes. He experienced paranoia, suicidal ideations and attempts. Aaron reached a breaking point when he brought a rope with him to jump off a nearby overpass. After a TCC intervention including probation, the Dyad, clinical leadership, and the Co-Responders, Aaron turned his life around. He started attending therapy, psychiatry, intensive outpatient, and case management appointments. Today, he has had no crisis or law enforcement contacts in a year. For the first time in his life, he obtained his driver's license, a car, and started GED classes. His felony charge was reduced to a misdemeanor and his other charges were dismissed.

b. Innovation: What makes your program innovative, effective, or unique? Why should it be recognized as an award winner? ***300 words***

TCC connects and streamlines coordinators and case management, creating efficiencies within the existing system without duplicating efforts. It is unique in Colorado. When a client moves out of County, they currently don't have access to the same coordinated network of care.

TCC incorporates peer support to engage clients in treatment, an innovative, growing, and evidence-based approach that helps meet whole person needs. A gap following hospitalization is

timely connection to aftercare and support in the interim. Facilitating a warm handoff to peer support helps address the gap in resources between crisis and outpatient services by acting as a "bridge" between one treatment setting, like the ED or inpatient, and their next scheduled outpatient appointments. It's a critical time to maintain engagement as there may be long waits between hospitalization and connection to outpatient care. This also supports expansion of the behavioral health workforce, a central concern for Colorado and Douglas County.

TCC intentionally connects with clients where they are, at home and in community. Case management is intensive and hands on.

The philosophy is person-centered and solution focused. TCC identifies community resources and blends funding to overcome barriers and improve social determinants of health.

TCC was showcased in a state study on effective care coordination, the state Medicaid agency's provider training series, the 2021 Co-Responder Conference before any Co-Responder programs were talking about this level of care for their high-need clients, and the 2024 Colorado Behavioral Health Council Conference.

TCC is situated in the Douglas County Mental Health Collaborative, a 50+ agency group that has worked together for 11 years on behavioral health priorities. The established partnership of this group made convening TCC possible.

Finally, TCC's leaders and operations members address system-level issues by making internal and collective process improvements to meet the needs of Douglas County's most vulnerable residents.

Works Cited

[1] Douglas County. (2021) Community Health Assessment.
[2] Colorado Department of Human Services, Office of Behavioral Health. (2020). Statewide Behavioral Health Needs Assessment.

MEETING DATE: August 12, 2025

DESCRIPTION: Approval of Business Meeting Minutes from July 22, 2025.

ATTACHMENTS:

Minutes Business Meeting 07.22.2025

DOUGLAS COUNTY COLORADO

BOARD OF COUNTY COMMISSIONERS BUSINESS MEETING

TUESDAY, JULY 22, 2025

MINUTES

Tuesday, July 22, 2025 **1:30 PM** **Hearing Room**

Invocation – Jason Van Divier

1:30 PM

Rollcall

PRESENT: Chairperson Abe Laydon
Commissioner Kevin Van Winkle
Vice Chair George Teal

1. Call to Order

a. Pledge of Allegiance

b. Attorney Certification of Agenda

Jeff Garcia, County Attorney, said that all items on today's agenda have been reviewed by his office and they all meet legal approval.

c. Commissioners Disclosure for Items on This Agenda

2. Ceremonies/Proclamations

a. 2025 Older Adult Initiative Grant Recognition.

Jennifer D'Ambrosio, Community Services, addressed the Board to present on this Item.

Karie Erickson, Aging Resources of Douglas County, addressed the Board to comment on this Item.

Jason McCullough, Brothers Redevelopment, addressed the Board to comment on this Item.

Steve Lockwood, Castle Rock Senior Activity Center, addressed the Board to comment on this Item.

Maria Ciano, Douglas County Housing Partnership, addressed the Board to comment on this Item.

Diane Smith, Early Childhood Service Corps, addressed the Board to comment on this Item.

Sue Palmer, Nourish Meals on Wheels, addressed the Board to comment on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Laydon commented on this Item.

Commissioner Teal commented on this Item.

3. Consent Agenda

Public Comment:
Lora Thomas, Highlands Ranch, addressed the Board to provide public comment.

Commissioner Laydon provided comment.

Kelly Mayr, Highlands Ranch, addressed the Board to provide public comment.

Bob Marshall, Highlands Ranch, addressed the Board to provide public comment.

Kim Turnuge, Highlands Ranch, addressed the Board to provide public comment.

Eiko Browning addressed the Board to provide public comment.

Dave Cwynar, Larkspur, addressed the Board to provide public comment.

Kim Carol, Parker, addressed the Board to provide public comment.

Sudee Floyd addressed the Board to provide public comment.

Kim Keen, Larkspur, addressed the Board to provide public comment.

Doug DeBord, County Manager, provided comment.

Commissioner Van Winkle provided comment.

Commissioner Laydon provided comment.

Commissioner Teal provided comment.

This is Motion No. 025-104

Commissioner Teal moved that the Board approve the requests in all Items "a" through "u" of the Consent Agenda.

RESULT: ADOPTED THE CONSENT AGENDA
MOVER: George Teal
SECONDER: Kevin Van Winkle
AYES: Laydon, Van Winkle, Teal

a. Approval of Business Meeting Minutes from July 8, 2025.

b. Approval of Vouchers July 15, 2025

c. Approval of Vouchers July 22, 2025

d. Fee Waiver Request in the Amount of $75.00 for the Highlands Ranch High School Falcon Family Committee Picnic at Highland Heritage Regional Park.

e. Grant Award from the Colorado Department of Military and Veterans Affairs to the Douglas County Veterans Service in the Amount of $10,000.00 for the State Fiscal Year beginning July 1, 2025, through June 30, 2026.

f. Grant Agreement for Older Adult Resource Navigation Between Douglas County and Aging Resources of Douglas County in the Amount of $305,978.00.

g. 2026 Colorado Department of Transportation Federal Transit Administration 5310 Grant Application in the Amount of $269,175.00 with a Required Local Contribution of $269,175.00 for a Project Total of $538,350.00.

h. 2025-2026 Denver Regional Council of Governments Federal Transit Administration 5310 Grant Contract in the Amount of $270,747.00 with a Required Local Contribution of $67,687.00 for a Project Total of $338,434.00.

i. State Historical Fund Grant Agreement for Greenland Post Office Restoration in the Amount of $168,006.00 and a County Contribution of $56,003.00.

j. Memorandum of Understanding Between Douglas County and the Douglas County Community Foundation to Administer the Philip S. Miller Grant.

k. EdgeConneX Holdings, Inc. - Economic Development Incentive Request for a Fee Waiver in the Amount of $99,886.46, Project Number ED2025-003.

l. Intergovernmental Agreement with Health Care Policy and Financing for Medicaid Incentives in the Amount of $160,561.15.

m. Purchase Order Request and Master Services Agreement with Beacon Communications (County Approved Vendor) in the Amount of $171,800.00.

n. Insight / Broadcom VMWare Maintenance Renewal In the Amount of $123,749.12.

o. ANM Network Life Cycle Refresh for the Justice Center in the Amount of $466,186.79.

p. Public Contract for Services with Kimley Horn and Associates, Inc. (Kimley Horn) for the Zebulon Sports Complex - Phase 1 Site Civil Project, for the Total Amount of $410,000.00, Douglas County Project Number SP 2025 - 018.

q. Public Contract for Services to Benesch for Professional Services for the Chambers Road and Lincoln Avenue Intersection Improvements Project, for the Amount of $650,000.00, Douglas County Project Number CI 2024-024.

r. Public Contract for Services with HDR Engineering, Inc. for the US 85 and Ron King Trail Access Project, for a Total Amount of $300,000.00, Douglas County Project Number CI 2025-020.

s. Change Order No. 2 with Brannan Sand and Gravel Company, LLC for the 2025 Asphalt Overlay Project, in the Amount of $365,000.00, Douglas County Project Number CI

2025-003.

t. Ratify Letter to Sterling Ranch CAB regarding First Amendments to the Sterling Ranch Metro Districts Service Plans.

4. Regular Agenda

a. Parks, Trails, Historic Resources (PTHROS) and Open Space Sales Tax Funding Request for Cherokee Ranch and Castle Foundation in the Amount of $575,000.00.

Kati Carter, Department of Community Development, addressed the Board to present on this Item.

James Holmes, Cherokee Ranch & Castle Foundation, addressed the Board to further present on this Item.

Commissioner Laydon commented on this Item.

Public Comment: None

Commissioner Van Winkle commented on this Item.

Commissioner Teal commented on this Item.

This is Motion No. 025-105

Commissioner Van Winkle moved that the Board approve Parks, Trails, Historic Resources (PTHROS) and Open Space Sales Tax Funding Request for Cherokee Ranch and Castle Foundation in the Amount of $575,000.00.

RESULT: ADOPTED
MOVER: Kevin Van Winkle
SECONDER: George Teal
AYES: Laydon, Van Winkle, Teal

7. Other Business

Commissioner Teal introduced a Resolution to the Board.

Commissioner Laydon provided comment.

Commissioner Teal provided comment.

Commissioner Van Winkle provided comment.

This is Motion No. 025-106

Commissioner Teal moved that the Board approve Resolution for the Prohibition of dispersed camping at Sandstone Ranch Open Space and Production of a Wildfire Risk Overlay

RESULT: ADOPTED

MOVER: George Teal
SECONDER: Kevin Van Winkle
AYES: Laydon, Van Winkle, Teal

b. Commercial Lease Agreement Between Douglas County Board of County Commissioners and Sedalia Land Company for Leased Property at 6046-6142 US Highway 85, Sedalia, CO 80135.

Holly Carrell, County Admin, addressed the Board to present on Items 4b-4f.

Dylan Williams, Public Works, addressed the Board to present on these Items.

Dan Roberts, Public Works, addressed the Board to present on these Items.

Tim Hallmark, Facilities and Fleet & Emergency Support Services, addressed the Board to present on these Items.

Commissioner Laydon commented on this Item.

Commissioner Van Winkle commented on this Item and asked a clarifying question.
Ms. Carrell addressed the Board to help answer the Commissioner's question.
Mr. Williams addressed the Board to help answer the Commissioner's question.

Public Comment:

Kevin Duffy, Castle Rock, addressed the Board the provide public comment.

Fran Santagata, Roxborough, addressed the Board to provide public comment.

Commissioner Laydon provided comment.

Commissioner Teal commented on this Item.

Commissioner Laydon commented on this Item.

This is Motion No. 025-107

Commissioner Van Winkle moved that the Board approve Commercial Lease Agreement Between Douglas County Board of County Commissioners and Sedalia Land Company for Leased Property at 6046-6142 US Highway 85, Sedalia, CO 80135.

RESULT: ADOPTED
MOVER: Kevin Van Winkle
SECONDER: George Teal
AYES: Laydon, Van Winkle, Teal

c. Purchase Order to Complete Solutions Consulting International Inc. (CSCI) in the Amount of $1,602,921.00 for Purchase of Biomass Energy Techniques Pyrolysis Rotating Drum

Model BET31-PRD for the Proposed Douglas County Biochar Facility.

This Item was presented with Item 4b.

This is Motion No. 025-108

Commissioner Teal moved that the Board approve Purchase Order to Complete Solutions Consulting International Inc. (CSCI) in the Amount of $1,602,921.00 for Purchase of Biomass Energy Techniques Pyrolysis Rotating Drum Model BET31-PRD for the Proposed Douglas County Biochar Facility.

RESULT: ADOPTED
MOVER: George Teal
SECONDER: Kevin Van Winkle
AYES: Laydon, Van Winkle, Teal

d. Purchase Order to Complete Solutions Consulting International Inc. (CSCI) for the Purchase of a Feedstock Handling System for the Proposed Douglas County Biochar Facility, in the Amount of $496,045.00.

This Item was presented with Item 4b.

This is Motion No. 025-109

Commissioner Van Winkle moved that the Board approve Purchase Order to Complete Solutions Consulting International Inc. (CSCI) for the Purchase of a Feedstock Handling System for the Proposed Douglas County Biochar Facility, in the Amount of $496,045.00.

RESULT: ADOPTED
MOVER: Kevin Van Winkle
SECONDER: George Teal
AYES: Laydon, Van Winkle, Teal

e. Purchase Order to Complete Solutions Consulting International Inc. (CSCI) for the Purchase of a 17” Diameter Log Chipping and Grinding System for the proposed Douglas County Biochar Facility, in the Amount of $1,114.041.28.

This Item was presented with Item 4b.

This is Motion No. 025-110

Commissioner Teal moved that the Board approve Purchase Order to Complete Solutions Consulting International Inc. (CSCI) for the Purchase of a 17” Diameter Log Chipping and Grinding System for the proposed Douglas County Biochar Facility, in the Amount of $1,114.041.28.

RESULT: ADOPTED
MOVER: George Teal
SECONDER: Kevin Van Winkle
AYES: Laydon, Van Winkle, Teal

f. Amendment One to Public Contract for Services to DLH Architecture, LLC for Architectural

Services Providing Construction Documents and Specifications for the Delva Road Biochar and Future PW Maintenance Facility for Over Lot Grading. To now Include Facility Design and Construction Documents. Related to the Project for the New Contract Amount of $252,910.00.

This Item was presented with Item 4b.

This is Motion No. 025-111

Commissioner Van Winkle moved that the Board approve Amendment One to Public Contract for Services to DLH Architecture, LLC for Architectural Services Providing Construction Documents and Specifications for the Delva Road Biochar and Future PW Maintenance Facility for Over Lot Grading. To now Include Facility Design and Construction Documents. Related to the Project for the New Contract Amount of $252,910.00.

RESULT:	ADOPTED
MOVER:	Kevin Van Winkle
SECONDER:	George Teal
AYES:	Laydon, Van Winkle, Teal

5. Citizen Comments / Organization Comments - If Time Allows

6. Commissioner Comments

8. County Manager

a. County Manager Report.

9. Adjournment

The Next Business Meeting Will be Held on Tuesday, August 12, 2025 @ 1:30 p.m.

MEETING DATE: August 12, 2025

DESCRIPTION: Approval of Land Use/Public Hearing Minutes from July 22, 2025.

ATTACHMENTS:

Minutes LU_PH Meeting 07.22.2025

BOARD OF COUNTY COMMISSIONERS LAND USE MEETING/PUBLIC HEARING

TUESDAY, JULY 22, 2025

MINUTES

Tuesday, July 22, 2025 **2:30 PM** **Hearing Room**

2:30 PM

Rollcall

PRESENT: Vice Chair George Teal
Chairperson Abe Laydon
Kevin Van Winkle

1. Call to Order

a. Pledge of Allegiance

b. Attorney Certification of Agenda

Jeff Garcia, County Attorney, said that all items on today's agenda have been properly noticed and the Board has jurisdiction to proceed.

c. Commissioners Disclosure for Items on This Agenda

2. Land Use Meeting Agenda Items

a. Waiver of Central Services Requirement in the Commercial Zone District - Zoning Resolution Waiver Request - Project File: SP2024-081.

Commissioner Laydon commented on this Item.

There was no motion made to Untable and consider this Item.

3. Public Hearing Agenda Items

This is Motion No. 025-112

Commissioner Van Winkle moved that the Board approve to Untable and Consider The Pinery Planned Development, 31st Amendment - Major Planned Development Amendment. Project File: ZR2023-002

RESULT: ACCEPTED
MOVER: Kevin Van Winkle
SECONDER: George Teal
AYES: Vice Chair Teal, Laydon and Commissioner Van Winkle

a. Pinery Planned Development, 31st Amendment - Major Planned Development Amendment. Project File: ZR2023-002.

Chris Meeks, applicant, addressed the Board to comment on this Item.

Russell Hall, applicant representative, addressed the Board to present on this Item.

Mr. Meeks addressed the Board to comment on this Item.

Commissioner Teal commented on this Item and asked clarifying questions.
Mr. Hall addressed the Board to help answer the Commissioner's questions.

Commissioner Van Winkle commented on this Item and asked clarifying questions.
Mr. Hall addressed the Board to help answer the Commissioner's questions.
Mr. Meeks addressed the Board to help answer the Commissioner's questions.
James Marine, applicant representative, addressed the Board to help answer the Commissioner's questions.

Commissioner Laydon commented on this Item and asked a clarifying question.
Mr. Hall addressed the Board to help answer the Commissioner's questions.

Public Comment:

Gin Schulz, High Prairie Farms HOA, addressed the Board to provide public comment.

Robb Lohr, Sterling Ranch, addressed the Board to provide public comment.

Jordan Getz, Sterling Ranch, addressed the Board to provide public comment.

Victoria Deppe, High Prairie Farms Filing #3 HOA, addressed the Board to provide public comment.

Susan DeSylvia addressed the Board to provide public comment.

Sheldon Irish, Parker, addressed the Board to provide public comment.

Greg Watanabe, Parker, addressed the Board to provide public comment.

Julie Luna, Parker, addressed the Board to provide public comment.

Commissioner Laydon paused public comment to comment on this Item and to ask clarifying questions.
Mr. Marine addressed the Board to provide comment and answer the Commissioner's questions.

Commissioner Laydon commented on this Item.

Commissioner Van Winkle asked a clarifying question.
Mr. Marine addressed the Board to answer the Commissioner's question.

Commissioner Laydon continued public comment.

Sally McGowan addressed the Board to provide public comment.

Scott Toppin, Parker, addressed the Board to provide public comment.

Ed Likman, Parker, addressed the Board to provide public comment.

Damian Luna, Parker, addressed the Board to provide public comment.

Russ Rodgers, Parker, addressed the Board to provide public comment.

Darren Senior, Parker, addressed the Board to provide public comment.

Mark Balderston, Parker, addressed the Board to provide public comment.

Commissioner Laydon paused public comment to provide comment and asked clarifying questions.
Mike Pesicka, Department of Community Development, addressed the Board to help answer the Commissioner's questions.

Commissioner Teal commented on this Item and asked clarifying questions.
Mr. Pesicka addressed the Board to help answer the Commissioner's questions.

Russell Hall addressed the Board to respond to comments during public comment.

Commissioner Teal commented on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Laydon commented on this Item.

Commissioner Teal commented on this Item.

Commissioner Laydon commented on this Item.

Commissioner Teal commented on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Laydon commented on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Teal commented on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Laydon asked the applicant a question.
Mr. Marine addressed the Board to answer the Commissioner's question.
Mr. Meeks addressed the Board to comment on this Item and help answer the Commissioner's question.

Commissioner Laydon commented on this Item.

Commissioner Teal commented on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Laydon commented on this Item.

Commissioner Teal moved the Board Approve the Pinery Planned Development, 31st Amendment because it does meet all of the approval criteria with 3 Conditions as Presented, Project File: ZR2023-002. *Failed for lack of second.

This is Motion No. 025-113

Commissioner Van Winkle moved that the Board Table Pinery Planned Development, 31st Amendment - Major Planned Development Amendment. Project File: ZR2023-002

RESULT:	TABLED
MOVER:	Kevin Van Winkle
SECONDER:	George Teal
AYES:	Vice Chair Teal, Laydon and Commissioner Van Winkle

4. Adjournment

The Next Land Use Meeting / Public Hearing Will be Held on Tuesday, August 12, 2025 @ 2:30 p.m.

MEETING DATE: August 12, 2025

STAFF PERSON RESPONSIBLE: Andrew Copland, Director of Finance

DESCRIPTION: Approval of Vouchers July 29, 2025

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

Vouchers	$ 2,539,349.24
Electronic Funds Transfers	$
Handwritten Checks	$ 929,491.41
Purchasing Card Charges	$
Election Judges	$
TOTAL:	**$ 3,468,840.65**

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:

Andrew Copland	Escalated	7/22/2025
Christie Guthrie	Approve	7/22/2025
Jeff Garcia	Escalated	7/28/2025
Amy Williams	Escalated	7/29/2025
Christy Gordon	Approve	7/30/2025
Doug DeBord	Approve	7/30/2025

ATTACHMENTS:

07.29.25 BOCC

Payment Number	Payment Date	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
109798	07/30/25	2801 HWY 85 CONDOMINIUM ASSOCIATION	1617	100	19100	FACILITIES ADMINISTRATION	451100	Building/Land Lease/Rent	6,159.39	Q3 2025 LEASE
109799	07/30/25	3M COMPANY	9434743875	200	31600	ENG - TRAFFIC SIGNS/STRIPING	436500	Sign Parts & Supplies	382.50	SIGN FILM
109800	07/30/25	4 RIVERS EQUIPMENT LLC	1800938	200	31400	MAINTENANCE OF CONDITION	474100	Heavy Equipment	40,670.00	LYCOX WALK AND ROLL
			1800895	100	19910	FLEET MAINTENANCE	444200	Repairs-Equip./Motor Vehicle	827.55	FLEET REPAIRS
								Total Payment	**41,497.55**	
109801	07/30/25	76 GROUP	10609	100	802000	LEGISLATIVE SERVICES	443600	Other Professional Services	10,000.00	LOBBYING SERVICES
109802	07/30/25	ACORN PETROLEUM INC	20650IN	100	19910	FLEET MAINTENANCE	436150	Fleet Tanks Fuel	2,280.80	FUEL FOR SEDALIA
			21209IN	100	19910	FLEET MAINTENANCE	436150	Fleet Tanks Fuel	656.54	FUEL FOR TRUMBULL
			20651IN	100	19910	FLEET MAINTENANCE	436150	Fleet Tanks Fuel	1,225.18	FUEL FOR NORTHWEST FACILITY
			19407IN	100	19910	FLEET MAINTENANCE	436150	Fleet Tanks Fuel	10,777.30	FUEL FOR CASTLE ROCK
			21210IN	100	19910	FLEET MAINTENANCE	436150	Fleet Tanks Fuel	805.51	FUEL FOR EMERGENCY VEHICLE OPERATIONS CENTER
			20017IN	100	19910	FLEET MAINTENANCE	436150	Fleet Tanks Fuel	8,643.17	FUEL FOR CASTLE ROCK
			18899IN	100	19910	FLEET MAINTENANCE	436150	Fleet Tanks Fuel	13,935.15	FUEL FOR PARKER
								Total Payment	**38,323.65**	
109803	07/30/25	ADVANCED NETWORK MANAGEMENT	IN107300	296	861572	AMERICAN RESCUE PLAN ACT	474500	Computer Equipment/DVS	2,013.12	CRISIS CENTER NETWORK HARDWARE
			IN107381	296	861572	AMERICAN RESCUE PLAN ACT	444550	Software/Hardware Subscript/DV	1,117.47	CRISIS CENTER NETWORK LICENSES
			IN107294	296	861572	AMERICAN RESCUE PLAN ACT	474500	Computer Equipment/DVS	3,468.00	CRISIS CENTER NETWORK HARDWARE
			IN107291	296	861572	AMERICAN RESCUE PLAN ACT	474500	Computer Equipment/DVS	3,591.01	CRISIS CENTER NETWORK HARDWARE
			IN107381	296	861572	AMERICAN RESCUE PLAN ACT	444500	Support & Maint/Crisis Center	1,262.73	CRISIS CENTER NETWORK SUPPORT
			IN107302	100	802009	IT INFRASTRUCTURE	444550	Software/Hardware Subscription	1,117.47	LANSING NETWORK LICENSES
			IN107480	100	802009	IT INFRASTRUCTURE	444550	Software/Hardware Subscription	1,262.73	LANSING NETWORK LICENSES
								Total Payment	**13,832.53**	
109804	07/30/25	ADVANCED PROPERTY MAINTENANCE	42040	250	53500	OPEN SPACE	444700	Other Repair & Maint. Service	4,395.00	WASTE BAGS - MULTI LOCATIONS
			42126	250	53500	OPEN SPACE	444700	Other Repair & Maint. Service	5,445.00	SWALLOWTAIL MOWING
			42114	250	53500	OPEN SPACE	444700	Other Repair & Maint. Service	1,625.00	GLENDALE MOWING/EDGING/TRIM/BLOWING
			42032	250	53500	OPEN SPACE	444700	Other Repair & Maint. Service	229.83	GARBAGE CAN REPAINT
			42033	250	53500	OPEN SPACE	444700	Other Repair & Maint. Service	1,185.00	MOWING-MULTIPLE PROPERTIES
			42129	250	53500	OPEN SPACE	444700	Other Repair & Maint. Service	142.50	MOW & TRIM CONCRETE PATH
			42037	250	53500	OPEN SPACE	444700	Other Repair & Maint. Service	390.00	GLENDALE CONCRETE PAD CLEANING
			42034	250	53500	OPEN SPACE	444700	Other Repair & Maint. Service	65.00	MOWING - HIGHLANDS RANCH SUB STATION
			42130	250	53500	OPEN SPACE	444700	Other Repair & Maint. Service	125.00	IRRIGATION TURN
			42127	250	53500	OPEN SPACE	444700	Other Repair & Maint. Service	3,002.78	WASTE BAGS
			42128	250	53500	OPEN SPACE	444700	Other Repair & Maint. Service	562.61	REPAIR MATERIALS
			42039	250	53500	OPEN SPACE	444700	Other Repair & Maint. Service	225.00	WASTE BAGS - HIGHLANDS RANCH SUB STATION
								Total Payment	**17,392.72**	
109805	07/30/25	AGING RESOURCES OF DOUGLAS COUNTY	MMOFJUN25	100	802039	CDOT MMOF - MULIT-MODAL OPTION	443600	OPS/2024 ARDC/ TRIPS	315.00	CDOT MMOF TRANSPORTATION GRANT
			JUN25FTA	100	861541	CDOT 5310 GRANT	443600	OPS/2024 ARDC/ TRIPS	17,430.00	DRCOG TRANSPORTATION GRANT
			JUN2025FTACC	100	861541	CDOT 5310 GRANT	443600	OPS/2024 ARDC/ CALL CENTER	966.25	DRCOG CALL CENTER GRANT
			ARDCHMKR0625	100	861001	STATE SENIOR SERVICES GRANT	443600	OPS/OAA ARDC HOMEMAKER 2024	6,780.00	DRCOG SENIOR HOMEMAKER GRANT
			ARDCTRANS0625	100	861001	STATE SENIOR SERVICES GRANT	443600	OPS/OAA ARDC ASST TRANSPORT 24	7,348.48	DRCOG SENIOR TRANSPORTATION GRANT
			JUN2025FASTER	100	802029	DRCOG FASTER GRANT	443600	OPS/2024 ARDC/ TRIPS	5,950.00	DRCOG FASTER TRANSPORTATION GRANT
			JUN2025FASTERCC	100	802029	DRCOG FASTER GRANT	443600	OPS/2023 ARDC/ CALL CENTER	1,308.75	DRCOG FASTER TRANSPORTATION GRANT
								Total Payment	**40,098.48**	
109806	07/30/25	ALCOHOL MONITORING SYSTEMS INC	346737	100	19700	COMMUNITY JUSTICE SERVICES	443600	Other Professional Services	3,377.40	ALCOHOL MONITORING FEES
109807	07/30/25	ALLEGRETTI, ANNA	1	210	44150	ADULT PROTECTION	443600	Other Professional Services	148.50	JUN 2025 INTAKE
			1	210	44500	CHILD WELFARE	443600	Other Professional Services	1,485.00	JUN 2025 INTAKE
								Total Payment	**1,633.50**	
109808	07/30/25	AMRIZE WEST CENTRAL INC	721305990	200	31400	MAINTENANCE OF CONDITION	448300	Asphalt & Asphalt Filler	721.55	ASPHALT FOR PAVING

Payment Number	Payment Date	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
			721268927	200	31400	MAINTENANCE OF CONDITION	448300	Asphalt & Asphalt Filler	562.29	ASPHALT FOR PAVING
			721294654	200	31400	MAINTENANCE OF CONDITION	448300	Asphalt & Asphalt Filler	1,016.31	ASPHALT FOR PAVING
								Total Payment	**2,300.15**	
109809	07/30/25	ANTERO INC	2078	100	800900	TECHNOLOGY FUND	443600	Other Professional Services	820.00	COMMUNITY JUSTICE SYSTEM MIGRATION
			2081/063025	100	18900	SOFTWARE MAINTENANCE	444500	Software/Hardware Supp./Maint.	1,423.75	COMMUNITY JUSTICE SYSTEM MIGRATION
			2081	100	800900	TECHNOLOGY FUND	443600	Other Professional Services	5,341.25	COMMUNITY JUSTICE SYSTEM MIGRATION
								Total Payment	**7,585.00**	
109810	07/30/25	ARAPAHOE/DOUGLAS WORKS WORKFORCE CENTER	1800008487TANF	210	44400	TANF BLOCK GRANT	443600	Other Professional Services	22,155.98	JUN 2025 TANF CASE MANAGEMENT
			1800008487	210	44275	EMPLOYMENT FIRST	443600	Other Professional Services	385.82	JUN 2025 EMPLOYMENT FIRST
			1800008487TANF	210	44400	TANF BLOCK GRANT	443600	Other Professional Services	2,726.06	JUN 2025 TANF CASE MANAGEMENT
								Total Payment	**25,267.86**	
109811	07/30/25	ARCHITERRA GROUP INC	8211	250	850817	MACANTA REGIONAL PARK	473500	Parks & Recreation Improvement	7,573.85	MACANTA CONTRACT MANAGEMENT
			8216	100	802036	STRONG COMMUNITIES GRANT	443450	Arch/Design/Planning	4,213.30	HAPPY CANYON PEDESTRIAN BRIDGE
								Total Payment	**11,787.15**	
109812	07/30/25	ARGIS SOLUTIONS INC	2137	100	800900	TECHNOLOGY FUND	443600	Other Professional Services	17,888.00	GIS PLATFORM MIGRATION
109813	07/30/25	ATTP ALL TRUCK & TRAILER PARTS	25721/063025	100	19910	FLEET MAINTENANCE	436200	Equip. & Motor Vehicle Parts	23,138.89	FLEET TIRES & PARTS
109814	07/30/25	AURORA MENTAL HEALTH & RECOVERY	6947	210	44500	CHILD WELFARE	443600	Other Professional Services	292.00	JUN 2025 INTERPRETING SERVICES
109815	07/30/25	AUTOAUTO WASH LLC	WO57971	100	19920	FLEET-CAR WASH FACILITY	436600	Other Repair & Maint. Supplies	1,266.94	CAR WASH CHEMICALS
			WO57970	100	19920	FLEET-CAR WASH FACILITY	436600	Other Repair & Maint. Supplies	487.26	CAR WASH CHEMICALS
								Total Payment	**1,754.20**	
109816	07/30/25	AVILA HR LLC	20256	100	17100	HR ADMIN	443600	Other Professional Services	517.50	CONSULTING SERVICES
109817	07/30/25	BENESCH	325923	230	800129	I-25 FRONTAGE RD(TOMAH-DAWSON)	473100	Roads, St., Drainage-Eng.	52,738.00	CONSTRUCTION MANAGEMENT - WEST FRONTAGE RD
109818	07/30/25	BEYOND THE BADGE LLC	062025DCSO	100	802024	PEACE OFFICER MENTAL HEALTH	443600	Other Professional Services	7,650.00	EMPLOYEE WELLNESS
			062025DCSONG	100	21130	EMPLOYEE WELLNESS	443600	Other Professional Services	600.00	EMPLOYEE WELLNESS
								Total Payment	**8,250.00**	
109819	07/30/25	BRADLEY, JUSTIN	071425-071625	295	861305	RMHIDTA INTELLIGENCE	445300	Travel Expense	939.91	UTAH GOVERNORS PRESS CONFERENCE, SALT LAKE CITY, UT
			070725-070925	295	861305	RMHIDTA INTELLIGENCE	445300	Travel Expense	857.31	MARIJUANA CONFERENCE, OKLAHOMA CITY, OK
								Total Payment	**1,797.22**	
109820	07/30/25	BRIDGEVIEW IT INC	20020	100	18900	SOFTWARE MAINTENANCE	444500	Software/Hardware Supp./Maint.	7,132.50	IT SUPPORT
			20019	100	18900	SOFTWARE MAINTENANCE	444500	Software/Hardware Supp./Maint.	6,623.33	IT SUPPORT
								Total Payment	**13,755.83**	
109821	07/30/25	BROWNSTEIN HYATT FARBER SCHRECK LLP	1038825	100	11200	COUNTY ATTORNEY	443200	Legal Services	13,586.70	LEGAL SERVICES
109822	07/30/25	CASTLE ROCK SENIOR ACTIVITY CENTER	MMOFJUN25	100	802039	CDOT MMOF - MULIT-MODAL OPTION	443600	OPS/2024 ARDC/ CRSAC	7,000.00	CDOT TRANSPORTATION GRANT
			CRSCTRANS0625	100	861001	STATE SENIOR SERVICES GRANT	443600	OPS/CRSAC ASST TRANSPORT 2024	2,625.00	DRCOG SENIOR TRANSPORTATION GRANT
								Total Payment	**9,625.00**	
109823	07/30/25	CCMSI	179492IN	620	19400	UI/WC/DISABILITY SELF-INS.	458400	Workers Compensation Claims	9,282.04	JUN 2025 WC DEDUCTIBLES
109824	07/30/25	CCMSI	169888IN	620	19400	UI/WC/DISABILITY SELF-INS.	449700	Review Fees/Bonds	486.25	JUN 2025 WC ADMIN FEES
109825	07/30/25	CENTER COPY BOULDER, INC.	70577	100	12400	MOTOR VEHICLE	440100	Printing/Copying/Reports	173.87	ARMORED CAR SERVICE FORMS
			70575	100	21100	SHERIFF ADMINISTRATION	440100	Printing/Copying/Reports	42.00	BUSINESS CARDS

Payment Number	Payment Date	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
			70575	100	21150	PROFESSIONAL STANDARDS	440100	Printing/Copying/Reports	42.00	BUSINESS CARDS
			70576	100	23300	VICTIM ASSISTANCE SECTION	440100	Printing/Copying/Reports	820.57	PAMPHLETS
			70560	100	802034	COMMUNITY MENTAL HEALTH SFY25	440100	Printing/Copying/Reports	67.20	BUSINESS CARDS
			70584	100	23200	CRIME LAB/EVIDENCE SECTION	440100	Printing/Copying/Reports	36.00	INK STAMPS
			70584	100	21200	INVESTIGATIONS	440100	Printing/Copying/Reports	108.00	INK STAMPS
			70575	100	21160	INTERNAL AFFAIRS	440100	Printing/Copying/Reports	42.00	BUSINESS CARDS
								Total Payment	**1,331.64**	
109826	07/30/25	CHURCH OF THE ROCK	063025	210	44400	TANF BLOCK GRANT	443600	Other Professional Services	2,781.48	JUN 2025 SERVICES
109827	07/30/25	CINTAS CORPORATION	9327378310	220	22100	PATROL-LEA	444400	Service Contracts	1,700.00	PATROL AED'S
109828	07/30/25	CIRCULAR EDGE LLC	29908	100	18900	SOFTWARE MAINTENANCE	444500	Software/Hardware Supp./Maint.	10,500.00	JUN 2025 JDE SUPPORT
109829	07/30/25	CITY OF AURORA	AR112222	100	23200	CRIME LAB/EVIDENCE SECTION	465100	Contributions - Misc.	9,563.38	Q2 2025 UNIFIED FORENSIC LAB SHARED EXPENSES
			AR112222	100	23200	CRIME LAB/EVIDENCE SECTION	465100	Contributions - Misc.	29,685.74	Q2 2025 UNIFIED FORENSIC LAB SHARED EXPENSES
			AR112222	100	23200	CRIME LAB/EVIDENCE SECTION	465100	Contributions - Misc.	883.03	Q2 2025 UNIFIED FORENSIC LAB SHARED EXPENSES
								Total Payment	**40,132.15**	
109830	07/30/25	CLEAN DESIGNS	28827IN	100	19150	JUSTICE CENTER FACILITY MGMT	444700	Other Repair & Maint. Service	1,976.43	JUSTICE CENTER SERVICE CALL
			53509IN	100	19150	JUSTICE CENTER FACILITY MGMT	436600	Other Repair & Maint. Supplies	535.35	MAINTENANCE SUPPLIES
								Total Payment	**2,511.78**	
109831	07/30/25	CODE-4 COUNSELING	1121	100	802024	PEACE OFFICER MENTAL HEALTH	443600	Other Professional Services	3,025.00	COUNSELING SERVICES
109832	07/30/25	COLORADO DEPARTMENT OF PUBLIC HEALTH	071725	217	217	DC HEALTH DEPT.	214417	Due to State-Health Dept Insp	1,505.00	RETAIL FOOD FEES
			VR202600000000000129	217	46100	DC HEALTH DEPT ADMIN	443600	Other Professional Services	7,569.00	VITAL RECORDS FEES
			07172025	217	217	DC HEALTH DEPT.	214417	Due to State-Health Dept Insp	1,560.00	ONSITE WASTEWATER TREATMENT SYSTEM
								Total Payment	**10,634.00**	
109833	07/30/25	COLORADO DESIGNSCAPES INC	APP5RTNGREL	260	800625	BLUFFS REGIONAL PARK	211810	Retainage Payable	22,726.26	BLUFFS TRAIL RESURFACE
			AP5ARTNGREL	250	850808	BLUFFS REGIONAL PARK (STX)	211810	Retainage Payable	7,233.75	BLUFFS TRAIL RESURFACE
								Total Payment	**29,960.01**	
109834	07/30/25	COMMUNICATION INFRASTRUCTURE GROUP	25375	230	800156	HILLTOP RD (REATA-SINGING HILL	443600	Other Professional Services	761.00	HILLTOP RD PUBLIC INFORMATION SERVICES
109835	07/30/25	COMPUTRONIX (USA) INC	7477	100	800900	TECHNOLOGY FUND	443600	Other Professional Services	1,217.00	POSSE SUSTAIN
			7462	100	18900	SOFTWARE MAINTENANCE	444500	Software/Hardware Supp./Maint.	2,600.00	DBA SERVICES JUL 2025
								Total Payment	**3,817.00**	
109836	07/30/25	CONTINUUM OF COLORADO	TANF42	210	44400	TANF BLOCK GRANT	443600	Other Professional Services	7,260.00	JUN 2025 TANF
109837	07/30/25	CORDANT HEALTH SOLUTIONS	FS1341063025	100	21500	DETENTION	443600	Other Professional Services	90.36	MONTHLY SUBSCRIPTION
109838	07/30/25	CRISIS CENTER	DV181850	210	44400	TANF BLOCK GRANT	443600	Other Professional Services	5,076.50	JUN 2025 SERVICES
109839	07/30/25	DAWN B HOLMES INC	1624	210	44500	CHILD WELFARE	443600	Other Professional Services	1,386.50	EXPERT WITNESS
109840	07/30/25	DEER CREEK FORESTRY LLC	30082	296	861572	AMERICAN RESCUE PLAN ACT	447500	PURCH SVCS/2025 FMWRM Wildfire	10,000.00	WILDFIRE MITIGATION PROGRAM
109841	07/30/25	DENVER TRAINING GROUP	DTGIN000009	200	31100	ROAD AND BRIDGE ADMIN	446100	Conference,Seminar, Train Fees	1,650.00	CONSULTING SERVICES
109842	07/30/25	DEVELOPMENTAL PATHWAYS INC	9	296	861582	ARPA - CARE COMPACT	443600	Other Professional/Partner Svs	1,686.11	JUN 2025 CASE MANAGEMENT
109843	07/30/25	DEVIQ	14502	100	800900	TECHNOLOGY FUND	443600	Other Professional Services	185.00	BIT REPLATFORM
109844	07/30/25	DLH ARCHITECTURE LLC	24216	330	870076	HEROES HALL - FAIRGROUNDS	472200	Design/Soft Costs	24,000.00	DESIGN SERVICES - HERO'S HALL
			24332	296	861572	AMERICAN RESCUE PLAN ACT	472200	Design/Soft Costs/IDD	2,445.00	DESIGN SERVICES - SAFE HOUSE

Payment Number	Payment Date	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
			25103	240	870055	EVOC FACILITY	472100	Construction	32,560.00	DESIGN SERVICES - ELECTRIC VEHICLE OPERATIONS CENTER
			25094	200	870077	SEDALIA FACILITY	472100	Construction	8,168.13	DESIGN SERVICES - JUSTICE CENTER
			25142	100	33215	JUSTICE CNTR FACIL IMPRVMNTS	472300	Improvements	2,520.00	DESIGN SERVICES - JUSTICE CENTER SECURITY
								Total Payment	**69,693.13**	
109845	07/30/25	DOUGLAS COUNTY DEPUTY SHERIFF'S ASSOCIATION	12446	200	800916	TRAFFIC SIG RPLMNT & MAJ MAINT	473800	Traffic Signals - Construction	1,246.00	SECURITY PATROLS
109846	07/30/25	DUNNAWAY, KELLY	062225	100	11200	COUNTY ATTORNEY	445300	Travel Expense	51.96	MILEAGE REIMBURSEMENT
109847	07/30/25	EMERGENCY SYSTEMS COMPLIANCE SERVICES LLC	INV14070	100	55200	FAIRGROUND OPERATIONS	444400	Service Contracts	1,020.22	BATTERY REPLACEMENT
			INV14068	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	1,195.22	BATTERY REPLACEMENT
			INV14069	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	1,020.22	BATTERY REPLACEMENT
								Total Payment	**3,235.66**	
109848	07/30/25	EMSL ANALYTICAL INC	22131071	100	19100	FACILITIES ADMINISTRATION	443600	Other Professional Services	210.00	AIR ANALYSIS
109849	07/30/25	ESKER SOFTWARE INC	460307230	100	18900	SOFTWARE MAINTENANCE	444500	Software/Hardware Supp./Maint.	705.45	FAX SERVICES
109850	07/30/25	FAMILY TREE INC	JUNE25GLSDOUGCO25FINAL	210	44500	CHILD WELFARE	443600	Other Professional Services	40,743.30	JUN 2025 DRAWDOWN
109851	07/30/25	FISHER, JENNIFER JEAN	060225-063025	217	861057	TPEP - TOBACCO PREV & ED PROG	445300	Travel Expense	102.48	MILEAGE REIMBURSEMENT
109852	07/30/25	FORSGREN ASSOCIATES INC	18994	100	890020	WATER INITIATIVES	443600	Other Professional Services	14,781.14	PROJECT COORDINATION & ADMINISTRATION
109853	07/30/25	GALLS LLC	BC2193374	221	27300	SRO-VALOR HIGH SCHOOL	433500	Clothing & Uniforms	2,346.45	VEST
			BC2193375	221	27375	SRO-STEM SCHOOL	433500	Clothing & Uniforms	2,210.25	VEST
			BC2193373	221	27100	SCHOOL PROGRAM ADMINISTRATION	433500	Clothing & Uniforms	2,210.25	VEST
			BC2193371	220	22260	PATROL-DISTRICT 8	433500	Clothing & Uniforms	2,346.45	VEST
			BC2194531	220	800540	K-9 UNIT	433500	Clothing & Uniforms	2,210.25	VEST
			BC2193380	220	22150	TRAFFIC SECTION	433500	Clothing & Uniforms	10,664.15	VEST
			BC2193372	100	23200	CRIME LAB/EVIDENCE SECTION	433500	Clothing & Uniforms	1,991.15	VEST
			BC2193378	100	23150	MAJOR CRIMES SECTION	433500	Clothing & Uniforms	24,335.75	VEST
			BC2193376	100	21400	COURT SERVICES	433500	Clothing & Uniforms	4,692.90	VEST
			1001751958/063025	100	21500	DETENTION	433500	Clothing & Uniforms	297.34	PANTS & SHIRTS
			1001751958/063025	100	21500	DETENTION	433500	Clothing & Uniforms	188.44	SHIRTS
			1001751958/063025	100	21650	CSV PROGRAM	433500	Clothing & Uniforms	79.16	PANTS
			1001751958/063025	100	21650	CSV PROGRAM	433500	Clothing & Uniforms	116.10	JACKET
			1001751958/063025	100	21650	CSV PROGRAM	433500	Clothing & Uniforms	280.19	PANTS & SHIRTS
			1001751958/063025	100	21650	CSV PROGRAM	433500	Clothing & Uniforms	148.33	SHIRTS
			1001751958/063025	100	22100	PATROL-LEA	433500	Clothing & Uniforms	135.58	SHIRTS
			1001751958/063025	100	22100	PATROL-LEA	433500	Clothing & Uniforms	78.04	SHIRTS
			1001751958/063025	100	22100	PATROL-LEA	433500	Clothing & Uniforms	59.60	NAME TAGS
			1001751958/063025	100	22100	PATROL-LEA	433500	Clothing & Uniforms	2,008.53	LEATHER GEAR
			1001751958/063025	100	22100	PATROL-LEA	433500	Clothing & Uniforms	(524.07)	LEATHER GEAR RETURN
			1001751958/063025	100	22100	PATROL-LEA	433500	Clothing & Uniforms	257.32	BADGES
			1001751958/063025	100	22100	PATROL-LEA	433500	Clothing & Uniforms	739.40	SHIRTS
			1001751958/063025	100	22100	PATROL-LEA	433500	Clothing & Uniforms	2,004.66	LEATHER GEAR
			1001751958/063025	100	22100	PATROL-LEA	433500	Clothing & Uniforms	213.06	BADGES
			1001751958/063025	100	22100	PATROL-LEA	433500	Clothing & Uniforms	1,278.36	BADGES
			1001751958/063025	100	22100	PATROL-LEA	433500	Clothing & Uniforms	211.89	PANTS
			1001751958/063025	100	22100	PATROL-LEA	433500	Clothing & Uniforms	2,210.25	VEST
			1001751958/063025	100	22100	PATROL-LEA	433500	Clothing & Uniforms	2,210.25	VEST
			1001751958/063025	100	22100	PATROL-LEA	433500	Clothing & Uniforms	514.64	BADGES
			1001751958/063025	100	22100	PATROL-LEA	433500	Clothing & Uniforms	141.26	PANTS
			1001751958/063025	100	22100	PATROL-LEA	433500	Clothing & Uniforms	1,931.07	LEATHER GEAR

Payment Number	Payment Date	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
			1001751958/063025	100	22100	PATROL-LEA	433500	Clothing & Uniforms	9.06	NAME STRIP
			1001751958/063025	100	22100	PATROL-LEA	433500	Clothing & Uniforms	11.05	NAME STRIP
			1001751958/063025	100	22100	PATROL-LEA	433500	Clothing & Uniforms	1,083.77	PANTS & SHIRTS
			1001751958/063025	100	22100	PATROL-LEA	433500	Clothing & Uniforms	1,083.77	PANTS & SHIRTS
			1001751958/063025	100	22100	PATROL-LEA	433500	Clothing & Uniforms	1,083.77	PANTS, SHIRTS & COAT
			1001751958/063025	100	22100	PATROL-LEA	433500	Clothing & Uniforms	1,083.77	PANTS, SHIRTS & COAT
			1001751958/063025	100	22100	PATROL-LEA	433500	Clothing & Uniforms	354.88	PANTS & SHIRTS
			1001751958/063025	100	22100	PATROL-LEA	433500	Clothing & Uniforms	1,793.05	LEATHER GEAR
			1001751958/063025	100	22100	PATROL-LEA	433500	Clothing & Uniforms	206.21	PANTS & SHIRTS
			1001751958/063025	100	22100	PATROL-LEA	433500	Clothing & Uniforms	344.63	PANTS & SHIRTS
			1001751958/063025	100	22100	PATROL-LEA	433500	Clothing & Uniforms	415.26	PANTS & SHIRTS
			1001751958/063025	100	22150	TRAFFIC SECTION	433500	Clothing & Uniforms	211.89	PANTS
			1001751958/063025	100	22150	TRAFFIC SECTION	433500	Clothing & Uniforms	70.63	PANTS
			1001751958/063025	100	22150	TRAFFIC SECTION	433500	Clothing & Uniforms	946.46	PANTS & SHIRTS
			1001751958/063025	100	22150	TRAFFIC SECTION	433500	Clothing & Uniforms	204.78	SHIRTS
			1001751958/063025	100	22150	TRAFFIC SECTION	433500	Clothing & Uniforms	204.78	SHIRTS
			1001751958/063025	100	22270	HR DIVISION ADMIN	433500	Clothing & Uniforms	213.06	BADGES
			1001751958/063025	100	22270	HR DIVISION ADMIN	433500	Clothing & Uniforms	426.12	BADGES
			1001751958/063025	100	22400	COMMUNITY RESOURCES	433500	Clothing & Uniforms	195.30	PANTS
			1001751958/063025	100	22500	IMPACT UNIT/LEA	433500	Clothing & Uniforms	257.32	BADGES
			1001751958/063025	100	22500	IMPACT UNIT/LEA	433500	Clothing & Uniforms	529.24	PANTS, SHIRTS & COAT
			1001751958/063025	100	23150	MAJOR CRIMES SECTION	433500	Clothing & Uniforms	426.12	BADGES
			1001751958/063025	100	21100	SHERIFF ADMINISTRATION	433500	Clothing & Uniforms	1,288.15	VEST
			1001751958/063025	100	21100	SHERIFF ADMINISTRATION	433500	Clothing & Uniforms	512.15	SHIRTS
			1001751958/063025	100	21120	ACADEMY TRAINING	433500	Clothing & Uniforms	213.06	BADGES
			1001751958/063025	100	21125	SUPPORT SERVICES	433500	Clothing & Uniforms	213.06	BADGES
			1001751958/063025	100	21130	EMPLOYEE WELLNESS	433500	Clothing & Uniforms	9.06	NAME STRIP
			1001751958/063025	100	23150	MAJOR CRIMES SECTION	433500	Clothing & Uniforms	257.32	BADGES
			1001751958/063025	100	23150	MAJOR CRIMES SECTION	433500	Clothing & Uniforms	329.55	PANTS & SHIRTS
			1001751958/063025	100	23200	CRIME LAB/EVIDENCE SECTION	433500	Clothing & Uniforms	(141.26)	PANTS RETURN
			1001751958/063025	100	23200	CRIME LAB/EVIDENCE SECTION	433500	Clothing & Uniforms	82.80	SHIRTS
			1001751958/063025	100	27150	SCHOOL RESOURCE OFFICERS	433500	Clothing & Uniforms	67.79	SHIRTS
			1001751958/063025	100	22100	PATROL-LEA	433500	Clothing & Uniforms	1,083.77	PANTS & SHIRTS
			1001751958/063025	100	22100	PATROL-LEA	433500	Clothing & Uniforms	2,210.25	VEST
			BC2193370	100	21160	INTERNAL AFFAIRS	433500	Clothing & Uniforms	1,991.15	VEST
			BC2193369	100	21120	ACADEMY TRAINING	433500	Clothing & Uniforms	2,210.25	VEST
			BC2193379	100	21500	DETENTION	433500	Clothing & Uniforms	19,768.15	VEST
			1001751958/063025	100	21150	PROFESSIONAL STANDARDS	433500	Clothing & Uniforms	213.06	BADGES
			1001751958/063025	100	21150	PROFESSIONAL STANDARDS	433500	Clothing & Uniforms	213.06	BADGES
			1001751958/063025	100	21150	PROFESSIONAL STANDARDS	433500	Clothing & Uniforms	9.06	NAME STRIP
			1001751958/063025	100	21160	INTERNAL AFFAIRS	433500	Clothing & Uniforms	213.06	BADGES
			1001751958/063025	100	21175	CIVIL WARRANTS SECTION	433500	Clothing & Uniforms	213.06	BADGES
			1001751958/063025	100	27150	SCHOOL RESOURCE OFFICERS	433500	Clothing & Uniforms	276.84	PANTS & SHIRTS
			1001751958/063025	100	27250	DCSD ELEMENTARY SRO PROG	433500	Clothing & Uniforms	347.47	PANTS & SHIRTS
			1001751958/063025	100	27425	SRO - BEN FRANKLIN ACADEMY	433500	Clothing & Uniforms	78.04	SHIRTS
			1001751958/063025	100	21175	CIVIL WARRANTS SECTION	433500	Clothing & Uniforms	2,210.25	VEST
			1001751958/063025	100	21175	CIVIL WARRANTS SECTION	433500	Clothing & Uniforms	2,210.25	VEST
			1001751958/063025	100	21200	INVESTIGATIONS	433500	Clothing & Uniforms	213.06	BADGES
			1001751958/063025	100	21400	COURT SERVICES	433500	Clothing & Uniforms	141.26	PANTS
			1001751958/063025	100	21500	DETENTION	433500	Clothing & Uniforms	32.75	NAME STRIP
			1001751958/063025	100	21500	DETENTION	433400	Operating Supplies	257.32	BADGES
			1001751958/063025	100	21500	DETENTION	433500	Clothing & Uniforms	3,955.28	PANTS
			1001751958/063025	100	21500	DETENTION	433500	Clothing & Uniforms	556.83	PANTS & SHIRTS
			1001751958/063025	100	21500	DETENTION	433500	Clothing & Uniforms	787.35	SHIRTS
			1001751958/063025	100	21500	DETENTION	433500	Clothing & Uniforms	1,234.58	PANTS & SHIRTS
			1001751958/063025	100	21500	DETENTION	433500	Clothing & Uniforms	141.16	SHIRTS
			1001751958/063025	100	21500	DETENTION	433500	Clothing & Uniforms	213.06	BADGES
			1001751958/063025	100	21500	DETENTION	433500	Clothing & Uniforms	1,065.30	BADGES

Payment Number	Payment Date	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
			1001751958/063025	100	21500	DETENTION	433500	Clothing & Uniforms	234.12	SHIRTS
			1001751958/063025	100	21500	DETENTION	433500	Clothing & Uniforms	141.26	PANTS
			1001751958/063025	100	21500	DETENTION	433500	Clothing & Uniforms	589.58	PANTS & SHIRTS
			1001751958/063025	100	21500	DETENTION	433500	Clothing & Uniforms	164.76	COAT
			1001751958/063025	100	21500	DETENTION	433500	Clothing & Uniforms	1,083.77	PANTS, SHIRTS & COAT
			1001751958/063025	100	21500	DETENTION	433500	Clothing & Uniforms	28.48	BELT
			1001751958/063025	100	21500	DETENTION	433500	Clothing & Uniforms	1,083.77	PANTS, SHIRTS & COAT
			1001751958/063025	100	21500	DETENTION	433500	Clothing & Uniforms	276.84	PANTS & SHIRTS
			1001751958/063025	100	21500	DETENTION	433500	Clothing & Uniforms	100.95	PANTS
			1001751958/063025	100	21500	DETENTION	433500	Clothing & Uniforms	2,064.65	VEST
			1001751958/063025	100	21500	DETENTION	433500	Clothing & Uniforms	2,064.65	VEST
								Total Payment	**131,252.10**	
109854	07/30/25	GIS PEACE LLC	2128	100	18900	SOFTWARE MAINTENANCE	444500	Software/Hardware Supp./Maint.	4,720.00	GIS MANAGED SERVICES
109855	07/30/25	GLOBAL PAYMENTS DIRECT	556759901100/063025	100	55250	COUNTY FAIR	443570	County Fair Service/Fair Guest	11.25	CREDIT CARD FEES
109856	07/30/25	GMCO CORPORATION	CD202516670	200	31400	MAINTENANCE OF CONDITION	448800	Dust Suppressant	5,850.00	SOIL STABILIZATION MATERIAL
109857	07/30/25	GOVCONNECTION INC	76609159	100	18100	IT ADMINISTRATION	474500	Computer Equipment	24,225.30	HARDWARE REPLACEMENT
109858	07/30/25	HDR ENGINEERING INC	1200734711	230	800998	US HWY 85 IMPROVEMENTS	467400	State-CDOT	22,223.19	US-85 DESIGN SERVICES
109859	07/30/25	HELP & HOPE CENTER	DRAWDOWN10/2025TANF	210	44400	TANF BLOCK GRANT	443600	Other Professional Services	9,494.45	JUN 2025 SERVICES
109860	07/30/25	HERNANDEZ, KATHLEEN	060225-062525	210	44500	CHILD WELFARE	445300	Travel Expense	386.05	MILEAGE REIMBURSEMENT
109861	07/30/25	HOPSKIPDRIVE INC	30577	210	44500	CHILD WELFARE	443600	Other Professional Services	2,975.53	JUN 2025 CLIENT TRANSPORTATION
109862	07/30/25	HW HOUSTON CONSTRUCTION LLC	2025APP5RTNG	250	53760	PARKS SALES & USE TAX-COLUMBIN	211810	Retainage Payable	(188.65)	COLUMBINE OPEN SPACE
			2025APP5	250	53760	PARKS SALES & USE TAX-COLUMBIN	443600	Other Professional Services	1,485.00	COLUMBINE OPEN SPACE
			2025APP5	250	53760	PARKS SALES & USE TAX-COLUMBIN	443600	Other Professional Services	2,288.00	COLUMBINE OPEN SPACE
								Total Payment	**3,584.35**	
109863	07/30/25	INDIGOLD CONSULTING LLC	1805	100	17200	HR EMPLOYEE AND ORG DEVLP	446550	Leadership Academy	5,000.00	LEADERSHIP ACADEMY
109864	07/30/25	JAY DEE CLEANING & RESTORATION INC	256029	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	7,736.00	EVERGLAZE FLOORS - PHILLIP S. MILLER
			256030	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	984.00	EVERGLAZE FLOORS - HEALTH & HUMAN SERVICES
			256027	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	1,122.00	EVERGLAZE FLOORS - FACILITIES
								Total Payment	**9,842.00**	
109865	07/30/25	JON P DICKEY LLC	25DC13	100	24100	BUILDING DEVELOPMENT SERVICES	443600	Other Professional Services	4,395.00	CONTRACT ROOFING SERVICES
109866	07/30/25	KUBL GROUP LLC	2692	100	19150	JUSTICE CENTER FACILITY MGMT	436600	Other Repair & Maint. Supplies	1,200.00	Q2 2025 T&M SYSTEM SUPPORT
109867	07/30/25	L L JOHNSON DISTRIBUTING COMPANY	195808700	100	19910	FLEET MAINTENANCE	433400	Operating Supplies	39.58	WATER FILTER
109868	07/30/25	LAWSON PRODUCTS INC	9312610634	200	31600	ENG - TRAFFIC SIGNS/STRIPING	436400	Consumable Tools	499.69	BATTERY PACK SOCKETS ORGANIZERS
109869	07/30/25	LEVEL 3 COMMUNICATIONS	5GJSRDGHR/070125	100	18100	IT ADMINISTRATION	442440	Data Communication Lines	7,392.00	10G INTERNET CIRCUITS
			205293003/070125	100	18100	IT ADMINISTRATION	442440	Data Communication Lines	3,514.41	DCSO CIRCUITS
								Total Payment	**10,906.41**	
109870	07/30/25	LEXISNEXIS RISK SOLUTIONS	1300145132	100	21350	TECHNOLOGY SECTION	444550	Software/Hardware Subscription	178.27	SOFTWARE ANNUAL SUBSCRIPTION
109871	07/30/25	LIGHTING ACCESSORY & WARNING SYSTEMS	26038	220	22120	FLEET - LEA	474300	Cars, Vans, Pickups	2,735.00	VEHICLE UPFIT
			26009	100	19210	VEHICLE REPLACEMENT	474300	Cars, Vans, Pickups	2,089.99	VEHICLE UPFIT
								Total Payment	**4,824.99**	

Payment Number	Payment Date	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
109872	07/30/25	LOCLYZ MEDIA SERVICES	1653	100	11600	PUBLIC AFFAIRS	443655	Video Production Services	12,212.50	JUN 2025 VIDEO PRODUCTION
109873	07/30/25	LOOK DDS, KIM M	650	100	23100	CORONER	443100	Medical, Dental & Vet Services	400.00	FORENSIC ODONTOLOGY
109874	07/30/25	MAINTENANCE RESOURCES	2507054	100	55200	FAIRGROUND OPERATIONS	444400	Service Contracts	1,497.00	JANITORIAL SERVICES
			2507051	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	618.00	JANITORIAL SERVICES
			2507053	100	19180	UNIFIED METROPOLITAN FORENSIC	444400	Service Contracts	1,725.00	JANITORIAL SERVICES
			2507050	100	55200	FAIRGROUND OPERATIONS	444400	Service Contracts	422.00	JANITORIAL SERVICES
			2507049	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	30,707.00	JANITORIAL SERVICES
			A2507124	100	55200	FAIRGROUND OPERATIONS	444400	Service Contracts	1,290.10	JANITORIAL SERVICES
			2507052	100	19175	HIGHLANDS RANCH SUBSTATION FAC	444400	Service Contracts	5,512.00	JANITORIAL SERVICES
								Total Payment	**41,771.10**	
109875	07/30/25	MANNA RESOURCE CENTER	JUNE2025TANF	210	44400	TANF BLOCK GRANT	443600	Other Professional Services	13,579.69	JUN 2025 FAMILY SERVICES
			MMOFJUN25	100	802039	CDOT MMOF - MULIT-MODAL OPTION	443600	OPS/2024 ARDC/ MANNA RESOURCE	88.17	CDOT MMOF TRANSPORTATION GRANT
								Total Payment	**13,667.86**	
109876	07/30/25	MCLAUGHLIN COUNSELING	FLEX151	210	44500	CHILD WELFARE	443600	Other Professional Services	2,400.00	TESTIMONY SERVICES
109877	07/30/25	MOORE ENGINEERING INC	SIN003414	100	16200	PLANNING & ZONING SERVICES	443600	Other Professional Services	325.00	WATER DEVELOPMENT REVIEW
109878	07/30/25	MORGAN STANLEY INSTITUTIONAL INVESTMENT ADVISORS, LLC	11367525184	100	17100	HR ADMIN	443600	Other Professional Services	15,000.00	CONSULTING SERVICES
109879	07/30/25	MTM RECOGNITION	6249058	100	17100	HR ADMIN	447700	Recognition Programs	3,566.68	EMPLOYEE RECOGNITION
109880	07/30/25	NOURISH MEALS ON WHEELS	OAIJULY25	100	861587	ARPA - AGING RESOURCES OLDER A	443600	Other Professional Services	32,500.00	2025 GRANT SERVICES
109881	07/30/25	OLSSON INC	540259	230	800834	TRAFFIC ENGINEERING STUDIES	443400	General Engineering Services	79,884.40	WATERTON-EAGLE RIVER ROUNDABOUT
109882	07/30/25	OTODATA TECHNOLOGIES USA INC	INV393885	100	19150	JUSTICE CENTER FACILITY MGMT	444400	Service Contracts	975.00	NETWORK MONITORING
			INV418852	100	19150	JUSTICE CENTER FACILITY MGMT	444400	Service Contracts	72.00	NETWORK MONITORING
								Total Payment	**1,047.00**	
109883	07/30/25	PDM STEEL COLORADO SPRINGS	60684701	100	19910	FLEET MAINTENANCE	436200	Equip. & Motor Vehicle Parts	91.71	FLEET PARTS
			60683901	100	19910	FLEET MAINTENANCE	436200	Equip. & Motor Vehicle Parts	881.05	FLEET PARTS
								Total Payment	**972.76**	
109884	07/30/25	PEAK OFFICE FURNITURE INC	74775	330	33800	Lansing Point Facilities Impro	474400	Furniture & Office Equipment	3,472.43	FURNITURE - LANSING POINT
			74780	330	33800	Lansing Point Facilities Impro	474400	Furniture & Office Equipment	16,499.57	FURNITURE - LANSING POINT
								Total Payment	**19,972.00**	
109885	07/30/25	PLATINUM TRAFFIC ENGINEERING PC	1089	200	800909	TRAFFIC ENGINEERING CONSULTANT	443400	General Engineering Services	5,962.50	TRAFFIC ENGINEERING SERVICES
109886	07/30/25	PMAM CORPORATION	202506101	220	822150	FALSE ALARM REDUCTION PROGRAM	447260	Alarm Administration Expenses	1,753.65	ALARM REGISTRATION
109887	07/30/25	POO CREW LLC, THE	939223655070182240081	100	51100	PARK MAINTENANCE	450240	Waste Disposal Services	633.93	ANIMAL WASTE REMOVAL
109888	07/30/25	PRATT, CHRISTOPHER	060425-060725	100	11200	COUNTY ATTORNEY	445300	Travel Expense	256.20	MILEAGE REIMBURSEMENT
109889	07/30/25	PRO FORCE LAW ENFORCEMENT	575161	220	822110	SWAT TEAM	474350	Capital Com.SystemsRadio	72,685.20	SWAT COMMUNICATION RADIOS
109890	07/30/25	RK WATER LLC	23637	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	1,830.00	SEMI-ANNUAL WATER TREATMENT
109891	07/30/25	RMS RECOVERY MONITORING SOLUTIONS	10119275	210	44500	CHILD WELFARE	447500	Other Purchased Services	1,010.23	TESTING SERVICES
			10119257	100	19700	COMMUNITY JUSTICE SERVICES	443600	Other Professional Services	26.00	TESTING SERVICES
			10119262	100	19700	COMMUNITY JUSTICE SERVICES	443600	Other Professional Services	1,256.00	TESTING SERVICES

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								Total Payment	**2,292.23**	
109892	07/30/25	ROBERT HALF TECHNOLOGY	65175721	100	800900	TECHNOLOGY FUND	432100	Contract Work/Temporary Agency	4,222.80	TEMPORARY POSITION - BUDGET
109893	07/30/25	ROTHERHAM JR, ROBERT H	021825-070425	220	800595	MOUNTED PATROL	433400	Operating Supplies	460.00	MOUNTED PATROL
109894	07/30/25	RUNBECK ELECTION SERVICES INC	2159	100	12500	ELECTIONS AND REGISTRATION	474500	Computer Equipment	15,625.00	PRINTER DEPOSIT
109895	07/30/25	RUNNING CREEK COUNSELING	905	210	44500	CHILD WELFARE	443600	Other Professional Services	400.00	COUNSELING SERVICES
109896	07/30/25	SANDOVAL ELEVATOR COMPANY LLC	11753	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	275.00	ELEVATOR - SERVICE CALL
			11657	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	177.00	ELEVATOR - SERVICE CALL
								Total Payment	**452.00**	
109897	07/30/25	SCHEUBER & DARDEN ARCHITECTS	SPRINGVALLEY4	250	807018	SPRING VALLEY	472300	Improvements	3,000.00	SPRING VALLEY SCHOOL HOUSE
			EVANSGANDYII2	250	53600	HISTORIC RESOURCES	443600	Other Professional Services	1,500.00	EVANS GANDY
			CONVERSE5	250	807014	PRAIRIE CANYON RANCH	443600	Other Professional Services	3,000.00	WILLIAM CONVERSE RANCH
								Total Payment	**7,500.00**	
109898	07/30/25	SCIORE, ALEXANDRA	060225-063025	210	44550	CHILD WELFARE ADDTL ALLOCATION	445300	Travel Expense	210.21	MILEAGE REIMBURSEMENT
109899	07/30/25	SCOLLARD, ASHLEY L	061025-061725	217	46400	COMMUNITY HEALTH	445300	Travel Expense	91.13	MILEAGE REIMBURSEMENT
109900	07/30/25	SECURITY CENTRAL INC	1000932	100	19200	FUND ADMIN.-GENERAL	474800	Other Machinery & Equip.	1,268.24	ALARM MONITORING SYSTEMS
			1000930	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	355.60	EQUIPMENT INSTALLATION
								Total Payment	**1,623.84**	
109901	07/30/25	SEDAM, PENNY	071325-071725	295	861300	RMHIDTA MGMT & COORDINATION	445300	Travel Expense	1,443.11	UTAH GOVERNORS PRESS CONFERENCE, SALT LAKE CITY, UT
109902	07/30/25	SEMPERA	DC063025RF	100	18100	IT ADMINISTRATION	432100	Contract Work/Temporary Agency	10,400.00	IT SUPPORT
			DC063025BC	100	800900	TECHNOLOGY FUND	432100	Contract Work/Temporary Agency	6,400.00	NEXTGEN SUPPORT
								Total Payment	**16,800.00**	
109903	07/30/25	SEWALD HANFLING PUBLIC AFFAIRS	7564	100	802000	LEGISLATIVE SERVICES	443600	Other Professional Services	6,250.00	CONSULTING SERVICES
109904	07/30/25	SMARTEL LLC	10031	100	18900	SOFTWARE MAINTENANCE	444500	Software/Hardware Supp./Maint.	2,664.00	MOBILE MANAGED SERVICES
109905	07/30/25	SOURCE OFFICE & TECHNOLOGY	49835830	100	21500	DETENTION	433200	Office Supplies	16.12	OFFICE SUPPLIES
109906	07/30/25	SOURCES INC	50207	100	802034	COMMUNITY MENTAL HEALTH SFY25	433500	Clothing & Uniforms	414.48	UNIFORMS
109907	07/30/25	SOUTH METRO FIRE RESCUE AUTHORITY	JUL2025	100	19150	JUSTICE CENTER FACILITY MGMT	451100	Building/Land Lease/Rent	619.57	JUL 2025 LEASE - RUETER-HESS TOWER
109908	07/30/25	SPOK INC	591887	100	21350	TECHNOLOGY SECTION	444550	Software/Hardware Subscription	2,000.00	SOFTWARE IMPLENTATION
109909	07/30/25	SPRADLIN PRINTING INC	24092	296	861572	AMERICAN RESCUE PLAN ACT	440100	Printing/Copying/Reports	69.00	STICKERS
			24137	100	55250	COUNTY FAIR	440100	Printing/Copying/Fair Livestoc	259.00	LIVESTOCK SALE BROCHURES
								Total Payment	**328.00**	
109910	07/30/25	STERANKO, SONIA	063025-070125	100	21100	SHERIFF ADMINISTRATION	445300	Travel Expense	245.84	MILEAGE REIMBURSEMENT
109911	07/30/25	SWARCO REFLEX LLC	900335750	200	31600	ENG - TRAFFIC SIGNS/STRIPING	448500	Paint & Road Striping	28,160.00	RETROREFLECTIVE GLASS BEADS
			28160	200	31600	ENG - TRAFFIC SIGNS/STRIPING	448500	Paint & Road Striping	28,160.00	RETROREFLECTIVE GLASS BEADS
								Total Payment	**56,320.00**	
109912	07/30/25	THE MJ COMPANIES	3777	100	100	GENERAL FUND	219802	Accrued Consulting Fees	37,500.00	Q3 2025 BENEFITS CONSULTING

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109913	07/30/25	THOMSON REUTERS WEST	852177431	100	21350	TECHNOLOGY SECTION	444550	Software/Hardware Subscription	1,206.46	CLEAR SERVICE
109914	07/30/25	TO THE RESCUE	JUN25FTA	100	861541	CDOT 5310 GRANT	443600	OPS/2024 To The Rescue	4,680.00	TRANSPORTATION GRANT
109915	07/30/25	TRANS AERO LIMITED	3606	100	19275	COUNTY EMERGENCY PREPAREDNESS	443600	Other Professional Services	123,411.00	HELICOPTER SERVICES
			3606A	100	19275	COUNTY EMERGENCY PREPAREDNESS	443600	Other Professional Services	10,821.44	HELICOPTER SERVICES
								Total Payment	**134,232.44**	
109916	07/30/25	TRINITY SERVICES GROUP INC	3011500187	100	21500	DETENTION	447150	Inmate Meals	16,899.22	INMATE MEALS
109917	07/30/25	TST INFRASTRUCTURE LLC	11769	350	800731	SPRING CANYON LID	443600	Other Professional Services	64,794.85	SPRING CANYON LID DESIGN
			11768	200	800100	CONTRACTED MAJOR ROAD MAINT	478200	Major Maint. of Assets	300.00	SPRING CANYON LID DESIGN
								Total Payment	**65,094.85**	
109918	07/30/25	TURNER, PHYLLIS ANN	051425-063025	210	44100	ADMINISTRATION BLOCK GRANT	445300	Travel Expense	63.00	MILEAGE REIMBURSEMENT
109919	07/30/25	ULINE	194850857	200	31600	ENG - TRAFFIC SIGNS/STRIPING	433400	Operating Supplies	2,568.15	STOOLS FOR SHOP
			195141533	200	31600	ENG - TRAFFIC SIGNS/STRIPING	433400	Operating Supplies	(283.13)	STOOLS FOR SHOP
								Total Payment	**2,285.02**	
109920	07/30/25	US IMAGING	26562	100	871000	E-RECORDING	443600	Other Professional Services	12,006.87	MAY 2025 INDEXING
			26571	100	871000	E-RECORDING	443600	Other Professional Services	16,444.74	JUN 2025 INDEXING
								Total Payment	**28,451.61**	
109921	07/30/25	VANDERBILT UNIVERSITY MEDICAL CENTER	VDCC5258620	100	18900	SOFTWARE MAINTENANCE	444550	Software/Hardware Subscription	121.00	REDCAP PROJECT FEES
109922	07/30/25	WEIS, KEITH	071425-071625	295	861300	RMHIDTA MGMT & COORDINATION	445300	Travel Expense	917.63	UTAH GOVERNORS PRESS CONFERENCE, SALT LAKE CITY, UT
109923	07/30/25	WELLPATH LLC	INV0129934	100	21500	DETENTION	443100	Medical, Dental & Vet Services	40,258.33	JUL 2025 MAT PROGRAM
			INV0130246	100	21500	DETENTION	443100	Medical, Dental & Vet Services	(350.40)	JUN 2025 STAFFING CREDITS
			INV0129933	100	21500	DETENTION	443100	Medical, Dental & Vet Services	386,999.17	JUL 2025 MONTHLY BASE
								Total Payment	**426,907.10**	
109924	07/30/25	WESTPHAL, STEPHANIE	060625-062425	210	44550	CHILD WELFARE ADDTL ALLOCATION	445300	Travel Expense	246.05	MILEAGE REIMBURSEMENT
109925	07/30/25	WESTSIDE TOWING	255442504	100	23200	CRIME LAB/EVIDENCE SECTION	444600	Vehicle Tow Services	270.00	TOWING SERVICES
			255442504	100	23200	CRIME LAB/EVIDENCE SECTION	444600	Vehicle Tow Services	5,824.56	TOWING SERVICES
								Total Payment	**6,094.56**	
109926	07/30/25	WOOD, ANDREA	1009	100	802034	COMMUNITY MENTAL HEALTH SFY25	443600	Other Professional Services	1,365.00	JUN 2025 CLINICAL ADVISOR
528257	07/29/25	A GUY & HIS TRACTOR LLC	070125	296	861572	AMERICAN RESCUE PLAN ACT	447500	PURCH SVCS/FMWRM Wildfire	4,000.00	WILDFIRE MITIGATION PROGRAM
528258	07/29/25	ALFANO, JOSEPH	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	833.57	REGISTRATION REFUNDS
528259	07/29/25	ALKU TECHNOLOGIES LLC	610920	100	800900	TECHNOLOGY FUND	443600	Other Professional Services	1,087.50	WORKSMART CONSULTING
528260	07/29/25	ALL COPY PRODUCTS	AR4856956	210	44900	CHILD SUPPORT ENFORCEMENT	433200	Office Supplies	1,680.00	SORTER MACHINE
528261	07/29/25	ALLEGIANT MORTUARY TRANSPORT	JUNE2025	100	23100	CORONER	443600	Other Professional Services	1,245.00	TRANSPORT SERVICES
528262	07/29/25	ANDREWS, SHANITA	062125	100	19700	COMMUNITY JUSTICE SERVICES	445300	Travel Expense	37.52	MILEAGE REIMBURSEMENT
528263	07/29/25	AT&T MOBILITY	573544	100	21200	INVESTIGATIONS	443600	Other Professional Services	195.00	TOWER DUMP
			573015	100	21200	INVESTIGATIONS	443600	Other Professional Services	145.00	TOWER DUMP
			571862	100	21200	INVESTIGATIONS	443600	Other Professional Services	70.00	TOWER DUMP
								Total Payment	**410.00**	

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528264	07/29/25	BARKER, KRISTI L	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	18.50	REGISTRATION REFUNDS
528265	07/29/25	BUDZINSKI, PAWEL	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	568.39	REGISTRATION REFUNDS
528266	07/29/25	CARBON DYNAMICS LLP	119	100	31400	MAINTENANCE OF CONDITION	443600	Other Professional Services	3,262.50	JUN 2025 MAINTENANCE
528267	07/29/25	CASTLE ROCK COMPOSTING	203	100	32100	WASTE TRANSFER SITES	450240	Waste Disposal Services	12,332.00	WASTE DISPOSAL
528268	07/29/25	CASTLE ROCK FORD	247886/063025	100	19910	FLEET MAINTENANCE	436200	Equip. & Motor Vehicle Parts	11,024.64	FLEET PARTS & TIRES
528269	07/29/25	CASTLE ROCK ROCK LLC	2001	200	31400	MAINTENANCE OF CONDITION	448200	Aggregate Products	367.08	SQUEEGEE WATERTON STOCK
528270	07/29/25	CENTRIFUGE TRAINING SOLUTIONS	4177	100	21116	REGULATORY TRAINING	446100	Conference,Seminar, Train Fees	6,000.00	VEHICLE IN TRANSIT TRAINING CLASS
			4101	100	21116	REGULATORY TRAINING	446100	Conference,Seminar, Train Fees	4,500.00	VEHICLE IN TRANSIT TRAINING CLASS
								Total Payment	**10,500.00**	
528271	07/29/25	CHEN, GUO CAI & PIN	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	406.95	REGISTRATION REFUNDS
528272	07/29/25	COLORADO DISTRICT ATTORNEY'S COUNCIL	32514	223	28001	DA 23RD - DISTRICT MO ALLOC	443635	Subpeona Services	1,303.50	JUN 2025 SUBPOENAS
528273	07/29/25	COLORADO PAINT COMPANY	90072710	200	31600	ENG - TRAFFIC SIGNS/STRIPING	448500	Paint & Road Striping	37,200.00	YELLOW TRAFFIC PAINT
			90072711	200	31600	ENG - TRAFFIC SIGNS/STRIPING	448500	Paint & Road Striping	37,044.00	WHITE TRAFFIC PAINT
								Total Payment	**74,244.00**	
528274	07/29/25	COLORADO TRAINING SOLUTIONS	SR77	200	31400	MAINTENANCE OF CONDITION	446100	Conference,Seminar, Train Fees	4,097.50	CDL TRAINING CLASS
528275	07/29/25	CORECIVIC INC	B2506000089	100	861061	Community Corrections Alloc.	447500	Other Purchased Services	4,265.40	COMMUNITY CORRECTIONS
			B2506000061	100	861061	Community Corrections Alloc.	447500	Other Purchased Services	13,720.37	COMMUNITY CORRECTIONS
								Total Payment	**17,985.77**	
528276	07/29/25	COVA TREE	24948	296	861572	AMERICAN RESCUE PLAN ACT	447500	PURCH SVCS/2025 FMWRM Wildfire	3,375.00	WILDFIRE MITIGATION PROGRAM
			24874	296	861572	AMERICAN RESCUE PLAN ACT	447500	PURCH SVCS/2025 FMWRM Wildfire	4,892.50	WILDFIRE MITIGATION PROGRAM
			24686	200	800100	CONTRACTED MAJOR ROAD MAINT	443600	Other Professional Services	14,200.00	ARBORIST SERVICES
								Total Payment	**22,467.50**	
528277	07/29/25	CSST SOFTWARE LLC	854333973	100	18900	SOFTWARE MAINTENANCE	444500	Software/Hardware Supp./Maint.	17,991.12	COMMUNITY DEVELOPMENT STORAGE ANALYSIS
528278	07/29/25	D L ADAMS ASSOCIATES	105401	100	16200	PLANNING & ZONING SERVICES	443600	Other Professional Services	2,420.00	NOISE CONSULTANT SERVICES
528279	07/29/25	DEEP ROOTS CRAFTSMEN	CC25045	250	807013	WILLIAM CONVERSE RANCH	472300	Improvements	25,377.50	WILLIAMS CONVERSE RANCH
528280	07/29/25	DENVER HEALTH & HOSPITAL AUTHORITY	NJ338	100	21200	INVESTIGATIONS	443100	Medical, Dental & Vet Services	680.00	MEDICAL SERVICES
528281	07/29/25	DIAMOND CLEANING LLC	3625	100	100	GENERAL FUND	211400	A/P - General	500.00	CLEANING SERVICES
528282	07/29/25	ELBERT COUNTY GOVERNMENT	207	217	861057	TPEP - TOBACCO PREV & ED PROG	443600	Other Professional Services	2,990.83	TOBACCO PREVENTION INITIATIVE
528283	07/29/25	ELBERT WATER & SANITATION DISTRICT	INV0JUNE2025	200	31400	MAINTENANCE OF CONDITION	448600	Bulk Water	650.00	BULK WATER ROAD MAINTENANCE
528284	07/29/25	ET TECHNOLOGIES INC	84858	330	33300	P.W. COMPLEX FACILITIES	444700	Other Repair & Maint. Service	22,633.65	FUEL TANK CLEANING SERVICES
528285	07/29/25	FIFTH THIRD BANK NA	041725	100	21200	INVESTIGATIONS	443600	Other Professional Services	25.00	TOWER DUMP
528286	07/29/25	FIRST BAPTIST CHURCH OF ENGLEWOOD	146132	296	861572	AMERICAN RESCUE PLAN ACT	447500	PURCH SVCS/CO Forest Services	5,750.00	WILDFIRE MITIGATION PROGRAM
528287	07/29/25	FOLEY HOAG LLP	4229405	100	11200	COUNTY ATTORNEY	443200	Legal Services	9,255.60	LEGAL SERVICES

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528288	07/29/25	FRONTIER BUSINESS PRODUCTS	982214	295	861305	RMHIDTA INTELLIGENCE	444500	Software/Hardware Supp./Maint.	2,925.00	IT & NETWORK SUPPORT
528289	07/29/25	FRONTIER FIRE PROTECTION LLC	10005975	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	412.50	FIRE EXTINGUISHER INSPECTION & REPAIR
			10005976	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	475.00	FIRE EXTINGUISHER INSPECTION & REPAIR
								Total Payment	**887.50**	
528290	07/29/25	GEO REENTRY INC	B2506000096	100	861061	Community Corrections Alloc.	447500	Other Purchased Services	17,315.94	COMMUNITY CORRECTIONS
528291	07/29/25	GEORGE, CHARLES	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	14.91	REGISTRATION REFUNDS
528292	07/29/25	GJ GARDNER HOMES OF ADAMS COUNTY	2415380	100	31305	FUND ADMIN.-ROAD S/U TAX	313300	Use Tax-Building	1,153.81	PERMIT REFUND
528293	07/29/25	HAMRE, RODRIGUEZ, OSTRANDER & PRESCOTT	2941	100	11200	COUNTY ATTORNEY	443200	Legal Services	3,085.00	LEGAL SERVICES
528294	07/29/25	HOLMES, KYLE E & DONALD L	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	57.36	REGISTRATION REFUNDS
528295	07/29/25	HONEY BUCKET	268834/070125	100	51100	PARK MAINTENANCE	450240	Waste Disposal Services	14,825.00	PORTABLE RESTROOMS
528296	07/29/25	IMAGEFIRST	266548216	100	23100	CORONER	443600	Other Professional Services	57.45	LAUNDRY SERVICE
528297	07/29/25	INNOVATIVE EDGE CONSTRUCTION LLC	1295	200	800100	CONTRACTED MAJOR ROAD MAINT	478200	Major Maint. of Assets	4,900.00	CONCRETE REPAIRS
528298	07/29/25	INTERVENTION COMMUNITY CORRECTION SERVICES	B2506000025	100	861061	Community Corrections Alloc.	447500	Other Purchased Services	1,337.41	COMMUNITY CORRECTIONS
528299	07/29/25	JAMIE BROWER PSYCHOLOGICAL SERVICES & CONSULTING INC	6158	100	802024	PEACE OFFICER MENTAL HEALTH	443600	Other Professional Services	450.00	COUNSELING SERVICES
528300	07/29/25	JUNG, HA MEE	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	58.88	REGISTRATION REFUNDS
528301	07/29/25	KEAVENEY, JENNIFER R & JOCELYN	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	78.78	REGISTRATION REFUNDS
528302	07/29/25	KEN GARFF FORD GREELEY	28726	200	31000	FUND ADMIN.-ROAD BRIDGE	474300	Cars, Vans, Pickups	56,004.00	2025 FORD F350 TRUCK
			28870	100	19210	VEHICLE REPLACEMENT	474300	Cars, Vans, Pickups	63,864.00	2025 FORD F350 TRUCK
								Total Payment	**119,868.00**	
528303	07/29/25	KIEWIT INFRASTRUCTURE COMPANY	9100899678	200	31400	MAINTENANCE OF CONDITION	448300	Asphalt & Asphalt Filler	1,332.67	ASPHALT FOR PATCHING
			9100894483	200	31400	MAINTENANCE OF CONDITION	448300	Asphalt & Asphalt Filler	598.53	ASPHALT FOR PAVING
								Total Payment	**1,931.20**	
528304	07/29/25	MESA COUNTY GOVERNMENT	B2506000208	100	861061	Community Corrections Alloc.	447500	Other Purchased Services	1,292.40	COMMUNITY CORRECTIONS
528305	07/29/25	NAPA AUTO PARTS	15572337/063025	100	19910	FLEET MAINTENANCE	436200	Equip. & Motor Vehicle Parts	549.14	FLEET PARTS
			15572335/063025	100	19910	FLEET MAINTENANCE	433400	Operating Supplies	1,010.61	SHOP REPAIRS
			15572337/063025	100	19910	FLEET MAINTENANCE	433400	Operating Supplies	168.33	SHOP REPAIRS
			15572335/063025	100	19910	FLEET MAINTENANCE	436200	Equip. & Motor Vehicle Parts	2,805.67	FLEET PARTS
								Total Payment	**4,533.75**	
528306	07/29/25	NELSON, DOROTHY J	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	90.36	REGISTRATION REFUNDS
528307	07/29/25	NMS LABS	1279446	100	23100	CORONER	443560	Forensic Testing	3,428.00	TESTING SERVICES
528308	07/29/25	NORTON, BRIAN K	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	364.73	REGISTRATION REFUNDS
528309	07/29/25	OLDE TOWNE ANIMAL MEDICAL CENTER	30587	217	46200	EMERGENCY PREP/DISEASE CONTROL	443600	Other Professional Services	141.24	VETERINARY SERVICES
528310	07/29/25	PARKER MONTESSORI INC	062925	217	861627	EARLY CHILDHOOD COUNCIL CRRSA	447500	Other Purchased Services	73.07	EARLY CHILDHOOD COUNCIL CONTRACTOR

Payment Number	Payment Date	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
528311	07/29/25	PEDALPOINT LIFECYCLE SOLUTIONS	INV12989	275	32500	SOLID WASTE DISPOSAL	450240	Waste Disposal Services	14,543.01	ELECTRONIC RECYCLING
528312	07/29/25	PETERSON JR, JAMES A & LORRAIN	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	169.64	REGISTRATION REFUNDS
528313	07/29/25	POWER EQUIPMENT COMPANY	S200427931	100	19910	FLEET MAINTENANCE	436200	Equip. & Motor Vehicle Parts	134.02	FLEET PARTS
528314	07/29/25	PUPPALA, RAGHU V	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	42.56	REGISTRATION REFUNDS
528315	07/29/25	ROSS, TERRANCE G	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	252.35	REGISTRATION REFUNDS
528316	07/29/25	SARAGOSA, BLANCA E & PETE M	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	61.63	REGISTRATION REFUNDS
528317	07/29/25	SELIX, PATRICK W & LESLIE R MCCARVILLE	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	65.64	REGISTRATION REFUNDS
528318	07/29/25	SENIUK, IVAN	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	61.63	REGISTRATION REFUNDS
528319	07/29/25	SETTLE, CODY P & LEAH M	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	590.81	REGISTRATION REFUNDS
528320	07/29/25	ST CLAIR, BRETT M & JENNIFER E	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	380.75	REGISTRATION REFUNDS
528321	07/29/25	STONE AND FLOWER INC	3608	296	861572	AMERICAN RESCUE PLAN ACT	447500	PURCH SVCS/2025 FMWRM Wildfire	1,608.80	WILDFIRE MITIGATION PROGRAM
528322	07/29/25	TOSHIBA AMERICA BUSINESS SOLUTIONS INC	6240152	100	19200	FUND ADMIN.-GENERAL	440300	Copier Charges	25,438.68	COPIER LEASES
528323	07/29/25	UNIFIRST CORPORATION	2260178896	100	19910	FLEET MAINTENANCE	433500	Clothing & Uniforms	43.21	UNIFORMS SERVICE
			2260178861	100	19910	FLEET MAINTENANCE	433500	Clothing & Uniforms	162.49	UNIFORMS SERVICE
								Total Payment	**205.70**	
528324	07/29/25	US DOOR AND DOCK SERVICE	162	250	53500	OPEN SPACE	443600	Other Professional Services	532.00	GATE WIRING REPAIR - HIGHLANDS RANCH SUB STATION
528325	07/29/25	VERITRACE INC	8067	217	46100	DC HEALTH DEPT ADMIN	443600	Other Professional Services	3,121.00	VITAL RECORDS PAPER
528326	07/29/25	VERIZON WIRELESS - VSAT	9022406810	100	21200	INVESTIGATIONS	443600	Other Professional Services	130.00	TOWER DUMP
			9022406724	100	21200	INVESTIGATIONS	443600	Other Professional Services	155.00	TOWER DUMP
								Total Payment	**285.00**	
528327	07/29/25	WASTE MANAGEMENT OF COLORADO	187448048	275	32500	SOLID WASTE DISPOSAL	450240	Waste Disposal Services	21,466.50	HOUSEHOLD HAZARDOUS WASTE
528328	07/29/25	WESTERN FORESTRY RESOURCES	062925	296	861572	AMERICAN RESCUE PLAN ACT	447500	PURCH SVCS/2025 FMWRM Wildfire	1,500.00	WILDFIRE MITIGATION PROGRAM
528329	07/29/25	XCEL ENERGY	5382823110/071625	100	51100	PARK MAINTENANCE	450210	Electric	584.54	9653 QUEBEC ST
528330	07/29/25	ZORENKO, NATALIA	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	212.20	REGISTRATION REFUNDS
528331	07/29/25	CLARK, RAND M	071525-071825PERDIEM	100	861549	COMMUNITY SERVICES BLOCK GRANT	445300	Travel Expense	128.00	COLORADO COMMUNITY ACTION CONFERENCE, LOVELAND, CO
528332	07/29/25	D'HAILLECOURT, MELODY A	071525-071825PERDIEM	100	861549	COMMUNITY SERVICES BLOCK GRANT	445300	Travel Expense	128.00	COLORADO COMMUNITY ACTION CONFERENCE, LOVELAND, CO
528333	07/29/25	DODRILL, STEVEN	071525-071825PERDIEM	100	861549	COMMUNITY SERVICES BLOCK GRANT	445300	Travel Expense	128.00	COLORADO COMMUNITY ACTION CONFERENCE, LOVELAND, CO
528334	07/29/25	NICHOLS, ALISE L	050425-062925	100	802034	COMMUNITY MENTAL HEALTH SFY25	446200	Tuition Reimbursement	195.00	GRANT FUNDING TUITION REIMBURSEMENT
								Grand Total:	**2,539,349.24**	

HANDWRITES

Payment Number	Payment Date	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
109771	07/17/25	CORDANT HEALTH SOLUTIONS	FS1341053125	100	21500	DETENTION	443600	Other Professional Services	120.48	TESTING FEES
109772	07/18/25	CORE ELECTRIC COOPERATIVE	23007700/060525	100	51100	PARK MAINTENANCE	450210	Electric	78.75	9918 JORDAN RD
109773	07/18/25	CORE ELECTRIC COOPERATIVE	24684000/060525	100	51100	PARK MAINTENANCE	450210	Electric	4,882.84	701 GILBERT ST
109774	07/18/25	CORE ELECTRIC COOPERATIVE	21306400/060525	100	51100	PARK MAINTENANCE	450210	Electric	1,561.06	701 GILBERT ST
109775	07/18/25	CORE ELECTRIC COOPERATIVE	20546500/060525	100	51100	PARK MAINTENANCE	450210	Electric	1,453.80	9918 JORDAN RD
109776	07/18/25	CORE ELECTRIC COOPERATIVE	83507503/060525	100	51100	PARK MAINTENANCE	450210	Electric	581.17	800 MAIN ST
109777	07/18/25	CORE ELECTRIC COOPERATIVE	55251301/060525	100	51100	PARK MAINTENANCE	450210	Electric	27.92	8176 HILLCREST WAY
109778	07/18/25	CORE ELECTRIC COOPERATIVE	23795200/060525	100	51100	PARK MAINTENANCE	450210	Electric	364.61	7575 E PARK DR
109779	07/18/25	CORE ELECTRIC COOPERATIVE	23007800/060525	100	51100	PARK MAINTENANCE	450210	Electric	154.99	17299 LINCOLN AVE
109780	07/18/25	CORE ELECTRIC COOPERATIVE	20718400/060525	100	51100	PARK MAINTENANCE	450210	Electric	51.00	6900 N PINERY PKWY
109781	07/18/25	CORE ELECTRIC COOPERATIVE	83555100/060525	100	51100	PARK MAINTENANCE	450210	Electric	29.86	800 MAIN ST
109782	07/18/25	CORE ELECTRIC COOPERATIVE	25299000/060525	100	51100	PARK MAINTENANCE	450210	Electric	558.15	4815 FOX SPARROW RD
109784	07/22/25	BLACK HILLS ENERGY	8021071449/071025	100	55200	FAIRGROUND OPERATIONS	450220	Gas	25.48	500 FAIRGROUNDS RD
109785	07/22/25	BLACK HILLS ENERGY	2054737143/071025	100	55200	FAIRGROUND OPERATIONS	450220	Gas	695.61	500 FAIRGROUNDS RD
109786	07/22/25	BLACK HILLS ENERGY	459202297/071025	100	55200	FAIRGROUND OPERATIONS	450220	Gas	362.17	500 FAIRGROUNDS RD
109787	07/22/25	CASEY HARP LLC	2025FAIR	100	55250	COUNTY FAIR	444300	Equip Rental/Fair Rodeo	27,423.70	2025 FAIR & RODEO EQUIPMENT
109788	07/22/25	CITY OF CASTLE PINES	SHAREBACKMAYJUN2025	230	82305	ROAD S/U TAX SHAREBACK-MUNIS	468650	Intergovernmental-Castle Pines	14,328.47	JUN 2025 ROAD AUTO USE TAX SHAREBACK
			SHAREBACKMAYJUN2025	230	82305	ROAD S/U TAX SHAREBACK-MUNIS	468650	Intergovernmental-Castle Pines	(1,392.16)	MAY 2025 DEDUCT OUT OF TOWN SALES TAX
			SHAREBACKMAYJUN2025	230	82305	ROAD S/U TAX SHAREBACK-MUNIS	468650	Intergovernmental-Castle Pines	14,725.90	MAY 2025 ROAD SALES TAX SHAREBACK
								Total Payment	**27,662.21**	
109789	07/22/25	COLORADO EVENT TRAFFIC LLC	1711	100	55250	COUNTY FAIR	443570	County Fair Service/Fair Admin	32,836.17	2025 FAIR & RODEO EVENT PARKING
109790	07/22/25	COLORADO OUTHOUSE LLC	2025FAIR	100	55250	COUNTY FAIR	444300	Equip Rental/Fair Admin	22,109.04	2025 FAIR & RODEO EVENT BATHROOMS
109791	07/22/25	DENVER METRO PROTECTIVE SERVICES	2025FAIR	100	55250	COUNTY FAIR	443570	County Fair Service/Fair Admin	36,509.79	2025 FAIR & RODEO EVENT SECURITY
109792	07/22/25	GALLS LLC	BC2195759	245	47100	RUETER-HESS REC OPS & MAINT	433500	Clothing & Uniforms	50.40	UNIFORM EMBROIDERY
109793	07/22/25	MASEK ROCKY MOUNTAIN GOLF CARS	2025FAIR	100	55250	COUNTY FAIR	444300	Equip Rental/Fair Admin	10,432.75	2025 FAIR & RODEO EVENT RENTALS
109794	07/22/25	PROFESSIONAL RODEO COWBOYS ASSOCIATION	251286	100	55250	COUNTY FAIR	447850	County Fair Awards/Fair Rodeo	23,875.00	2025 FAIR & RODEO EVENT AWARDS
			2025FAIR	100	55250	COUNTY FAIR	443570	County Fair Service/Fair Rodeo	167,125.00	2025 FAIR & RODEO EVENT AWARDS
								Total Payment	**191,000.00**	
109795	07/22/25	TOWN OF LARKSPUR	SHAREBACKMAY2025	230	82305	ROAD S/U TAX SHAREBACK-MUNIS	468300	Intergovernmental-Larkspur	3,706.80	MAY 2025 ROAD SALES TAX SHAREBACK
109796	07/22/25	TOWN OF PARKER	SHAREBACKMAYJUN2025	230	82305	ROAD S/U TAX SHAREBACK-MUNIS	468400	Intergovernmental-Parker	(12,320.71)	MAY 2025 DEDUCT OUT OF TOWN SALES TAX
			SHAREBACKMAYJUN2025	230	82305	ROAD S/U TAX SHAREBACK-MUNIS	468400	Intergovernmental-Parker	48,554.48	JUN 2025 ROAD AUTO USE TAX SHAREBACK
			SHAREBACKMAYJUN2025	230	82305	ROAD S/U TAX SHAREBACK-MUNIS	468400	Intergovernmental-Parker	307,660.38	MAY 2025 ROAD SALES TAX SHAREBACK

Payment Number	Payment Date	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
								Total Payment	**343,894.15**	
109797	07/22/25	KRAMER, SHELLIE	2025FAIR	100	55250	COUNTY FAIR	447400	Judges/Referees/Fair Show Mgmt	200.00	2025 FAIR & RODEO EVENT JUDGE
528240	07/21/25	EL PASO COUNTY SHERIFF	4356	223	28501	DA 23RD - STATE MANDATED COSTS	443650	Process Services-State Mandate	11.40	PROCESS SERVER
			4245	223	28501	DA 23RD - STATE MANDATED COSTS	443650	Process Services-State Mandate	9.90	PROCESS SERVER
			4258	223	28501	DA 23RD - STATE MANDATED COSTS	443650	Process Services-State Mandate	20.70	PROCESS SERVER
			4251	223	28501	DA 23RD - STATE MANDATED COSTS	443650	Process Services-State Mandate	11.50	PROCESS SERVER
			4424	223	28501	DA 23RD - STATE MANDATED COSTS	443650	Process Services-State Mandate	9.10	PROCESS SERVER
			4392	223	28501	DA 23RD - STATE MANDATED COSTS	443650	Process Services-State Mandate	9.10	PROCESS SERVER
			4247	223	28501	DA 23RD - STATE MANDATED COSTS	443650	Process Services-State Mandate	10.70	PROCESS SERVER
			4309	223	28501	DA 23RD - STATE MANDATED COSTS	443650	Process Services-State Mandate	64.50	PROCESS SERVER
			4242	223	28501	DA 23RD - STATE MANDATED COSTS	443650	Process Services-State Mandate	13.80	PROCESS SERVER
								Total Payment	**160.70**	
528241	07/21/25	HONEY BUCKET	292863/070125	245	47100	RUETER-HESS REC OPS & MAINT	450240	Waste Disposal Services	2,394.86	PORTABLE RESTROOMS
528242	07/21/25	J&H SERVICES LLC	625	223	28001	DA 23RD - DISTRICT MO ALLOC	443600	Other Professional Services	300.00	SCREENING SERVICES
528243	07/21/25	THE WYSE GROUP	SD2023021	100	100	GENERAL FUND	221632	Landscape Surety	25,288.50	LANDSCAPE SURETY
528244	07/21/25	DICKEYS BARBECUE PIT	2002	100	55250	COUNTY FAIR	445500	Catered Meal/Fair Livestock Sl	8,873.56	2025 FAIR & RODEO EVENT MEALS
528245	07/21/25	FOXFIRE INC	2025FAIR	100	55250	COUNTY FAIR	443570	County Fair Service/Fair Event	150,000.00	2025 FAIR & RODEO EVENT ENTERTAINMENT
528246	07/21/25	GRANELLI'S PIZZERIA	2	100	55250	COUNTY FAIR	445500	Catered Meal Service	2,600.00	2025 FAIR & RODEO EVENT MEALS
			1	100	55250	COUNTY FAIR	445500	Catered Meal Service	600.00	2025 FAIR & RODEO EVENT MEALS
								Total Payment	**3,200.00**	
528247	07/21/25	KIEFER FARMS PERCHERONS	2025FAIR	100	55250	COUNTY FAIR	443570	County Fair Service/Fair Rodeo	4,000.00	2025 FAIR & RODEO EVENT HORSES
528248	07/21/25	LAKEVIEW TOURING LLC	1269397	100	55250	COUNTY FAIR	443570	County Fair Service/Fair Event	7,500.00	2025 FAIR & RODEO EVENT ENTERTAINMENT
528249	07/21/25	NIX, JESSICA	2025FAIR	100	55250	COUNTY FAIR	443570	County Fair Service/Fair Mkt &	1,000.00	2025 FAIR & RODEO PHOTOGRAPHER
528250	07/21/25	TEXAS ROADHOUSE OF PARKER	80225	100	55250	COUNTY FAIR	445500	Catered Meal Service	2,860.00	2025 FAIR & RODEO EVENT MEALS
			80125	100	55250	COUNTY FAIR	445500	Catered Meal/Fair Mkt & Spons	1,200.00	2025 FAIR & RODEO EVENT MEALS
			73125	100	55250	COUNTY FAIR	445500	Catered Meal Service	600.00	2025 FAIR & RODEO EVENT MEALS
								Total Payment	**4,660.00**	
528251	07/21/25	UNITED STATES TREASURY	PCORIFEES2025	100	100	GENERAL FUND	219804	Accrued TRP/PCORI Fees	8,574.37	HEALTH INSURANCE FEES
			PCORIFEES2025	100	100	GENERAL FUND	219804	Accrued TRP/PCORI Fees	451.10	HEALTH INSURANCE FEES
								Total Payment	**9,025.47**	
528252	07/21/25	ZENZEN, STEPHEN	1213	630	19450	LIABILITY AND PROPERTY INS.	458150	Insurance Claims-Liability	4,907.83	INSURANCE CLAIM
528253	07/21/25	XCEL ENERGY	5321350461/071425	200	31400	MAINTENANCE OF CONDITION	450220	Gas	57.59	5469 CLAY ST
528254	07/21/25	JOHNSON, JESSE	2025FAIR	100	55250	COUNTY FAIR	447400	Judges/Referees/Fair Show Mgmt	100.00	2025 FAIR & RODEO EVENT JUDGE
528255	07/21/25	SICKLES, LISA	2025FAIR	100	55250	COUNTY FAIR	447400	Judges/Referees/Fair Show Mgmt	100.00	2025 FAIR & RODEO EVENT JUDGE
528256	07/21/25	TFP - TSLN - FRE	IN195223	100	55250	COUNTY FAIR	440200	ADV/Fair Mkt & Spons	1,150.00	2025 FAIR & RODEO EVENT ADVERTISING
								Grand Total:	**929,491.41**	

MEETING DATE: August 12, 2025

STAFF PERSON RESPONSIBLE: Andrew Copland, Director of Finance

DESCRIPTION: Approval of Vouchers August 5, 2025

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

Vouchers	$ 7,277,402.33
Electronic Funds Transfers	$
Handwritten Checks	$ 792,395.86
Purchasing Card Charges	$
Election Judges	$
TOTAL:	**$ 8,069,798.19**

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:

Andrew Copland	Escalated	7/29/2025
Christie Guthrie	Approve	7/30/2025
Christie Guthrie	Approve	7/30/2025
Jeff Garcia	Approve	7/30/2025
Doug DeBord	Approve	7/30/2025

ATTACHMENTS:

08.05.25 BOCC

Payment Register Report

Payment Number	Payment Date	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
109942	08/06/25	4IMPRINT INC	29743525	100	23100	CORONER	433500	Clothing & Uniforms	1,053.60	UNIFORMS
109943	08/06/25	ABSOLUTE GRAPHICS INC	34971	220	21150	PROFESSIONAL STANDARDS	433500	Clothing & Uniforms	96.54	POLOS
			34971	220	22100	PATROL-LEA	433500	Clothing & Uniforms	97.84	POLOS
			34971	220	21115	SHERIFF TRAINING	433500	Clothing & Uniforms	96.54	POLOS
			34971	220	22270	HR DIVISION ADMIN	433500	Clothing & Uniforms	146.19	POLOS
			34971	220	21120	ACADEMY TRAINING	433500	Clothing & Uniforms	70.84	POLOS
			34971	220	21175	CIVIL WARRANTS SECTION	433500	Clothing & Uniforms	96.54	POLOS
			34968	100	23200	CRIME LAB/EVIDENCE SECTION	433500	Clothing & Uniforms	60.08	POLOS
			34969	100	21600	RECORDS	433500	Clothing & Uniforms	246.68	POLOS
								Total Payment	**911.25**	
109944	08/06/25	ACORN PETROLEUM INC	19895IN	100	19910	FLEET MAINTENANCE	436150	Fleet Tanks Fuel	15,138.64	FUEL FOR CASTLE ROCK
			20027IN	100	19910	FLEET MAINTENANCE	436150	Fleet Tanks Fuel	6,470.46	FUEL FOR PARKER
			20010IN	100	19910	FLEET MAINTENANCE	436150	Fleet Tanks Fuel	12,801.69	FUEL FOR PARKER
			21410IN	100	19910	FLEET MAINTENANCE	436150	Fleet Tanks Fuel	7,239.81	FUEL FOR HIGHLANDS RANCH SUBSTATION
								Total Payment	**41,650.60**	
109945	08/06/25	ADAMS, CHELSEA I	060225-063025	210	44550	CHILD WELFARE ADDTL ALLOCATION	445300	Travel Expense	414.54	MILEAGE REIMBURSEMENT
109946	08/06/25	ADAPTIVE INTERVENTIONS	2025008	100	19700	COMMUNITY JUSTICE SERVICES	443600	Other Professional Services	13,156.67	THERAPY SERVICES
109947	08/06/25	AKKODIS INC	13537495	100	800900	TECHNOLOGY FUND	432100	Contract Work/Temporary Agency	19,440.00	WORKFORCE DEVELOPER
109948	08/06/25	ALLIED UNIVERSAL SECURITY SERVICES	17263968	100	19100	FACILITIES ADMINISTRATION	443350	Security Services	5,941.80	GUARD SERVICES - LANSING
			17259730	100	21400	COURT SERVICES	443350	Security Services	5,925.30	GUARD SERVICES - HIGHLANDS RANCH SUBSTATION
			17257928	100	19100	FACILITIES ADMINISTRATION	443350	Security Services	12,388.93	GUARD SERVICES - DOWNTOWN
			17257924	100	21400	COURT SERVICES	443350	Security Services	54,851.07	GUARD SERVICES - JUSTICE CENTER
			17257927	100	19100	FACILITIES ADMINISTRATION	443350	Security Services	5,941.80	GUARD SERVICES - HHS
			17257929	100	19100	FACILITIES ADMINISTRATION	443350	Security Services	5,950.05	GUARD SERVICES - PMC
			17257925	100	19100	FACILITIES ADMINISTRATION	443350	Security Services	5,941.80	GUARD SERVICES - ELECTIONS
			17257926	100	19100	FACILITIES ADMINISTRATION	443350	Security Services	5,941.80	GUARD SERVICES - WILDCAT
								Total Payment	**102,882.55**	
109949	08/06/25	AM SIGNAL LLC	M30416REVISED	200	31650	ENG-ITS/TRAFFIC SIGNAL OPS	436300	Traffic Signal Parts	9,800.00	REPLACEMENT CAMERAS
109950	08/06/25	AMRIZE WEST CENTRAL INC	CI2020015APP9RTNG	230	800129	I-25 FRONTAGE RD(TOMAH-DAWSON)	211810	Retainage Payable	(53,541.04)	HAVANA/LINCOLN INTERSECTION
			CI2020015APP9	230	800129	I-25 FRONTAGE RD(TOMAH-DAWSON)	473200	Road-St Drainage Construction	1,070,820.74	HAVANA/LINCOLN INTERSECTION
			721342827	200	31400	MAINTENANCE OF CONDITION	448300	Asphalt & Asphalt Filler	783.02	ASPHALT FOR PAVING
			721342828	200	31400	MAINTENANCE OF CONDITION	448200	Aggregate Products	2,678.83	RIP RAP
			721335996	200	31400	MAINTENANCE OF CONDITION	448200	Aggregate Products	2,726.57	RIP RAP
			721335995	200	31400	MAINTENANCE OF CONDITION	448300	Asphalt & Asphalt Filler	436.56	ASPHALT FOR PATCHING
			7213129359	200	31400	MAINTENANCE OF CONDITION	448300	Asphalt & Asphalt Filler	566.48	ASPHALT FOR PAVING
			721312879	200	31400	MAINTENANCE OF CONDITION	448300	Asphalt & Asphalt Filler	904.55	ASPHALT FOR PAVING
								Total Payment	**1,025,375.71**	
109951	08/06/25	AUTOAUTO WASH LLC	WO52029B	100	19920	FLEET-CAR WASH FACILITY	436600	Other Repair & Maint. Supplies	5,611.00	CAR WASH CHEMICALS
109952	08/06/25	AUTOMATED BUILDING SOLUTIONS	WORV1248	100	19150	JUSTICE CENTER FACILITY MGMT	436600	Other Repair & Maint. Supplies	794.22	WIRES
109953	08/06/25	AZTEC SURVEYING AND LOCATING	1625	200	800100	CONTRACTED MAJOR ROAD MAINT	473100	Roads, St., Drainage-Eng.	2,100.00	SURVEY AND LOCATE OF UTILITIES
109954	08/06/25	BACA III, PAUL E	070625-071125	220	861611	COMMUNITY RESPONSE TEAM- LEA	445300	Travel Expense	53.20	MILEAGE REIMBURSEMENT
109955	08/06/25	BASIS PARTNERS	2066	230	800854	HAZARD ELIM/CONGESTION MGMT	443600	Other Professional Services	13,297.94	QUEBEC/PARK MEADOWS DR IMPROVEMENTS
			2044	230	800156	HILLTOP RD (REATA-SINGING HILL	473100	Roads, St., Drainage-Eng.	71,838.25	QUEBEC/PARK MEADOWS DR IMPROVEMENTS
								Total Payment	**85,136.19**	

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109956	08/06/25	BENESCH	326809	235	801507	C470 TRAIL OVER UNIVERSITY	467400	State-CDOT	42,157.00	CONSTRUCTION MANAGEMENT - C470 & UNIVERSITY
			326426	230	800437	BRIDGE REPAIR PROJECTS	478300	Major Maint. Repair Projects	5,397.50	HESS RD SOUTH BRIDGE REPAIR
			326372	230	800437	BRIDGE REPAIR PROJECTS	473100	Roads, St., Drainage-Eng.	432.00	CONSTRUCTION MANAGEMENT - HESS RD SOUTH
								Total Payment	**47,986.50**	
109957	08/06/25	BOB BARKER COMPANY	INV2147317	100	21500	DETENTION	433800	Prisoner Maint. Supplies	1,451.90	DETENTION SUPPLIES
109958	08/06/25	BUCKEYE CLEANING CENTER OF DENVER	90684624	100	21500	DETENTION	433800	Prisoner Maint. Supplies	2,305.20	DETENTION SUPPLIES
			90684624	100	21500	DETENTION	433900	Janitorial Supplies	2,721.76	JANITORIAL SUPPLIES
								Total Payment	**5,026.96**	
109959	08/06/25	CELLEBRITE INC	INVUS285806	100	21350	TECHNOLOGY SECTION	444550	Software/Hardware Subscription	14,233.34	ANNUAL SOFTWARE SUBSCRIPTION
109960	08/06/25	CENTER COPY BOULDER, INC.	70643	220	22100	PATROL-LEA	440100	Printing/Copying/Reports	420.00	BUSINESS CARDS
			70645	100	16400	COMMUNITY SERVICES	433200	Office Supplies	77.70	BUSINESS CARDS
			70674	100	21125	SUPPORT SERVICES	440100	Printing/Copying/Reports	366.00	ENVELOPES
			70188	100	14100	ASSESSOR ADMINISTRATION	440100	Printing/Copying/Reports	67.20	BUSINESS CARDS
			70639	100	16200	PLANNING & ZONING SERVICES	440100	Printing/Copying/Reports	588.00	ENVELOPES
			70644	100	24100	BUILDING DEVELOPMENT SERVICES	440100	Printing/Copying/Reports	33.60	BUSINESS CARDS
			70646	100	14100	ASSESSOR ADMINISTRATION	440100	Printing/Copying/Reports	100.80	BUSINESS CARDS
								Total Payment	**1,653.30**	
109961	08/06/25	CHARM-TEX INC	409446IN	100	21500	DETENTION	433800	Prisoner Maint. Supplies	2,316.64	DETENTION SUPPLIES
109962	08/06/25	CHATO'S CONCRETE LLC	CI2025001APP4/2025590	230	800117	CONTRACTED MAINTENANCE	478200	Major Maint. of Assets	600,000.00	2025 SIDEWALK REPAIR PROGRAM
			CI2025001APP4/2025333	200	800100	CONTRACTED MAJOR ROAD MAINT	478200	Major Maint. of Assets	786,739.33	2025 SIDEWALK REPAIR PROGRAM
			CI2025001APP4RTNG	200	800100	CONTRACTED MAJOR ROAD MAINT	211810	Retainage Payable	(69,336.97)	2025 SIDEWALK REPAIR PROGRAM
								Total Payment	**1,317,402.36**	
109963	08/06/25	COLORADO DEPARTMENT OF HUMAN SERVICES	JUNE2025	100	100	GENERAL FUND	214415	Due to State-CO TBI Trust	6,520.00	JUN 2025 TBI TRUST
109964	08/06/25	COLUMBINE PAPER & MAINTENANCE	87741	100	51100	PARK MAINTENANCE	433900	Janitorial Supplies	1,113.58	JANITORIAL SUPPLIES
109965	08/06/25	COMPUTRONIX (USA) INC	7476	100	800900	TECHNOLOGY FUND	443600	Other Professional Services	6,868.75	POSSE SUSTAIN
109966	08/06/25	CORE ELECTRIC COOPERATIVE	27620100/071725	100	19100	FACILITIES ADMINISTRATION	450210	Electric	7,282.30	4400 CASTLETON CT
109967	08/06/25	CORE ELECTRIC COOPERATIVE	81003200/071725	100	19100	FACILITIES ADMINISTRATION	450210	Electric	93.93	THIRD ST & ELBERT - HHS LIGHTS
109968	08/06/25	CORE ELECTRIC COOPERATIVE	81557601/071725	100	19100	FACILITIES ADMINISTRATION	450210	Electric	5,049.22	301 N WILCOX ST
109969	08/06/25	CORE ELECTRIC COOPERATIVE	87010703/071725	100	19100	FACILITIES ADMINISTRATION	450210	Electric	1,850.14	PUBLIC WORKS OPERATION
109970	08/06/25	CORE ELECTRIC COOPERATIVE	87132101/071725	100	19100	FACILITIES ADMINISTRATION	450210	Electric	5,443.67	3030 INDUSTRIAL WAY
109971	08/06/25	CORE ELECTRIC COOPERATIVE	87141407/071725	100	19100	FACILITIES ADMINISTRATION	450210	Electric	1,462.45	3020 INDUSTRIAL WAY
109972	08/06/25	CORE ELECTRIC COOPERATIVE	87172507/071725	100	19100	FACILITIES ADMINISTRATION	450210	Electric	1,163.53	3026 N INDUSTRIAL WAY
109973	08/06/25	CORE ELECTRIC COOPERATIVE	95493122/071725	100	19100	FACILITIES ADMINISTRATION	450210	Electric	3,311.12	5747 E PETERSON RD
109974	08/06/25	CORE ELECTRIC COOPERATIVE	95535968/071725	100	19100	FACILITIES ADMINISTRATION	450210	Electric	1,539.99	9040 TAMMY LN
109975	08/06/25	CORE ELECTRIC COOPERATIVE	95565859/071725	100	19100	FACILITIES ADMINISTRATION	450210	Electric	993.81	410 S WILCOX ST
109976	08/06/25	CORE ELECTRIC COOPERATIVE	25760600/071725	100	19100	FACILITIES ADMINISTRATION	450210	Electric	2,219.60	410 FAIRGROUNDS RD

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109977	08/06/25	CORE ELECTRIC COOPERATIVE	85017301/072125	200	31400	MAINTENANCE OF CONDITION	450210	Electric	119.10	SEDALIA SHOP
109978	08/06/25	CORE ELECTRIC COOPERATIVE	CI2023019	350	800731	SPRING CANYON LID	443600	Other Professional Services	4,900.00	SPRING CANYON
109979	08/06/25	CORE ELECTRIC COOPERATIVE	43469900/071725	100	32100	WASTE TRANSFER SITES	450210	Electric	50.93	7826 COUNTY LINE RD 67
109980	08/06/25	CORE ELECTRIC COOPERATIVE	26013603/071725	100	19100	FACILITIES ADMINISTRATION	450210	Electric	2,502.27	125 STEPHANIE PL
109981	08/06/25	CORE ELECTRIC COOPERATIVE	23511300/071725	100	55200	FAIRGROUND OPERATIONS	450210	Electric	10,889.49	500 FAIRGROUNDS RD - FG EVENTS CENTER
109982	08/06/25	CORE ELECTRIC COOPERATIVE	21845501/071725	100	19100	FACILITIES ADMINISTRATION	450210	Electric	11,208.23	100 THIRD ST - PS MILLER
109983	08/06/25	CORE ELECTRIC COOPERATIVE	26989800/071025	200	31650	ENG-ITS/TRAFFIC SIGNAL OPS	450250	Traffic Signal Utilities	33.77	SKY VIEW LN
109984	08/06/25	CORE ELECTRIC COOPERATIVE	21078600/071725	100	19920	FLEET-CAR WASH FACILITY	450210	Electric	623.17	3030 N INDUSTRIAL WAY
109985	08/06/25	CORE ELECTRIC COOPERATIVE	23095300/071025	200	31650	ENG-ITS/TRAFFIC SIGNAL OPS	450250	Traffic Signal Utilities	32.09	BURNING TREE
109986	08/06/25	CORE ELECTRIC COOPERATIVE	26633300/071025	200	31650	ENG-ITS/TRAFFIC SIGNAL OPS	450250	Traffic Signal Utilities	68.34	BAYOU GULCH RD
109987	08/06/25	CORE ELECTRIC COOPERATIVE	23838700/071025	200	31650	ENG-ITS/TRAFFIC SIGNAL OPS	450250	Traffic Signal Utilities	77.10	THIRD ST LIGHT
109988	08/06/25	DENVER DIRT WORKS INC	24561	200	800506	STORMWATER PRIORITY PROJECTS	473200	Roads, St., Drainage-Contr	12,000.00	LINCOLN RD STORM REPLACEMENT
109989	08/06/25	DOSSEY, MICHELLE	060525-063025	210	44500	CHILD WELFARE	445300	Travel Expense	89.32	MILEAGE REIMBURSEMENT
109990	08/06/25	ECONOLITE CONTROL PRODUCTS INC	INV232797	200	31650	ENG-ITS/TRAFFIC SIGNAL OPS	436300	Traffic Signal Parts	1,328.00	TRAFFIC SIGNAL CABINET ETHERNET CARD
109991	08/06/25	ELITE SURFACE INFRASTRUCTURE	CI2020029APP1RTNG	230	800156	HILLTOP RD (REATA-SINGING HILL	211810	Retainage Payable	(7,192.59)	HILLTOP SEGMENT
			CI2021032APP1	230	800117	CONTRACTED MAINTENANCE	473200	Road-St Drainage Construction	291,966.04	GRIGS RD PAVING
			CI2020029APP3	230	800156	HILLTOP RD (REATA-SINGING HILL	473200	Road-St Drainage Construction	323,956.35	HILLTOP SEGMENT
			CI2020029APP3RTNG	230	800156	HILLTOP RD (REATA-SINGING HILL	211810	Retainage Payable	(16,197.82)	HILLTOP SEGMENT
			CI2021032APP1RTNG	200	800100	CONTRACTED MAJOR ROAD MAINT	211810	Retainage Payable	(14,598.30)	GRIGS RD PAVING
								Total Payment	**577,933.68**	
109992	08/06/25	EMERGENCY SYSTEMS COMPLIANCE SERVICES	INV14088	100	19150	JUSTICE CENTER FACILITY MGMT	444400	Service Contracts	879.97	PREVENTATIVE MAINTENANCE - JUSTICE CENTER
109993	08/06/25	EMSL ANALYTICAL INC	22131223	100	19100	FACILITIES ADMINISTRATION	443600	Other Professional Services	280.00	AIR ANALYSIS
			22131286	100	19100	FACILITIES ADMINISTRATION	443600	Other Professional Services	210.00	AIR ANALYSIS
								Total Payment	**490.00**	
109994	08/06/25	ERO RESOURCES CORPORATION	107504	100	60100	NATURAL RESOURCES	443600	Other Professional Services	360.50	HABITAT RESTORATION
109995	08/06/25	FELSBURG, HOLT AND ULLEVIG	45125	230	800461	COUNTY LINE/HOLLY TO BROADWAY	473100	Roads, St., Drainage-Eng.	2,880.00	DESIGN SERVICES - COUNTY LINE RD
			44829	230	800461	COUNTY LINE/HOLLY TO BROADWAY	473100	Roads, St., Drainage-Eng.	3,870.00	DESIGN SERVICES - COUNTY LINE RD
								Total Payment	**6,750.00**	
109996	08/06/25	FRONT RANGE DUCT CLEANING	29304	100	19150	JUSTICE CENTER FACILITY MGMT	444700	Other Repair & Maint. Service	1,515.00	EXHAUST/DUCT CLEANING
109997	08/06/25	GALLS LLC	BC2196167	221	27400	SRO-NORTHSTAR ACADEMY	433500	Clothing & Uniforms	2,210.25	VESTS
			BC2197153	220	22650	RESERVE PROGRAM	433500	Clothing & Uniforms	20,091.85	VESTS
			BC2196636	220	22100	PATROL-LEA	433500	Clothing & Uniforms	21,485.10	VESTS
			BC2196166	100	21200	INVESTIGATIONS	433500	Clothing & Uniforms	2,137.45	VESTS
								Total Payment	**45,924.65**	
109998	08/06/25	GRAINGER	9568890496	200	31600	ENG - TRAFFIC SIGNS/STRIPING	433510	PPE Personal Protection Equip	322.40	GLOVES

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109999	08/06/25	GROUND ENGINEERING CONSULTANTS INC	25405205	200	800100	CONTRACTED MAJOR ROAD MAINT	478200	Major Maint. of Assets	33,093.25	2025 MATERIAL TESTING/INSPECTIONS
110000	08/06/25	HARMS, ALYSSA	052825-072425	210	44500	CHILD WELFARE	455200	Travel Expense	629.52	MILEAGE REIMBURSEMENT
110001	08/06/25	HATHAWAY, CHRISTOPHER	070625-071125	221	27476	SRO-PLATTE RIVER ACADEMY	445300	Travel Expense	110.09	MILEAGE REIMBURSEMENT
110002	08/06/25	HDR ENGINEERING INC	1200738941	230	800156	HILLTOP RD (REATA-SINGING HILL	473100	Roads, St., Drainage-Eng.	1,111.25	DESIGN SERVICES - HILLTOP RD
			1240028034	230	800156	HILLTOP RD (REATA-SINGING HILL	473100	Roads, St., Drainage-Eng.	8,474.75	DESIGN SERVICES - HILLTOP RD
								Total Payment	**9,586.00**	
110003	08/06/25	HEALTH ADVOCATE SOLUTIONS INC	DOUGLASCOUNT250715	100	100	GENERAL FUND	219834	Accrued Emp'e Asst. Plan (EAP)	1,909.20	AUG 2025 HEALTH ADVOCATE SERVICES
			DOUGLASCOUNT250715	100	100	GENERAL FUND	219806	Accrued Advocacy Fees	1,591.00	AUG 2025 HEALTH ADVOCATE SERVICES
								Total Payment	**3,500.20**	
110004	08/06/25	HEALTHCARE MEDICAL WASTE SERVICES	W152110	100	23100	CORONER	442700	Biohazard Waste Removal	215.60	BIOHAZARD WASTE DISPOSAL
110005	08/06/25	HENDRICKSON, AMY	06042025-06072025	100	11200	COUNTY ATTORNEY	445300	Travel Expense	134.31	MILEAGE REIMBURSEMENT
110006	08/06/25	HISPANIC RESTAURANT ASSOCIATION	INV0218	100	41300	SENIOR COUNCIL	445500	Catered Meal Service	3,250.00	CATERING DEPOSIT
110007	08/06/25	HUDICK EXCAVATING INC	CI2021020APP5	235	801507	C470 TRAIL OVER UNIVERSITY	467400	State-CDOT	233,660.51	C470 TRAIL OVER UNIVERSITY
			CI2021020APP5RTNG	235	801507	C470 TRAIL OVER UNIVERSITY	211810	Retainage Payable	(11,683.03)	C470 TRAIL OVER UNIVERSITY
								Total Payment	**221,977.48**	
110008	08/06/25	HUMANE SOCIETY OF PIKES PEAK	AUG2025	100	55500	ANIMAL CONTROL	447460	Animal Control Services	43,921.67	AUG 2025 ANIMAL SERVICES
110009	08/06/25	ICON ENGINEERING INC	19907	200	800503	EMERGENCY STORM DRAINAGE	443600	Other Professional Services	407.00	BELLFLOWER MANHOLES
110010	08/06/25	INCEED LLC	727439	100	18100	IT ADMINISTRATION	432100	Contract Work/Temporary Agency	30,000.00	IT CONSULTANT PLACEMENT FEE
			727566	100	19200	FUND ADMIN.-GENERAL	432100	Contract Work/Temporary Agency	9,120.00	TEMPORARY POSITION - IT
								Total Payment	**39,120.00**	
110011	08/06/25	INDIGOLD CONSULTING LLC	1806	100	17200	HR EMPLOYEE AND ORG DEVLP	446550	Leadership Academy	8,250.00	LEADERSHIP ACADEMY
110012	08/06/25	J & A TRAFFIC PRODUCTS	40209	200	31600	ENG - TRAFFIC SIGNS/STRIPING	436500	Sign Parts & Supplies	2,295.00	SIGN HARDWARE
			40215	200	31600	ENG - TRAFFIC SIGNS/STRIPING	436500	Sign Parts & Supplies	3,300.00	SIGN HARDWARE
								Total Payment	**5,595.00**	
110013	08/06/25	JAY DEE CLEANING & RESTORATION INC	257003	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	2,650.00	EVERGLAZE FLOOR - MILLER
			257004	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	2,920.00	EVERGLAZE FLOOR - MILLER
								Total Payment	**5,570.00**	
110014	08/06/25	KNOTHEAD TREE AND LAWN CARE	22049	296	861572	AMERICAN RESCUE PLAN ACT	447500	PURCH SVCS/2025 FMWRM Wildfire	6,525.00	WILDFIRE MITIGATION PROGRAM
110015	08/06/25	KRAEMER NORTH AMERICA LLC	CI2022021APP33/2024137	230	800308	US 85 STERLING RANCH CONTRIB	467400	State-CDOT	36,008.62	US 85
			CI2022021APP33/2025423	230	800998	US HWY 85 IMPROVEMENTS	467400	State-CDOT	552,989.97	US 85
			CI2022021APP33/2025367	225	801201	US 85 IMP (HR PKWY-C470)	467400	State-CDOT	877,195.29	US 85
								Total Payment	**1,466,193.88**	
110016	08/06/25	LABORATORY CORPORATION OF AMERICA	84189068	210	44500	CHILD WELFARE	443200	Legal Services	96.00	GENETIC TESTING
110017	08/06/25	LASER TECHNOLOGY INC	197542	220	22150	TRAFFIC SECTION	444700	Other Repair & Maint. Service	55.00	TRAFFIC SUPPLIES
110018	08/06/25	LECOMPTE, BOBBY L	062125	200	31600	ENG - TRAFFIC SIGNS/STRIPING	445300	Travel Expense	61.60	MILEAGE REIMBURSEMENT
110019	08/06/25	LEMASTER, AARON A	070625-071125	221	27150	SCHOOL RESOURCE OFFICERS	445300	Travel Expense	170.40	MILEAGE REIMBURSEMENT
110020	08/06/25	LEVEL 3 COMMUNICATIONS	55R7HCHDM/070125	100	18100	IT ADMINISTRATION	442400	Telephone/Communications	9,083.68	JUL 2025 LONG DISTANCE SERVICES

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110021	08/06/25	LEXISNEXIS RISK SOLUTIONS	1300131378	100	21350	TECHNOLOGY SECTION	444550	Software/Hardware Subscription	178.27	TRAX SUBSCRIPTION
110022	08/06/25	LIGHTHOUSE TRANSPORTATION GROUP	25036	200	800916	TRAFFIC SIG RPLMNT & MAJ MAINT	478300	Major Maint. Repair Projects	570.00	TRAFFIC SIGNAL MAINTENANCE
110023	08/06/25	LOUVIERS WATER & SANITATION DISTRICT	25/071825	100	51100	PARK MAINTENANCE	450230	Water & Sewer	110.58	TRIANGLE PARK
			139/071825	100	51100	PARK MAINTENANCE	450230	Water & Sewer	110.58	DUPONT PARK
								Total Payment	**221.16**	
110024	08/06/25	LOVEGROVE, JESSE	070625	100	19150	JUSTICE CENTER FACILITY MGMT	445300	Travel Expense	33.18	MILEAGE REIMBURSEMENT
110025	08/06/25	MARTIN MARIETTA MATERIALS INC	46402773	200	31400	MAINTENANCE OF CONDITION	448200	Aggregate Products	2,177.72	3/4 WASHED ROCK
110026	08/06/25	MONTESSORI INTERGENERATIONAL LEARNING COMMUNITIES	OAIJULY25	100	861587	ARPA - AGING RESOURCES OLDER A	443600	Other Professional Services	14,392.00	EARLY CHILDHOOD COUNCIL CONTRACTOR
110027	08/06/25	MOTOROLA SOLUTIONS INC	8282143193	240	33220	DSO COMMUNICATIONS NETWORK	474350	Capital Com.SystemsRadio	12,158.09	RADIO AND PARTS
			8282143193	240	33220	DSO COMMUNICATIONS NETWORK	438350	C.A.-Communication Equipment	15,659.04	RADIO AND PARTS
			1187150185	240	870053	SIMULCAST PROJECT	474350	Capital Com.SystemsRadio	298,074.00	SIMULCAST PROJECT
			8282138806	240	33220	DSO COMMUNICATIONS NETWORK	438350	C.A.-Communication Equipment	6,308.10	RADIO EQUIPMENT
								Total Payment	**332,199.23**	
110028	08/06/25	OLDCASTLE INFRASTRUCTURE	110319347	200	31400	MAINTENANCE OF CONDITION	448700	Other Constr/Maint. Materials	9,848.00	INLET PIPE FOR FURROW ROAD
			110319451	200	31400	MAINTENANCE OF CONDITION	448700	Other Constr/Maint. Materials	1,320.00	CONSTRUCTION MATERIALS
			110319451	200	31400	MAINTENANCE OF CONDITION	448700	Other Constr/Maint. Materials	12,800.00	DRAINAGE PIPE FOR FURROW RD
								Total Payment	**23,968.00**	
110029	08/06/25	PEAK OFFICE FURNITURE INC	74776	330	33800	Lansing Point Facilities Impro	474400	Furniture & Office Equipment	367,000.86	FURNITURE - LANSING POINT
			74752	100	19150	JUSTICE CENTER FACILITY MGMT	474400	Furniture & Office Equipment	10,103.17	FURNITURE - JUSTICE CENTER
			74761	100	21120	ACADEMY TRAINING	438400	C.A.-Furniture/Office Systems	1,942.40	STANDING DESK
			74759	100	33190	OTHER GENERAL GOVT. BLDGS.	474400	Furniture & Office Equipment	9,711.80	CHAIRS
								Total Payment	**388,758.23**	
110030	08/06/25	PEREIRA, BRIAN L	062225-062625PERDIEM	100	21200	INVESTIGATIONS	445300	Travel Expense	280.00	TEXAS INVESTIGATIONS, AUSTIN, TX
110031	08/06/25	PERMITIUM LLC	PER00041117	100	21350	TECHNOLOGY SECTION	444550	Software/Hardware Subscription	15,000.00	SOFTWARE SUBSCRIPTION
110032	08/06/25	PETERSON, LYLE D	070625-071125	221	27250	DCSD ELEMENTARY SRO PROG	445300	Travel Expense	113.36	MILEAGE REIMBURSEMENT
110033	08/06/25	PHOENIX SUPPLY LLC	38224	100	21500	DETENTION	433800	Prisoner Maint. Supplies	1,346.85	DETENTION SUPPLIES
110034	08/06/25	PICTOMETRY INTERNATIONAL CORPORATION	27556890	100	18900	SOFTWARE MAINTENANCE	444500	Software/Hardware Supp./Maint.	140,170.61	PICTOMETRY EAGLEVIEW SOFTWARE
110035	08/06/25	PROCOM LLC	141680	100	17100	HR ADMIN	443115	Drug Testing	4,322.50	EMPLOYEE TESTING
110036	08/06/25	PROULX, COREY	16	100	21130	EMPLOYEE WELLNESS	443600	Other Professional Services	1,190.00	EMPLOYEE WELLNESS
110037	08/06/25	RG LANDSCAPING SERVICES LLC	766	200	800100	CONTRACTED MAJOR ROAD MAINT	444700	Other Repair & Maint. Service	1,497.90	LANDSCAPING
			767	200	800100	CONTRACTED MAJOR ROAD MAINT	473100	Roads, St., Drainage-Eng.	14,006.14	LANDSCAPING
								Total Payment	**15,504.04**	
110038	08/06/25	RHINEHART OIL	IN78190725	250	807011	SANDSTONE RANCH	449055	Fuel Charges	1,269.09	FUEL FOR TANKS
			IN77768025	250	807011	SANDSTONE RANCH	449055	Fuel Charges	607.07	FUEL FOR TANKS
								Total Payment	**1,876.16**	
110039	08/06/25	RHODES, EDWARD	051925-061625	100	16300	PLANNING COMMISSION	445300	Travel Expense	29.68	MILEAGE REIMBURSEMENT

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110040	08/06/25	RIVER NORTH TRANSIT LLC	INV00115198	230	801016	DC TRANSIT & MOBILITY PROGRAM	443600	Other Professional Services	213,972.10	HIGHLANDS RANCH LINK
110041	08/06/25	ROBERT HALF TECHNOLOGY	65209795	100	800900	TECHNOLOGY FUND	432100	Contract Work/Temporary Agency	4,270.32	TEMPORARY POSITION - BUDGET
110042	08/06/25	SECURITY CENTRAL INC	1000898	330	33600	PARK MEADOWS CENTER FAC. IMP.	438800	C.A.-Other Equipment	501.58	FIRE SYSTEM UPGRADE
			994910	330	33600	PARK MEADOWS CENTER FAC. IMP.	438800	C.A.-Other Equipment	1,636.36	FIRE SYSTEM INSPECTION
								Total Payment	**2,137.94**	
110043	08/06/25	SENSERA SYSTEMS INC	7775	100	12500	ELECTIONS AND REGISTRATION	474800	Other Machinery & Equip.	9,998.00	CAMERAS FOR BALLOT DROP BOXES
110044	08/06/25	SHUMS CODA ASSOCIATES	19407	100	24100	BUILDING DEVELOPMENT SERVICES	447270	Elevator Witness Test	2,000.00	ELEVATOR WITNESS TEST
			19394R	100	24100	BUILDING DEVELOPMENT SERVICES	447270	Elevator Witness Test	1,000.00	ELEVATOR WITNESS TEST
								Total Payment	**3,000.00**	
110045	08/06/25	SOLISZ, JOYCE	060425-060625	100	21100	SHERIFF ADMINISTRATION	447700	Recognition Programs	56.06	EMPLOYEE REIMBURSEMENT
110046	08/06/25	SOURCE OFFICE & TECHNOLOGY	49832801	100	21500	DETENTION	433400	Operating Supplies	110.96	OFFICE SUPPLIES
			49832800	100	21500	DETENTION	433240	Office Equip. Accessories	240.44	OFFICE SUPPLIES
								Total Payment	**351.40**	
110047	08/06/25	SPRADLIN PRINTING INC	24142	210	44500	CHILD WELFARE	440100	Printing/Copying/Reports	434.00	FLYERS & PAMPHLETS
110048	08/06/25	STEM SCHOOL HIGHLANDS RANCH	STEM13	100	803021	SAFETY AND MENTAL HEALTH 1X	467100	Schools	61,301.10	SCHOOL SAFETY
110049	08/06/25	TELLIGEN	INV0000123770	100	17100	HR ADMIN	447975	Wellness Programs - Carrier	1,746.88	DISEASE MANAGEMENT
			INV0000123784	100	17100	HR ADMIN	447975	Wellness Programs - Carrier	2,702.72	WELLNESS PORTAL
			INV0000123782	100	17100	HR ADMIN	447975	Wellness Programs - Carrier	1,301.92	AT RISK/LIFESTYLE COACHING
								Total Payment	**5,751.52**	
110050	08/06/25	TFOG WHEELSPORTS LLC	36599	100	19910	FLEET MAINTENANCE	436200	Equip. & Motor Vehicle Parts	987.87	FLEET PARTS
110051	08/06/25	TST INFRASTRUCTURE LLC	11770	350	800732	BANNOCK DR 2023 LID	443600	Other Professional Services	29,860.00	LID GIS MAINTENANCE
110052	08/06/25	ULINE	195064618	200	31600	ENG - TRAFFIC SIGNS/STRIPING	433400	Operating Supplies	2,305.35	SHOP ORGANIZATION SUPPLIES
			195172306	200	31600	ENG - TRAFFIC SIGNS/STRIPING	433400	Operating Supplies	172.04	LATEX GLOVES
			194935215	200	31600	ENG - TRAFFIC SIGNS/STRIPING	433400	Operating Supplies	283.13	STOOL FOR SHOP
								Total Payment	**2,760.52**	
110053	08/06/25	UNITED STATES POSTAL SERVICE	072325/EPS	100	12500	ELECTIONS AND REGISTRATION	439200	Postage & Delivery Svc.	10,000.00	POSTAGE
110054	08/06/25	URBAN DRAINAGE & FLOOD CONTROL DISTRICT	INV03178	100	30300	STORMWATER MANAGEMENT	467300	Special Districts	10,100.00	RAMPART GULCH DRAINAGE
			INV03177	100	30300	STORMWATER MANAGEMENT	467300	Special Districts	100,000.00	RAMPART GULCH DRAINAGE
								Total Payment	**110,100.00**	
110055	08/06/25	URIBE, JOSE	070625-071125	221	27375	SRO-STEM SCHOOL	445300	Travel Expense	107.35	MILEAGE REIMBURSEMENT
110056	08/06/25	VANCE BROTHERS LLC	AF00018655	200	31400	MAINTENANCE OF CONDITION	448300	Asphalt & Asphalt Filler	342.00	TACK OIL
110057	08/06/25	WAITWELL INC	4444	100	21350	TECHNOLOGY SECTION	444550	Software/Hardware Subscription	8,376.00	SOFTWARE SUBSCRIPTION
110058	08/06/25	WANCO INC	125191	100	19910	FLEET MAINTENANCE	436200	Equip. & Motor Vehicle Parts	44.00	FLEET PARTS
110059	08/06/25	WATER & EARTH TECHNOLOGIES INC	5392	200	800506	STORMWATER PRIORITY PROJECTS	473100	Roads, St., Drainage-Eng.	17,208.75	GAUGE MAINTENANCE
110060	08/06/25	WELLPATH LLC	INV0130180	100	802027	JAIL BASED BEHAVIORAL HLTH PRG	443100	Medical, Dental & Vet Services	4,140.27	JUN 2025 MAT MEDICATIONS
110061	08/06/25	WESTERN PAPER DISTRIBUTORS	5219679	100	19150	JUSTICE CENTER FACILITY MGMT	433900	Janitorial Supplies	202.86	JANITORIAL SUPPLIES

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			5218744	100	19125	FACILITIES MANAGEMENT	433900	Janitorial Supplies	19.60	JANITORIAL SUPPLIES
			5222067	100	55200	FAIRGROUND OPERATIONS	433900	Janitorial Supplies	3,184.80	JANITORIAL SUPPLIES
			5220886	100	55200	FAIRGROUND OPERATIONS	433900	Janitorial Supplies	4,164.29	JANITORIAL SUPPLIES
			5213732	100	21500	DETENTION	433900	Janitorial Supplies	2,202.00	JANITORIAL SUPPLIES
								Total Payment	**9,773.55**	
110062	08/06/25	WILLIAMS SCOTSMAN INC	9022990424	100	19275	COUNTY EMERGENCY PREPAREDNESS	444300	Equipment Rental	(951.79)	MOBILE OFFICE RENTAL
			9024048390	100	19275	COUNTY EMERGENCY PREPAREDNESS	444300	Equipment Rental	1,717.85	MOBILE OFFICE RENTAL
			9023658565	100	19275	COUNTY EMERGENCY PREPAREDNESS	444300	Equipment Rental	8,290.00	MOBILE OFFICE RENTAL
			9022990425	100	19275	COUNTY EMERGENCY PREPAREDNESS	444300	Equipment Rental	(1,079.08)	MOBILE OFFICE RENTAL
			9024191472	100	19275	COUNTY EMERGENCY PREPAREDNESS	444300	Equipment Rental	(159.35)	MOBILE OFFICE RENTAL
			9023854122	100	19275	COUNTY EMERGENCY PREPAREDNESS	444300	Equipment Rental	1,558.50	MOBILE OFFICE RENTAL
								Total Payment	**9,376.13**	
110063	08/06/25	WILSON & COMPANY INC	137986	230	800269	COUNTY LINE RD/I-25 OPERAT IMP	443600	Other Professional Services	13,640.00	DESIGN SERVICES - COUNTY LINE/INVERNESS
528360	08/05/25	18TH JUDICIAL DISTRICT VALE FUND	JUNE2025	100	100	GENERAL FUND	214627	Due to 18th Judicial Dist-VALE	3,700.00	JUN 2025 VALE SURCHARGE
528361	08/05/25	ABRUZZO, LEN	042125-061625	100	16300	PLANNING COMMISSION	445300	Travel Expense	98.00	MILEAGE REIMBURSEMENT
528362	08/05/25	ALKU TECHNOLOGIES LLC	612234	100	800900	TECHNOLOGY FUND	443600	Other Professional Services	3,835.00	WORKSMART CONSULTING
528363	08/05/25	ALLEN, STEPHEN	040725-051925	100	16300	PLANNING COMMISSION	445300	Travel Expense	48.72	MILEAGE REIMBURSEMENT
528364	08/05/25	AMERICAN BIOIDENTITY INC	625165	210	44500	CHILD WELFARE	443600	Other Professional Services	504.00	JUN 2025 FINGERPRINT SUBMISSION
528365	08/05/25	APEX SOFTWARE	330691	100	18900	SOFTWARE MAINTENANCE	444500	Software/Hardware Supp./Maint.	4,455.00	ASSESSOR APEX SOFTWARE
528366	08/05/25	ASKARI, BEHZAD	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	77.77	REGISTRATION REFUNDS
528367	08/05/25	BACHICHA, HEATHER D	071825	100	12400	MOTOR VEHICLE	445300	Travel Expense	5.81	MILEAGE REIMBURSEMENT
528368	08/05/25	BATTERMAN, NICHOLAS C	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	171.82	REGISTRATION REFUNDS
528369	08/05/25	BEARD, FRANCES L	070725	217	46100	DC HEALTH DEPT ADMIN	345100	Vital Record Fees	20.00	VITAL RECORDS REFUND
528370	08/05/25	BELL JR, DOUGLAS P & DANA L BELL	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	101.52	REGISTRATION REFUNDS
528371	08/05/25	CANDA, LINDSEY & MARK	060325	100	100	GENERAL FUND	214628	Due to CBI - Concealed Handgun	63.00	CITIZEN REFUND
528372	08/05/25	COLORADO BUREAU OF INVESTIGATION	A261200021	100	100	GENERAL FUND	214628	Due to CBI - Concealed Handgun	41,545.50	JUN 2025 CONCEALED HANDGUN FEES
528373	08/05/25	COLORADO COMMUNITY MEDIA	5PGSXPH60003	200	800100	CONTRACTED MAJOR ROAD MAINT	440200	Newspaper Notices/Advertising	92.62	LEGAL NOTICE
			8OBW90FK0004	100	11100	OFFICE OF THE BOARD	440200	Newspaper Notices/Advertising	713.85	LEGAL NOTICE
								Total Payment	**806.47**	
528374	08/05/25	COLORADO COUNTY CLERKS ASSOCIATION	1570	100	12100	CLERK ADMINISTRATION	446300	Prof. Membership & Licenses	125.00	WEBSITE OPERATION FEE
528375	08/05/25	COLORADO GOLF AND TURF INC	1178861	100	802035	ENERGY EFFICIENCY & CONSERV	438800	C.A.-Other Equipment	6,374.84	BATTERIES AND CHARGER
528376	08/05/25	COLORADO JUDICIAL DEPARTMENT	JUNE2025	100	100	GENERAL FUND	214416	Due to State - Fam Frndly Crt	370.00	JUN 2025 FAMILY FRIENDLY
528377	08/05/25	COLWELL, DUSTIN J	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	353.80	REGISTRATION REFUNDS
528378	08/05/25	CSST SOFTWARE LLC	854334059	100	18900	SOFTWARE MAINTENANCE	444500	Software/Hardware Supp./Maint.	210.60	COMMUNITY DEVELOPMENT
528379	08/05/25	DENGAL, DAVID	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	41.67	REGISTRATION REFUNDS

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528380	08/05/25	DOWNS, CALVIN	040725-061625	100	16300	PLANNING COMMISSION	445300	Travel Expense	88.48	MILEAGE REIMBURSEMENT
528381	08/05/25	FERSZT, REGINA RAQUEL	071025	223	28001	DA 23RD - DISTRICT MO ALLOC	443640	Interpretation Services	110.00	INTERPRETATION SERVICES
528382	08/05/25	FIRST BAPTIST CHURCH OF ENGLEWOOD	146133	296	861572	AMERICAN RESCUE PLAN ACT	447500	PURCH SVCS/CO Forest Services	11,500.00	WILDFIRE MITIGATION PROGRAM
528383	08/05/25	FRONTIER FIRE PROTECTION LLC	10004681	100	33600	PARK MEADOWS CENTER FAC. IMP.	438800	C.A.-Other Equipment	810.00	SERVICE CALL
			10002640	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	231.00	FIRE EXTINGUISHER INSPECTION
			10006394	100	55200	FAIRGROUND OPERATIONS	444400	Service Contracts	930.00	REPLACE AIR/WATER GAUGE
								Total Payment	**1,971.00**	
528384	08/05/25	GARBO, CJ	040725-061625	100	16300	PLANNING COMMISSION	445300	Travel Expense	61.74	MILEAGE REIMBURSEMENT
528385	08/05/25	GARCIA, JORDAN C	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	72.20	REGISTRATION REFUNDS
528386	08/05/25	GILMARTIN, JACK	042125-060225	100	16300	PLANNING COMMISSION	445300	Travel Expense	89.88	MILEAGE REIMBURSEMENT
528387	08/05/25	GRAY, TIMOTHY C & KRIS A	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	62.44	REGISTRATION REFUNDS
528388	08/05/25	HAMBY, LIAM	070225	217	46100	DC HEALTH DEPT ADMIN	345100	Vital Record Fees	40.00	VITAL RECORDS REFUND
528389	08/05/25	HARRIS, JEROME W	062025	217	46100	DC HEALTH DEPT ADMIN	345100	Vital Record Fees	20.00	VITAL RECORDS REFUND
528390	08/05/25	HARTWELL, LISA A	25005	223	28501	DA 23RD - STATE MANDATED COSTS	433990	Transcriptions-State Mandated	1,069.20	TRANSCRIPTION SERVICES
			25004	223	28501	DA 23RD - STATE MANDATED COSTS	433990	Transcriptions-State Mandated	221.85	TRANSCRIPTION SERVICES
								Total Payment	**1,291.05**	
528391	08/05/25	HEBERT, RICK	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	83.24	REGISTRATION REFUNDS
528392	08/05/25	HIGHLANDS RANCH LAW ENFORCEMENT	DCSOA21	100	21120	ACADEMY TRAINING	420200	Academy Training	60,000.00	ACADEMY TRAINING
			DCSOA21	100	21120	ACADEMY TRAINING	433500	Clothing & Uniforms	3,600.00	ACADEMY TRAINING UNIFORMS
								Total Payment	**63,600.00**	
528393	08/05/25	HIXON MANUFACTURING & SUPPLY COMPANY	INV164435	200	31400	MAINTENANCE OF CONDITION	448700	Other Constr/Maint. Materials	1,187.00	FLAG AND SUPPLIES
528394	08/05/25	HOTHAN, MARK	060625	217	46100	DC HEALTH DEPT ADMIN	345100	Vital Record Fees	20.00	VITAL RECORDS REFUND
528395	08/05/25	HOW TO PREPARE LLC	1053	100	21700	EMERGENCY MGMT.	447700	Recognition Programs	899.50	HOW TO PREPARE BOOKS
528396	08/05/25	HOWELL, NICHOLAS D	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	72.20	REGISTRATION REFUNDS
528397	08/05/25	HUFFAKER, CONNIE	052825-062425	100	60100	NATURAL RESOURCES	433400	Operating Supplies	321.86	EMPLOYEE REFUND
528398	08/05/25	IMAGEFIRST	266593487	100	23100	CORONER	443600	Other Professional Services	57.45	LAUNDRY SERVICE
528399	08/05/25	INJURY CARE ASSOCIATES	3512	100	21155	HIRING	447900	Recruitment Costs	3,175.00	PRE-EMPLOYMENT PHYSICALS
528400	08/05/25	J&H SERVICES LLC	725	223	28001	DA 23RD - DISTRICT MO ALLOC	443600	Other Professional Services	300.00	SCREENING SERVICES
528401	08/05/25	JOHN DEERE FINANCIAL	76631	100	31400	MAINTENANCE OF CONDITION	474100	Heavy Equipment	235,001.00	WHEEL LOADER
528402	08/05/25	JONES, GREGORY	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	109.35	REGISTRATION REFUNDS
528403	08/05/25	KAMSTRA, MICHELLE R	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	72.20	REGISTRATION REFUNDS
528404	08/05/25	KELLER WILLIAMS ACTION REALTY	2025FAIR	100	55250	COUNTY FAIR	344302	Vendor Surcharge	500.00	2025 FAIR & RODEO VENDOR

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528405	08/05/25	KEN GARFF FORD GREELEY	28868	200	31000	FUND ADMIN.-ROAD BRIDGE	474300	Cars, Vans, Pickups	75,037.00	2025 FORD F550
528406	08/05/25	KIEWIT INFRASTRUCTURE COMPANY	9100902537	200	31400	MAINTENANCE OF CONDITION	448300	Asphalt & Asphalt Filler	1,557.74	ASPHALT FOR PAVING
528407	08/05/25	KING TREE SERVICE LLC	060825	296	861572	AMERICAN RESCUE PLAN ACT	447500	PURCH SVCS/2025 FMWRM Wildfire	5,000.00	WILDFIRE MITIGATION PROGRAM
528408	08/05/25	KNOTEK, MATTHEW B	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	540.54	REGISTRATION REFUNDS
528409	08/05/25	MANTAY, JAMES T	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	262.32	REGISTRATION REFUNDS
528410	08/05/25	MARTINEZ, ALEXIS	062425	100	12500	ELECTIONS AND REGISTRATION	445300	Travel Expense	17.71	MILEAGE REIMBURSEMENT
528411	08/05/25	MASTER'S TOUCH, THE	94818	100	14100	ASSESSOR ADMINISTRATION	440100	Printing/Copying/Reports	18,437.02	MAIL AND PRINT SERVICES
528412	08/05/25	MCCONNELL, ROBERT R	MV REFUND/072225	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	1,038.06	REGISTRATION REFUNDS
528413	08/05/25	MCKESSON, MIKE	040725-060225	100	16300	PLANNING COMMISSION	445300	Travel Expense	91.98	MILEAGE REIMBURSEMENT
528414	08/05/25	MEIER, ELIZABETH	MV REFUND/072125	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	574.46	REGISTRATION REFUNDS
528415	08/05/25	METROPOLITAN STATE UNIVERSITY OF DENVER	2505	100	23100	CORONER	443100	Medical, Dental & Vet Services	250.00	FORENSIC ANTHROPOLOGY CONSULTATION
528416	08/05/25	MILE HIGH COURT REPORTING & VIDEO INC	7782	100	11200	COUNTY ATTORNEY	443200	Legal Services	499.50	DEPOSITION SERVICES
528417	08/05/25	MOELLER, JAMES L	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	1,266.51	REGISTRATION REFUNDS
528418	08/05/25	MOMENTUM TELECOM INC	586512	295	861305	RMHIDTA INTELLIGENCE	442400	Telephone/Communications	289.52	TELECOM SERVICES
			586512	295	861350	RMHIDTA TRAINING	442400	Telephone/Communications	128.68	TELECOM SERVICES
			586512	295	861300	RMHIDTA MGMT & COORDINATION	442400	Telephone/Communications	225.18	TELECOM SERVICES
								Total Payment	**643.38**	
528419	08/05/25	MULLER ENGINEERING COMPANY INC	40688	200	800100	CONTRACTED MAJOR ROAD MAINT	473100	Roads, St., Drainage-Eng.	26,847.00	QUEBEC/LINCOLN/UNIVERSITY TURN LANE DESIGN
528420	08/05/25	OVIND, RONALD F	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	126.21	REGISTRATION REFUNDS
528421	08/05/25	PRIORITYWORKFORCE INC	3945	100	11400	COUNTY MANAGER	432100	Contract Work/Temporary Agency	841.00	FRONT DESK TEMPORARY POSITION
528422	08/05/25	SAVIO HOUSE	JUN2025	100	861608	Congressional Directed Spend	443600	Other Professional Services	8,440.76	THERAPY SERVICES
528423	08/05/25	SIGNAL BUSINESS GROUP LLC	PFE250720250371	220	22100	PATROL-LEA	446100	Conference,Seminar, Train Fees	649.00	FLEET TRAINING
528424	08/05/25	SIMCOX, SHIRLENE D	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	445.97	REGISTRATION REFUNDS
528425	08/05/25	SITEONE LANDSCAPE SUPPLY LLC	154631407001	200	31400	MAINTENANCE OF CONDITION	448200	Aggregate Products	273.00	TOP SOIL
			154632738001	200	31400	MAINTENANCE OF CONDITION	448200	Aggregate Products	452.34	TOP SOIL
			154832200001	100	51100	PARK MAINTENANCE	436700	Grounds Keeping Supplies	198.00	PLANTERS MIX SOIL BULK
								Total Payment	**923.34**	
528426	08/05/25	SMALLWOOD, JAMES	040725-061625	100	16300	PLANNING COMMISSION	445300	Travel Expense	105.70	MILEAGE REIMBURSEMENT
528427	08/05/25	SMITH, RYAN	063025-070125	250	53500	OPEN SPACE	445300	Travel Expense	103.46	MILEAGE REIMBURSEMENT
528428	08/05/25	SOUTH PARK EMBROIDERY	13670	250	53500	OPEN SPACE	433500	Clothing & Uniforms	107.00	UNIFORM EMBROIDERY
528429	08/05/25	SULLIVAN, KATHLEEN	2024007943	100	60100	NATURAL RESOURCES	433400	Operating Supplies	490.58	GRASSHOPPER SPRAY
528430	08/05/25	T-MOBILE USA INC	9611281491	100	21200	INVESTIGATIONS	443600	Other Professional Services	600.00	TOWER DUMP

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			9610872644	100	21200	INVESTIGATIONS	443600	Other Professional Services	100.00	TOWER DUMP
			9610872645	100	21200	INVESTIGATIONS	443600	Other Professional Services	150.00	TOWER DUMP
								Total Payment	**850.00**	
528431	08/05/25	THOMPSON, JUSTIN D	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	201.86	REGISTRATION REFUNDS
528432	08/05/25	TRIPODI, JASMYN A	053125	217	46100	DC HEALTH DEPT ADMIN	345100	Vital Record Fees	20.00	VITAL RECORDS REFUND
528433	08/05/25	UNIFIRST CORPORATION	2260180484	100	19910	FLEET MAINTENANCE	433500	Clothing & Uniforms	40.81	UNIFORM SERVICE
			2260180454	100	19910	FLEET MAINTENANCE	433500	Clothing & Uniforms	131.85	UNIFORM SERVICE
			2260152624/072025	100	19910	FLEET MAINTENANCE	433500	Clothing & Uniforms	277.96	UNIFORM SERVICE
								Total Payment	**450.62**	
528434	08/05/25	US DOOR AND DOCK SERVICE	144	250	53500	OPEN SPACE	444700	Other Repair & Maint. Service	494.00	SUBSTATION GATE REPAIR
528435	08/05/25	VERTICAL CHURCH	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	95.85	REGISTRATION REFUNDS
528436	08/05/25	WIZ-QUIZ DRUG SCREENING SERVICE	692433	210	44500	CHILD WELFARE	443115	Drug Testing	200.00	TESTING SERVICES
528437	08/05/25	WORTHAM, STEPHANIE R	071825	100	12400	MOTOR VEHICLE	445300	Travel Expense	5.81	MILEAGE REIMBURSEMENT
528438	08/05/25	BOZARTH, TAMMY J	080525-081025PERDIEM	100	21105	ACCREDITATION	445300	Travel Expense	190.40	COMMISSION ACCREDITATION OF LAW ENFORCEMENT AGENCIES CONFERENCE, LITTLE ROCK, AR
528439	08/05/25	CHAPMAN, DOUG	051425-071425	100	18100	IT ADMINISTRATION	445300	Travel Expense	46.69	MILEAGE REIMBURSEMENT
528440	08/05/25	DETOMA, WILLIAM	061125	100	18100	IT ADMINISTRATION	445300	Travel Expense	193.86	MILEAGE REIMBURSEMENT
528441	08/05/25	ELLIOTT, CURT D	11111824747769861	100	24100	BUILDING DEVELOPMENT SERVICES	446400	Books & Subscription	12.01	DRONE STUDY GUIDE
528442	08/05/25	HANSEN, MORRIS	052625-061725	220	22100	PATROL-LEA	433400	Operating Supplies	182.14	DRONE BOXES
528443	08/05/25	MADRIGAL, CESAR	062225-062625PERDIEM	100	21200	INVESTIGATIONS	445300	Travel Expense	280.00	TEXAS INVESTIGATIONS, AUSTIN, TX
528444	08/05/25	O'CONNELL, LETA	080525-081025PERDIEM	100	21105	ACCREDITATION	445300	Travel Expense	190.40	COMMISSION ACCREDITATION OF LAW ENFORCEMENT AGENCIES CONFERENCE, LITTLE ROCK, AR
528445	08/05/25	SCAFF, WILLIAM	DV2024448	200	200	ROAD AND BRIDGE	221630	Escrow Payable	2,500.00	ESCROW RELEASE
528446	08/05/25	LIBERTY FEDERAL CREDIT UNION	REC REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	115.00	REGISTRATION REFUNDS
528447	08/05/25	MASTER'S TOUCH, THE	P95510	100	13100	TREASURER	439200	Postage & Delivery Svc.	495.37	POSTAGE
528448	08/05/25	MASTER'S TOUCH, THE	95510	100	13100	TREASURER	439200	Postage & Delivery Svc.	1,477.60	POSTAGE
528449	08/05/25	PARKER WATER & SANITATION DISTRICT	99016701/070925	200	31400	MAINTENANCE OF CONDITION	448600	Bulk Water	169.53	BULK WATER ROAD MAINTENANCE
			99017001/070925	200	31400	MAINTENANCE OF CONDITION	448600	Bulk Water	732.85	BULK WATER ROAD MAINTENANCE
								Total Payment	**902.38**	
528450	08/05/25	UCHEALTH	2083710708/033125	100	21200	INVESTIGATIONS	443100	Medical, Dental & Vet Services	1,261.81	EMPLOYEE TESTING
								Grand Total:	**7,277,402.33**	

HANDWRITES

Payment Number	Payment Date	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
109927	07/29/25	A CREATIVE CANVAS COMPANY INC	4710	100	55250	COUNTY FAIR	474800	Other Machinery & Equip.	11,875.00	CANOPY SHADES
109928	07/29/25	AMERICAN TOWER CORPORATION	AUG2025	100	19150	JUSTICE CENTER FACILITY MGMT	451100	Building/Land Lease/Rent	(1,084.32)	AUG 2025 LEASE - SEDALIA TOWER ADJUSTMENT
			AUG012025	100	19150	JUSTICE CENTER FACILITY MGMT	451100	Building/Land Lease/Rent	3,259.00	AUG 2025 LEASE - SEDALIA TOWER
								Total Payment	**2,174.68**	
109929	07/29/25	CITY OF LONE TREE	SHAREBACKMAYJUN2025	230	82305	ROAD S/U TAX SHAREBACK-MUNIS	468600	Intergovernmental-Lone Tree	(8,728.26)	MAY 2025 DEDUCT OUT OF TOWN SALES TAX
			SHAREBACKMAYJUN2025	230	82305	ROAD S/U TAX SHAREBACK-MUNIS	468600	Intergovernmental-Lone Tree	10,932.47	JUN 2025 ROAD AUTO USE TAX SHAREBACK
			SHAREBACKMAYJUN2025	230	82305	ROAD S/U TAX SHAREBACK-MUNIS	468600	Intergovernmental-Lone Tree	190,335.48	MAY 2025 ROAD SALES TAX SHAREBACK
								Total Payment	**192,539.69**	
109930	07/29/25	COLORADO OUTHOUSE LLC	13296	100	55250	COUNTY FAIR	444300	Equip Rental/Fair Admin	3,438.78	2025 FAIR & RODEO OUTHOUSES
109931	07/29/25	DAVID R KEMP PLUS INC	810	100	55200	FAIRGROUND OPERATIONS	443600	Other Professional Services	5,600.00	PAINTING KIRK HALL
109932	07/29/25	LEIDOS SECURITY DETECTION	INV0013049673	100	19150	JUSTICE CENTER FACILITY MGMT	444400	Service Contracts	18,900.00	X-RAY SECURITY SYSTEM
109933	07/29/25	MOORE ENGINEERING INC	41959	100	16200	PLANNING & ZONING SERVICES	443600	Other Professional Services	1,068.75	WATER DEVELOPMENT REVIEWS
109934	07/29/25	SOUTH METRO FIRE RESCUE AUTHORITY	AUG2025	100	19150	JUSTICE CENTER FACILITY MGMT	451100	Building/Land Lease/Rent	619.57	AUG 2025 LEASE - RUETER-HESS TOWER
109935	07/29/25	SPRADLIN PRINTING INC	24138	100	55250	COUNTY FAIR	440100	Printing/Copy/Fair Mkt & Spon	125.00	2025 FAIR & RODEO SPONSOR POSTERS
			24153	100	55250	COUNTY FAIR	440100	Printing/Copy/Fair Mkt & Spon	570.00	2025 RODEO DAY SHEETS
			24155	100	55250	COUNTY FAIR	443570	County Fair Service/Fair Admin	4,903.00	2025 FAIR & RODEO SOUVENIR PROGRAM DESIGN
								Total Payment	**5,598.00**	
109936	07/29/25	SUMMIT PRO RODEO LLC	2025FAIR	100	55250	COUNTY FAIR	443570	County Fair Service/Fair Rodeo	118,685.00	2025 FAIR & RODEO STOCK CONTRACTOR
109937	07/29/25	TOWN OF CASTLE ROCK	SHAREBACKMAYJUN2025	230	82305	ROAD S/U TAX SHAREBACK-MUNIS	468100	Intergovernmental-Castle Rock	62,793.61	JUN 2025 ROAD AUTO USE TAX SHAREBACK
			SHAREBACKMAYJUN2025	230	82305	ROAD S/U TAX SHAREBACK-MUNIS	468100	Intergovernmental-Castle Rock	(21,965.92)	MAY 2025 DEDUCT OUT OF TOWN SALES TAX
			SHAREBACKMAYJUN2025	230	82305	ROAD S/U TAX SHAREBACK-MUNIS	468100	Intergovernmental-Castle Rock	324,897.99	MAY 2025 ROAD SALES TAX SHAREBACK
								Total Payment	**365,725.68**	
109938	07/29/25	VERSATERM PUBLIC SAFETY US INC	INV4100177	100	21160	INTERNAL AFFAIRS	444500	Software/Hardware Supp./Maint.	5,545.47	BLUETEAM NEXTGEN SOFTWARE RENEWAL
528340	07/28/25	CANOPY TREE SERVICE INC	2273	296	861572	AMERICAN RESCUE PLAN ACT	447500	PURCH SVCS/2025 FMWRM Wildfire	6,475.00	WILDFIRE MITIGATION PROGRAM
528341	07/28/25	CLAVETTE, JESSE JAMES	051925-061325/2	200	31400	MAINTENANCE OF CONDITION	445300	Travel Expense	540.40	MILEAGE REIMBURSEMENT
528342	07/28/25	RANAHAN CUSTOMS & AWARDS	2603	100	55250	COUNTY FAIR	447850	County Fair Awards/Fair Rodeo	144.00	2025 FAIR & RODEO BUCKLE
528343	07/28/25	AWARDS WITH MORE	34656	100	55250	COUNTY FAIR	433400	OS/Fair Livestock Sale	72.00	2025 FAIR & RODEO SPONSOR ENGRAVED PLATES
			34663	100	55250	COUNTY FAIR	433400	OS/Fair Livestock Sale	1,651.20	2025 FAIR & RODEO PLAQUES
			34655	100	55250	COUNTY FAIR	433500	Clothing & Unif/Fair Brd Admin	305.80	2025 FAIR & RODEO BOARD NAME TAGS
								Total Payment	**2,029.00**	
528344	07/28/25	DIAMOND CLEANING LLC	2025	100	55250	COUNTY FAIR	443570	County Fair Service/Fair Admin	39,511.25	2025 FAIR & RODEO JANITORIAL SERVICES
528345	07/28/25	GILLESPIE, MEGAN	2025FAIR	100	55250	COUNTY FAIR	443570	County Fair Service/Fair Mkt &	520.00	2025 FAIR & RODEO MARKETPLACE LIAISON
528346	07/28/25	RODRIGUEZ, SCOTT	2025FAIR	100	55250	COUNTY FAIR	447400	Judges/Referees/Fair Show Mgmt	300.00	2025 FAIR & RODEO JUDGE
528347	07/28/25	SHAMROCK LIVESTOCK	2025FAIR	100	55250	COUNTY FAIR	443570	County Fair Service/Fair Rodeo	3,662.70	2025 FAIR & RODEO MUTTON BUSTIN JUDGE
528348	07/28/25	SMALL, DEBBIE	2025FAIR	100	55250	COUNTY FAIR	447400	Judges/Referees/Fair Show Mgmt	200.00	2025 FAIR & RODEO JUDGE
528349	07/28/25	STORMY PRODUCTIONS LLC	2980	100	55250	COUNTY FAIR	443570	County Fair Srvs/Fair Show Mgm	2,200.00	2025 FAIR & RODEO LIVESTREAM LIVESTOCK SALE

Payment Number	Payment Date	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
528350	07/28/25	THE TREE GUY LLC	4543	296	861572	AMERICAN RESCUE PLAN ACT	447500	PURCH SVCS/2025 FMWRM Wildfire	4,790.00	WILDFIRE MITIGATION PROGRAM
528351	07/28/25	ESA SUITES - DENVER - PARK MEADOWS	7568220004	100	861018	VETERANS ASSISTANCE GRANT	443600	Other Professional Services	27.19	EXCESS CREDIT REFUND
528352	07/28/25	XCEL ENERGY	5389108889/071625	200	31650	ENG-ITS/TRAFFIC SIGNAL OPS	450250	Traffic Signal Utilities	225.70	VEHICLE MESSAGE SIGN
								Grand Total:	**792,395.86**	

MEETING DATE: August 12, 2025

STAFF PERSON RESPONSIBLE: Germaine Gibson, Bankruptcy & Tax Technician

DESCRIPTION: Resolution Declaring Certain Business Personal Property Taxes and Real Personal Property Taxes as Being Uncollectible; and a Listing of All Real Property Tax Liens Which Have Been Held by the County for Three Or More Years.

SUMMARY: The Treasurer has determined that the delinquent taxes levied on the business personal and real property listed on Exhibit A for a total of $294,764.10 are uncollectible and should be cancelled and removed from the Treasurer's tax roll. The Treasurer has exhausted all reasonable means to collect these taxes listed on Exhibit A prior to making this request. Exhibit B contains an additional list of all real property tax liens which have been held by the County for three years or more without obtaining a Treasurers deed.

RECOMMENDED ACTION: Approve Resolution.

REVIEW:

David Gill	Approve	7/28/2025
Jeff Garcia	Approve	8/5/2025
Andrew Copland	Approve	8/6/2025
Christie Guthrie	Approve	8/7/2025
Doug DeBord	Approve	8/7/2025

ATTACHMENTS:

Treasurer's Annual Resolution 2025
Exhibit A
Exhibit B

R-025-

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

RESOLUTION DECLARING CERTAIN BUSINESS PERSONAL PROPERTY TAXES AND REAL PERSONAL PROPERTY TAXES AS BEING UNCOLLECTIBLE; AND A LISTING OF ALL REAL PROPERTY TAX LIENS WHICH HAVE BEEN HELD BY THE COUNTY FOR THREE OR MORE YEARS.

WHEREAS, pursuant to section 39-10-114(2), C.R.S., the Douglas County Treasurer has determined that those taxes levied on real and personal property set forth in Exhibit A, attached hereto and incorporated herein, are uncollectible and should be cancelled by the Board of County Commissioners; and

WHEREAS, pursuant to section 39-11-142(7) C.R.S., the Douglas County Treasurer has prepared a list of all tax liens on all real property struck off to the County and all certificates of sale relating thereto, which certificates have been held by the County for three years or more without obtaining a deed or being otherwise disposed of pursuant to Article 11or 11.5 of Title 39 of the Colorado Revised Statutes, which are listed in Exhibit B hereto; and.

WHEREAS, the total uncollectible amount of taxes is $294,764.10.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, COLORADO, that pursuant to section 39-10-114(2), C.R.S., those unpaid real and personal property taxes set forth in Exhibit A have been determined to be uncollectible, as the Treasurer has exhausted every reasonable means to collect said taxes, and are therefore cancelled and removed from the Treasurer's tax roll. Prior to recordation, staff may correct minor clerical errors, if any, to Exhibit A; and

BE IT FURTHER RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, COLORADO, that the Board acknowledges the Douglas County Treasurer's presentation pursuant to section 39-11-142(7), C.R.S.,listed in Exhibit B hereto.

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

BY: _____
ABE LAYDON, Chair

ATTEST: _____
HAYLEY HALL, Clerk to the Board

C.R.S. 39-10-114(2) (a)+(b):

(a)Any taxes levied on personal property, including but not limited to manufactured homes, which a
Board of County Commissioners. (b)When any real property has been stricken off to a county by v
be determined to be uncollectible after a period of six years from the date of becoming delinquent,
article 11 of this title to subsequently transfer any tax sale certificate nor its right to receive a tax de

		Grand Total	**$**	**294,764.10**	
YEAR	DIST	ACCT.#	TAX AMT		BUSINESS / NAME
2012	3251	P0509093	$	922.75	RITZ CAMERA & IMAGE LLC
			$	922.75	
2015	3251	P0509528	$	6,665.47	TSA STORES INC
2015	3510	P0423837	$	26,766.17	TSA STORES INC
2015	0803	P0503626	$	4,342.33	TSA STORES INC
			$	37,773.97	
2016	3566	P0510983	$	529.03	HAMMERLUND CONSTRUCTION LLC
2016	3251	P0509528	$	5,709.31	TSA STORES INC
2016	3510	P0423837	$	24,152.74	TSA STORES INC
2016	0803	P0503626	$	5,021.47	TSA STORES INC
		Total Tax	$	35,412.55	
2017	3566	P0510983	$	448.28	HAMMERLUND CONSTRUCTION LLC
		Total Tax	$	448.28	
2018	0625	R0168090	$	59.48	UNITED STATES OF AMERICA
2018	0625	R0166801	$	59.48	UNITED STATES OF AMERICA
2018	0759	R0602763	$	12.82	COLORADO DEPT OF TRANSPORTATION

2018	3468	R0602525	$	5.21	COLORADO DEPT OF TRANSPORTATION
2018	3468	R0602767	$	0.62	COLORADO DEPT OF TRANSPORTATION
2018	3601	R0416080	$	1.21	DEPARTMENT OF TRANSPORTATION
2018	3601	R0602527	$	45.02	COLORADO DEPT OF TRANSPORTATION
2018	3601	R0602746	$	3.48	COLORADO DEPT OF TRANSPORTATION
2018	3601	R0602759	$	73.59	COLORADO DEPT OF TRANSPORTATION
2018	3605	R0602734	$	11.58	COLORADO DEPT OF TRANSPORTATION
2018	3605	R0602735	$	8.00	COLORADO DEPT OF TRANSPORTATION
2018	3605	R0602740	$	3.88	COLORADO DEPT OF TRANSPORTATION
2018	3605	R0602742	$	44.08	COLORADO DEPT OF TRANSPORTATION
2018	3473	R0478325	$	11,533.30	SILVER LEAF PINES LLC
2018	0217	P0510875	$	1,287.74	CHARLOTTE RUSSE INC
		Total Tax	$	13,149.49	

2019	2625	P0511293		$5,309.18	CHILDRENS LEARNING ADVENTURE USA LLC
2019	0217	P0510875	$	1,116.00	CHARLOTTE RUSSE INC
2019	3511	P0511119		$653.54	CHARLOTTE RUSSE INC
2019	0800	P0513114		$1,385.82	KEVIN J HEINZE MD PC
		Total Tax	$	8,464.54	

2020	3602	P0513438	$	440.88	GARLIC JIMS FAMOUS GOURMET PIZZA
2020	2625	P0511293		$4,277.76	CHILDRENS LEARNING ADVENTURE USA LLC
2020	0217	P0373268		$944.20	DESTINATION MATERNITY CORP
2020	0217	P0513687		$1,507.33	REVAMP COLLISION CENTER LLC
2020	0800	P0513114		$2,202.78	KEVIN J HEINZE MD PC
		Total Tax	$	9,372.95	

2021	0217	P0513687	$1,454.56	REVAMP COLLISION CENTER LLC
2021	0800	P0513114	$1,780.96	KEVIN J HEINZE MD PC
2021	3069	P0514463	$2,839.00	SISSORS & SCOTCH
			$ 6,074.52	

2022	3602	P0514523	$ 2,743.37	INNGI FLOAT
2022	0800	P0513114	$2,371.76	KEVIN J HEINZE MD PC
2022	1005	P0514764	$ 2,597.52	PW PARKER LLC
2022	3069	P0514463	$7,093.20	SISSORS & SCOTCH
2022	3293	P0514840	$6,415.12	THE TACO CO
2022	3511	P0514384	$ 5,196.50	UPWEST
			$ 26,417.47	

2023	0217	P0505189	$1,578.74	SUNSET STONE INC
2023	3530	P0511603	$164.47	SENTINEL NEUROMONITORING LLC
2023	3602	P0511250	$373.09	3 FREAKS BREWERY LLC
2023	0803	P0513180	$321.38	WELCOME HOME BREWERY
2023	3602	P0511915	$491.04	HONEY B'S MACARONS
2023	3512	P0511668	$419.54	THE CENTER FOR SPINE & PHYSICAL MEDICINE
2023	3468	P0387203	$546.63	BLADE RUNNER SERVICES INC
2023	0217	P0512655	$337.77	CRYO CARE D MICHAEL DESIMONE DMD
2023	2151	P0514701	$434.01	RICHMOND AMERICAN HOMES
2023	2151	P0513571	$376.10	CENTURY LAND HOLDINGS LLC
2023	3098	P0514971	$595.92	CSG SYSTEMS INTERNATIONAL INC
2023	3602	P0514108	$754.53	MAGNA FAMILY DENTAL STUDIO
2023	3427	P0514367	$1,156.49	EHTCV LLC

2023	3571	P0415563	$1,363.18	UNITED ARTISTS THEATRE CIRCUIT INC 061326
2023	3704	P0514881	$269.82	CENTURY LAND HOLDINGS LLC
2023	1740	P0510919	$1,111.55	MAVERIK INC 479
2023	3602	P0513469	$553.70	ADV ENTERPRISES INC
2023	3375	P0512002	$506.82	BAUPOST GROUP
2023	3511	P0513707	$272.59	WAFELS & DINGES
2023	3679	P0514322	$710.43	TOLL SOUTHWEST LLC
2023	3139	P0513995	$287.02	RICHMOND AMERICAN HOMES
2023	3139	P0513996	$374.40	RICHMOND AMERICAN HOMES
2023	3560	P0513986	$339.74	RICHMOND AMERICAN HOMES
2023	3647	P0514551	$463.58	MERITAGE HOMES OF COLORADO INC
2023	0800	P0513106	$488.88	BANK OF AMERICA NA
2023	2625	P0512863	$2,256.66	KRG BHTT LLC 20224
2023	0217	P0514501	$7,700.96	MOUNTAIN CITY SUPPLY
2023	1750	P0514023	$1,919.68	OHANA GRILLE CASTLE ROCK LLC
2023	3098	P0512566	$83,979.96	VIVEVE
2023	3602	P0510802	$664.82	IPP STORES LLC
2023	3533	P0514969	$3,610.04	CYCLEBAR
2023	2625	P0504928	$457.10	EAR NOSE & THROAT OF PARKER
2023	3533	P0513613	$2,918.60	BERG HAUS
2023	3511	P0514107	$1,132.74	CHANCHAN CORPORATION DBA SSAM POKE
2023	3602	P0514113	$1,439.44	EAT THE FROG FITNESS
2023	3098	P0514535	$1,539.28	FRONT RANGE HVAC
2023	0553	P0513462	$4,993.40	FRONT RANGE TIRE LLC
2023	3602	P0514523	$ 3,622.12	INNGI FLOAT
2023	3400	P0513334	$3,517.50	LIPSEY COMMUNICATIONS LLC
2023	0217	P0513335	$2,075.74	LIPSEY COMMUNICATIONS LLC
2023	1400	P0513887	$3,857.18	LIPSEY COMMUNICATIONS LLC

2023	3375	P0514190	$3,107.36	PHARMACA INTERGRATIVE PHARMACY INC
2023	1005	P0514764	$ 2,344.60	PW PARKER LLC
2023	3128	P0514752	$4,302.26	SOFT TOUCH DENTAL
2023	3511	P0514843	$4,791.90	THE HOUSE OF LR&C
2023	3293	P0514840	$2,204.82	THE TACO CO

Total	$156,727.58

Grand Total
$ 294,764.10

re determined to be uncollectable after a period of one year
irtue of a tax sale and there has been no transfer by the cou
and they may be cancelled by the board of county commissi
ed and to exercise its rights thereunder with respect to such

SITUS ADDRESS / LEGAL ADDRESS	TYPE*
9557 S UNIVERSITY BLVD HIGHLANDS RANCH CO 80126	PP
1265 SGT JON STILES DR #B HIGHLANDS RANCH CO 80129	PP
7848 E COUNTY LINE RD LONE TREE CO 80124	PP
11445 TWENTY MILE RD PARKER CO 80134	PP
7396 REYNOLDS DR SEDALIA CO 80135	PP
1265 SGT JON STILES DR #B HIGHLANDS RANCH CO 80129	PP
7848 E COUNTY LINE RD LONE TREE CO 80124	PP
11445 TWENTY MILE RD PARKER CO 80134	PP
7396 REYNOLDS DR SEDALIA CO 80135	PP
DENVER LODE MINING CLAIM SURVEY 20836 PT 7-10-68- 20.66 AM/L 248-828	RO
20835 PATENTED BK 142 PG 375 PT 6 & 7-10-68 20.66 AM/L 248-829	RO
PUBLIC ROW WITHIN SE1/4SE1/4SE1/4 6-6-68 0.066 AM/L	RO

PUBLIC ROW WITHIN NW1/4SW1/4 34-6-68 0.648 AM/L	RO
PUBLIC ROW WITHIN PART SW1/4NE1/4 & PART E1/2NW1/4 3-7-68 14.363 AM/L	RO
TRACT A HIGHLANDS RANCH #105A 0.169 AM/L	RO
PART LOT 1A HIGHLANDS RANCH 105A 1ST AMD 0.114 AM/L	RO
PART LOT 2 HIGHLANDS RANCH 124A 0.012 AM/L	RO
PART LOT 1 HIGHLANDS RANCH 137A 0.110 AM/L	RO
PART LOT 21 PARK 85 0.030 AM/L	RO
PART LOT 22 PARK 85 0.019 AM/L	RO
PART LOT 24 PARK 85 0.016 AM/L	RO
PART LOT 27A PARK 85 PER LLAC 02025857 0.168 AM/L	RO
PARCEL A-3 BLOCK 9 CASTLE PINES 2-A 6TH AMD 0.76 AM/L	RO
5050 FACTORY SHOPS BLVD #515 CASTLE ROCK CO 80108	PP

9190 CROWN CREST BLVD PARKER CO 80138	PP
5050 FACTORY SHOPS BLVD #515 CASTLE ROCK CO 80108	PP
8405 PARK MEADOWS CENTER DR #148 LONE TREE CO 80124	PP
12543 N STATE HIGHWAY 83 #214 PARKER CO 80134	PP

3982 RED CEDAR DR UNIT A	PP
9190 CROWN CREST BLVD PARKER CO 80138	PP
5050 FACTORY SHOPS BLVD #812 CASTLE ROCK CO 80108	PP
2807 N US HIGHWAY 85 #101 CASTLE ROCK CO 80109	PP
12543 N STATE HIGHWAY 83 #214 PARKER CO 80134	PP

2807 N US HIGHWAY 85 #101 CASTLE ROCK CO 80109	PP
12543 N STATE HIGHWAY 83 #214 PARKER CO 80134	PP
12227 PINE BLUFFS WAY #109 PARKER CO 80134-4487	PP

9567 S UNIVERSITY BLVD #D-5 HIGHLANDS RANCH CO 80126-7897	PP
12543 N STATE HIGHWAY 83 #214 PARKER CO 80134	PP
17021 E LINCOLN AVE #C PARKER CO 80134	PP
12227 PINE BLUFFS WAY #109 PARKER CO 80134-4487	PP
11061 S PARKER RD PARKER CO 80134-7441	PP
8401 PARK MEADOWS CENTER DR #1075 LONE TREE CO 80124	PP

702 PRAIRIE HAWK DR CASTLE ROCK CO	PP
10103 RIDGEGATE PKWY #306 LONE TREE CO	PP
7140 E COUNTY LINE RD HIGHLANDS RANCH CO	PP
19523 HESS RD UNIT 103 PARKER CO	PP
40 SPRINGER RD HIGHLANDS RANCH CO	PP
9556 PARK MEADOWS DR STE 300	PP
5630 KELLY CT LITTLETON CO	PP
751 MALETA LN #104 CASTLE ROCK CO	PP
4118 RIVER OAKS ST CASTLE ROCK CO	PP
2175 VILLAGEVIEW LN CASTLE ROCK CO	PP
8310 S VALLEY HWY #300 ENGLEWOOD CO	PP
1509 PARK CENTRAL DR #200 HIGHLANDS RANCH CO	PP
17044 ROSE MALLOW AVE PARKER CO	PP

9355 PARK MEADOWS DR LITTLETON CO	PP
8405 GALVANI TRL LITTLETON CO	PP
3991 LIMELIGHT AVE CASTLE ROCK CO	PP
9567 S UNIVERSITY BLVD #A102 HIGHLANDS RANCH CO	PP
8636 S PEORIA ST ENGLEWOOD CO	PP
8401 PARK MEADOWS CENTER DR UNIT 5555 LONE TREE CO	PP
2 SIMMENTAL LOOP CASTLE ROCK CO	PP
336 VISTA CLIFF CIR CASTLE ROCK CO	PP
348 VISTA CLIFF CIR CASTLE ROCK CO	PP
8072 YAMPA RIVER AVE LITTLETON CO	PP
17853 MARSH WREN AVE PARKER CO	PP
19240 E LINCOLN AVE #130 PARKER CO	PP
19320 COTTONWOOD DR PARKER CO	PP
607 S GILBERT ST UNIT 102 CASTLE ROCK CO	PP
2240 MERCANTILE ST #100 CASTLE ROCK CO	PP
345 INVERNESS DR SOUTH #B-205 ENGLEWOOD CO	PP
9362 S COLORADO BLVD #D2 HIGHLANDS RANCH	PP
562 E CASTLE PINES PKWY CASTLE PINES CO 80108-4609	PP
9397 CROWN CREST BLVD #307 PARKER CO 80138	PP
7280 LAGAE RD CASTLE PINES CO 80108	PP
8515 PARK MEADOWS CENTER DR LONE TREE CO 80124	PP
9265 S BROADWAY UNIT 100 HIGHLANDS RANCH CO 80129-6666	PP
317 INVERNESS WAY SOUTH #110 ENGLEWOOD CO 80112-5846	PP
5765 PETERSON RD SEDALIA CO 80135	PP
9567 S UNIVERSITY BLVD #D-5 HIGHLANDS RANCH CO 80126-7897	PP
1345 NEW BEALE ST #130 CASTLE ROCK CO 80108	PP
78 E ALLEN ST #102C CASTLE ROCK CO 80109	PP
18260 E LINCOLN AVE #107 PARKER CO 80134	PP

8636 S PEORIA ST ENGLEWOOD CO 80112	PP
17021 E LINCOLN AVE #C PARKER CO 80134	PP
17167 CEDAR GULCH PKWY #104 PARKER RD STE 107 PARKER CO 80134	PP
8401 PARK MEADOWS CENTER DR #1088 LONE TREE CO 80124	PP
11061 S PARKER RD PARKER CO 80134-7441	PP

after the date of their becoming delinquent may be cancelled by the
nty of a certificate of purchase thereon, the taxes on such property may
oners. Such cancellation shall not affect the rights of the county under
property.

REASON
Business gone, deleted for 2018 unsuccessful collections
Business gone, deleted for 2023 unsuccessful collections
Business gone, deleted for 2023 unsuccessful collections
Business gone, deleted for 2023 unsuccessful collections
Business gone, deleted for 2018 unsuccessful collections Business gone, deleted for 2023 unsuccessful collections
Business gone, deleted for 2023 unsuccessful collections
Business gone, deleted for 2023 unsuccessful collections
Business gone, deleted for 2018 unsuccessful collections
Balance After ProRate
Balance After ProRate
Balance After ProRate

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Balance After ProRate

Balance After ProRate
Erroneous Payment - CTD issuance prevents further collection. Need to add back onto account then zero out after approved write off.
Business gone, deleted for 2020 unsuccessful collections

Business gone, deleted for 2021 unsuccessful collections

Business gone, deleted for 2020 unsuccessful collections

Business gone, deleted for 2020 unsuccessful collections

Business gone deleted for 2024 unsuccessful collections

Business gone, deleted for 2023 unsuccessful collections
Business gone, deleted for 2021 unsuccessful collections

Business gone, deleted for 2021 unsuccessful collections

Business gone, deleted for 2022 unsuccessful collections

Business gone deleted for 2024 unsuccessful collections

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Business gone, deleted for 2023 unsuccessful collections

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Business gone, deleted for 2023 unsuccessful collections

Business gone deleted for 2024 unsuccessful collections

Remaining balance after bankruptcy final payment

Business gone deleted for 2024 unsuccessful collections

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Business gone deleted for 2024 unsuccessful collections

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* TYPE

PO=POSSESSORY INTEREST
PP=PERSONAL PROPERTY
RO=REAL PROPERTY

C.R.S. 39-11-142(7)

		Grand Total	**$ 31,347.31**	
YEAR	DIST	ACCT.#	TAX LIENS STRUCK TO COUNTY	CERTIFICATE OF PURCHASE NUMBER HELD BY COUNTY
2009	3473	R0434276	$ 54.70	999160
2009	0217	R0436829	$ 142.27	999206
2009	3493	R0450988	$ 43.97	999338
2009	3493	R0343565	$ 183.06	998849
			$ 424.00	
2010	0803	R0333527	$ 7.33	1000667
2010	0095	R0358954	$ 28,015.82	1000735
2010	3539	R0442798	$ 24.64	1001027
2010	3503	R0445272	$ 34.99	1001045
			$ 28,082.78	
2011	0078	R0159581	$ 5.20	1002042
2011	3491	R0257068	$ 5.57	1002152
2011	3473	R0431528	$ 8.19	1002487
2011	3473	R0431652	$ 9.37	1002488
2011	3472	R0431654	$ 8.15	1002489

2011	3472	R0431659	$	8.42	1002490
2011	3473	R0431661	$	17.55	1002491
2011	3472	R0431662	$	8.15	1002492
2011	3472	R0431663	$	8.15	1002493
2011	0553	R0361528	$	9.73	1002278
2011	0553	R0361531	$	10.59	1002279
			$	99.07	
2013	0095	R0349753	$	7.78	201400497
2013	0553	R0361532	$	6.53	201400503
2013	3472	R0431524	$	8.14	201400504
2013	3473	R0431533	$	8.19	201400505
2013	3473	R0483692	$	24.58	201400515
			$	55.22	
2014	0502	R0162042	$	4.80	201501132
2014	0095	R0349762	$	1,156.86	201501140
2014	3473	R0394650	$	6.98	201501147
2014	0217	R0404202	$	91.56	201501148

		Total Tax	$	1,260.20	
2017	491	R0443062	$	130.68	201803242
2017	3068	R0451068	$	64.22	201803245
2017	3602	R0344633	$	6.48	201803233
		Total tax	$	201.38	
2018	118	R0398552	$	158.20	201903912
2018	3533	R0396620	$	14.94	201903911
2018	1901	R0408982	$	59.76	201903915
2018	3473	R0457021	$	33.66	201903920
2018	3761	R0473781	$	451.56	201903921
2018	3512	R0414543	$	10.42	201903916
2018	3473	R0434279	$	39.46	201903917
			$	768.00	
2019	143	R0221962	$	26.72	202004710
2019	3143	R0485081	$	429.94	202004676
			$	456.66	
			Grand Total $	31,347.31	

BUSINESS / NAME	SITUS ADDRESS / LEGAL ADDRESS
RIVENDELL HOLDINGS LLC	TRACT E CASTLE PINES VILLAGE FILING 28A TOTAL ACREAGE 0.160 AM/L
LGR DEVELOPMENT CO	PART OF WEST EDGE OF SITE 1 ROLLING HILLS AMENDED SE1/4NW1/4NE1/4 13-8-67 0.165AM/L
TAOS AT LONE TREE LLC	COMMON AREA WITHIN TAOS AT LONE TREE #2 0.219 AM/L (AKA PART PRIVATE STREETS E1/2 TAOS TRAIL & S1/2 KACHINA WAY)
TAOS AT LONE TREE LLC	ALL OPEN AREA SURROUNDING LOTS 42-4749-54 56-63 TAOS OF LONE TREE FILING #2 FIRST AMENDED INCLUDING PART OF PRIVATE STREETS 0.811 AM/L (PER DEED)
TALLEY CORPORATION	TRACT M SAGEWOOD #1 AMENDED .040 AM/L
GARY G TURNER & ANASTACIAL L TURNER	PART OF COMMON AREA L ROXBOROUGH DOWNS .06 AM/L
ANTHEM CASTLE PINES DEVELOPMENT INC	TR IN SW1/4NE1/4 8-7-67 LYING SW OF TRACT K CASTLE PINES NORTH 19 0.115 AM/L (FORMERLY UNPARCELLED)
COLORADO & C470 INC	PART OF LOT 2-C 470 FRONTAGE CO, FILING 1 0.1515 AM/L RLTD 0445274
HORSESHOE RANCH ESTATES LP	1/8 MINERAL INTEREST W1/2SW1/4 17-7-68 80 AM/L MINERAL INTEREST 10 AM/L
CASTLE PINES LAND CO	1/2 MIN INT IN N1/2NW1/4NE1/4 9-7-67 TOTAL = 20 AM/L MIN INT = 10 AM/L
FIDELITY CASTLE PINES LTD	ALL MIN INT IN LOTS 179 BLOCK 1, LOTS 154 & 159 BLOCK 2, MOST LOT 153 BLOCK 3 (1.255), LOT 125 BLOCK 6, PART LOT 116 (0.046), PART LOT 122 (0.105), & MOST LOT 124 (0.430) BLOCK 7 CASTLE PINES 2A MIN INT = 6.831 AM/L
FIDELITY CASTLE PINES LTD	ALL MIN INT IN LOTS 231, 242 THROUGH 245, 247, 248, 250, 255 THROUGH 258, 260, 261 CASTLE PINES VILLAGE FILING 8G TOTAL 8.825 AM/L
FIDELITY CASTLE PINES LTD	ALL MIN INT IN LOTS 320, 331 BLOCK 6 LOTS 324, 326, 330 BLOCK 7 LOTS 400, 402 BLOCK 9 CASTLE PINES 1B MIN INT = 7.237 AM/L

FIDELITY CASTLE PINES LTD	ALL MIN INT IN LOTS 430, 432, 433, 435, 436, 487, 492-494, & 565-567 CASTLE PINES VILLAGE 19A MIN INT = 6.44 AM/L
FIDELITY CASTLE PINES LTD	ALL MIN INT IN LOTS 216-221 & 224-230 CASTLE PINES VILLAGE 25 MIN INT = 14.904 AM/L
FIDELITY CASTLE PINES LTD	ALL MIN INT IN LOTS 471, 472, 473, LOTS 560 THRU 563, LOTS 572 THRU 574, LOTS 580 THRU 585 CASTLE PINES VILLAGE FILING 19B MIN INT = 7.544 AM/L
FIDELITY CASTLE PINES LTD	ALL MIN INT IN LOTS 4501-4503, 4505, 4507, 4509, 4510, 4518-4527, 4529-4538, 4540-4543 CASTLE PINES VILLAGE 12A MIN INT = 8.52 AM/L
D SYLVAN RAMSEY	35% MIN INT (7/10 OF 1/2) IN SOUTH 1143 FT OF EAST 1143 FT OF NE1/4SW1/4 24/7/68 TOTAL = 30 AM/L MIN INT = 10.5 AM/L
D SYLVAN RAMSEY	35% MIN INT (7/10 OF 1/2) IN PT NE1/4SW1/4 & MOST SE1/4NW1/4 24-7-68 TOTAL = 39.635 AM/L MIN INT = 13.872 AM/L
GARY G TURNER & ANASTACIAL L TURNER	TR IN NW1/4 11-7-69 AKA PARCEL A-9 .0207 AM/L 517-571
NETRA PECH	UND 15% (3/10 OF 1/2 MINERAL INTEREST IN TRACT IN E1/2W1/2 24-7-68 35.185 AM/L 3/10 OF 1/2 MINERALS RLTD #0361531
FIDELITY CASTLE PINES LTD	ALL MIN INT IN LOTS 357A, 359A BLOCK 12 CASTLE PINES FILING 1B PER LLAC 9857928 & LOT 358 BLOCK 12 CASTLE PINES FILING 1B REPLAT LOTS 354-360 BLOCKS 11-12 MIN INT = 4.41 AM/L
FIDELITY CASTLE PINES LTD	ALL MIN INT IN LOTS 113A, 114A, 115A, PT LOT 119A (0.128), 123A CASTLE PINES 2A 5TH AMD MIN INT = 3.691 AM/L
NORTHSTAR LAND LLC	1/2 MIN INT IN PT SW1/4 15-7-67 26.719 AM/L & ALL MIN INT IN PT NW1/4 22-7-67 4.605 AM/L AKA ALL CASTLE PINES VILLAGE 38 TOTAL = 31.324 AM/L MIN INT = 17.965 AM/L
RUTH G GIVAN	1/4 MINERAL INTEREST PT SE1/4SW1/4 5-8-68 26.92 AM/L 155-438 MINERAL INTEREST 10 AM/L
GARY G TURNER & ANASTACIAL L TURNER	TR IN NW1/4 11-7-69 AKA PARCEL A-4 0.0937 AM/L 517-571
FIDELITY CASTLE PINES LTD	ALL MIN INT IN LOTS 1-15, 18, 19, 21-27 CASTLE PINES VILLAGE 8E MIN INT = 5.02 AM/L
DEV VIC LTD LIABILITY CO	W1/2 OF VACATED CASTLETON CT. IN E1/2NE1/4SE1/4 27-7-67 0.289 AM/L

LIN SAL LAND & CATTLE CO LTD	PT SW1/4 33-10-67 LYING E OF CO RD 53 AND LYING W OF ATCHISON TOPEKA & SANTA FE RAILROAD 0.496 AM/L
VILLAGE HOMES OF COLORADO INC	16.5 WIDE TRACT ALONG THE WEST LINE OF SE1/4SE1/4 26-6-66 0.26AM/L AS DEPICTED ON LSP 0033
HR LAND CO	TRACT C (OPEN SPACE) HIGHLANDS RANCH #52G .02 AM/L

RICHARD J DEL MARGO	TR IN SE1/4NW1/4 4-8-65. 0.64 AM/L
TWC ACQUISITION CORP (8-25-00) FKA WRITER COPORATION	TRACT H CASTLE PINES NORTH #5 AMENDED 0.10 AM/L AS MODIFIED BY LLA 9630277
ROXBOROUGH ACQUISITION CORP	TRACT B ROXBOROUGH VILLAGE 14A 0.287 AM/L
RIVENDELL HOLDINGS LLC	TRACT D1 CASTLE PINES VILLAGE FILING 28A 1ST AMD 0.161 AM/L
P&L INVESTMENTS LLC	PRIVATE ROW MERIDIAN OFFICE PARK 4 6TH AMD 0.31 AM/L AKA FAULKNER LANE
GMTD CORP	TRACT A PARK MEADOWS #2 2ND AMEND 0.020 AM/L
RIVENDELL HOLDINGS LLC	TRACT F CASTLE PINES VILLAGE FILING 28A TOTAL ACREAGE 0.190 AM/L

GILBERT F & JUDITH ANN MCNEISH	TRACT A MCNEISH SUB 0.171 AM/L
OLYMPIA HOLDING COMPANY LLC	TRACT A LINCOLN CREEK VILLAGE 1 4TH AMD 1.87 AM/L

TYPE*	REASON
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R County Held Lien 3 or More Years

* TYPE

PP=PERSONAL PROPERTY

R=REAL PROPERTY

MEETING DATE: August 12, 2025

STAFF PERSON RESPONSIBLE: Ashley Chamberlain, Paralegal

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

SUMMARY: On July 16, 2025, 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	8/5/2025
Andrew Copland	Approve	8/6/2025
Doug DeBord	Approve	8/6/2025

ATTACHMENTS:

Abatement Approval Resolution - July 2025
Resolution Approving Recomm of Hearing Officer Attachment

RESOLUTION NO. R-025-_____

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 abatement petitions on July 16, 2025; 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)**
202500015	Lin Family Group LLC
202500056	CO13 Englewood LLC
202500057	CO13 Englewood LLC
202500060	Brock Associates III LLC
202500061	Brock Associates III LLC
202500075	Hancock Reit Aspect LLC
202500233	Vista at Monte Community Association Inc.

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 12th day of August 2025 in Castle Rock, Douglas County, Colorado.

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

BY:_____
ABE LAYDON, Chair

ATTEST:

_____

HAYLEY HALL, Deputy Clerk

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: Lin Family Group LLC Agent: Anne Keyashian

Parcel No.: R0383315 Abatement Number: 202500015

Assessor's Original Value: $1,338,750

Hearing Date: July 16, 2025 Hearing Time: 9:00 a.m.

1. The Douglas County Assessor was represented at the hearing by Rob Moffitt

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: $1,060,000 (at hearing)

   Petitioner's Requested Value: $785,000 (original)

4. Petitioner presented the following testimony and documents in support of the claim:
The petitioner provided the actual income from the two tenants along with testimony indicating recent hail and wind damage and originally requested a value of $785,000. After testimony and a new recommended value by the assessor, the parties agreed and stipulated to a value of $1,060,000.

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 - Stipulation

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

Classification: (2220) Office

Total Actual Value: $1,060,000 (Stipulation)

Reasons are as follows: This agreement reflected consideration of both the property's current income and market sales, resulting in a mutually accepted recommendation by the assessor. The assessor's recommendation was supported by the evidence presented and both parties stipulated to the outcome. The stipulated value is $1,060,000.

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 — *7-16-2025*
Name — Date

Abatement Log No. 202500015

Transmittal Sheet for Abatement #: 202500015

Abatement #	202500015	**Staff Appraiser**	RRM
Tax Year	2024	**Review Appraiser**	SJH
Date Received	1/16/2025	**Recommendation**	Revised as per Hearing Officer's recommendation
Petitioner	LIN FAMILY GROUP LLC	**Reason**	Consideration was given to the actual income operating data provided, and it was determined to support the Assessor's value with no adjustment warranted.
Agent	ANNE CHIH-WEI KEYASHIAN		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	$785,000	**Assessor Final Review Value**	$1,060,000

Original Recommendation: Actual income information provided by the petitioner was given consideration, and together with the study period sale of the subject property was found to support the assessor's valuation model. No adjustment is recommended based on the information received. Hearing Officer Recommendation: **Adjusted at the 7/16/25 hearing based on property's current income and market sales. Both parties agreed to this stipulation.**

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0383315	2130	2686	$93,306	$0	$93,306	27.900%	$26,030	9.6184%	$2,503.67
	2220	2686	$1,245,444	($30,000)	$1,215,444	27.900%	$339,110	9.6184%	$32,616.96
	Account Total:		**$1,338,750**	**($30,000)**	**$1,308,750**		**$365,140**		**$35,120.63**

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0383315	2130	2686	$93,306	$0	$93,306	27.900%	$26,030	9.6184%	$2,503.67
	2220	2686	$966,694	($30,000)	$936,694	27.900%	$261,340	9.6184%	$25,136.73
	Account Total:		**$1,060,000**	**($30,000)**	**$1,030,000**		**$287,370**		**$27,640.40**

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
R0383315	$1,338,750	$365,140	$35,120.63	$1,060,000	$287,370	$27,640.40	$7,480.23
Totals	**$1,338,750**	**$365,140**	**$35,120.63**	**$1,060,000**	**$287,370**	**$27,640.40**	**$7,480.23**

*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0383315	SB22-238 Commercial 30k Exemption	($30,000)

2025000015-2024

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: douglas

Date Received JAN 16, 2025
(Use Assessor's or Commissioners' Date Stamp)

Received
JAN 16 2025
Douglas County Assessor's Office

Section I: Petitioner, please complete Section I only.

Date: 01-18-2025
Month Day Year

Petitioner's Name: lin family group llc.

Petitioner's Mailing Address: po box 701

union city, ca. 94587-0701
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
R0383315	7519 E. STATE HWY 86, FRANKTOWN, CO. 80116
	LOT 2 WENTZEL COMMERCIAL PARK

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 2024 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.)

Petitioner's estimate of value: $785000 (2024)
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.

JOHNNY C. LIN
Petitioner's Signature

Daytime Phone Number (510) 772-7777

Email linfamilygroupllc@gmail.com

By _____
Agent's Signature*

Daytime Phone Number (____) _____

Printed Name: _____

Email _____

*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 Value	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.)

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

_____
Assessor's or Deputy Assessor's Signature

15-DPT-AR No. 920-66/17

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							

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. 920-66/17

Brenda Davis

From: Assessors
Sent: Thursday, January 16, 2025 5:14 PM
To: Brenda Davis
Subject: FW: R0383315
Attachments: ABATEMENT LETTER.pdf

From: Johnny Lin <johnnylin1975@gmail.com>
Sent: Thursday, January 16, 2025 3:38 PM
To: Assessors <Assessors@douglas.co.us>
Subject: Re: R0383315

Hi toby,

Please see if you can open this.

Sent from iPhone

LFG/King-Max/Keylin/Taiwan-USA

Johnny Lin
Email: Johnnylin1975@gmail.com
Office: 510.475.9888 x 30
Fax: 510.477.6898
Mobile: 510.772.7777

> On Jan 16, 2025, at 12:50, Assessors <Assessors@douglas.co.us> wrote:
>
> Dear sir,
>
> We are unable to view this document. We receive an error when trying to open it. Would you please mail it in, or try again.
>
> Thank you,
> Toby
>
> **From:** Johnny Lin <johnnylin1975@gmail.com>
> **Sent:** Thursday, January 16, 2025 10:13 AM
> **To:** Assessors <Assessors@douglas.co.us>
> **Subject:** R0383315
>
> Hi there,

please find the attached abatement request for our property located in franktown co.
the parcel is R0383315

kindly reply with confirmation of receipt and hopefully our request can be resolved.

thank you

| **KMP** | **LFG** | **TAIWAN-USA** | **KEYLIN** |
johnny c. lin - manager
mobile: 510.772.7777 office: 510.475.9888 x 30
email: johnnylin1975@gmail.com

DOUGLAS COUNTY
COLORADO

Office of the Assessor
TOBY DAMISCH, ASSESSOR

For submission to

The
Douglas County Board of County Commissioners

Abatement Filing(s)

#202400015

Petitioner

LIN FAMILY GROUP LLC

ACTUAL VALUE DATA SUMMARY

Of

7519 E STATE HIGHWAY 86
FRANKTOWN, CO 80116

Account Number: R0383315

Assessment Date(s): January 1, 2024

Prepared by
Douglas County Assessor Office

DOUGLAS COUNTY
COLORADO

Office of the Assessor
TOBY DAMISCH, ASSESSOR

Douglas County Board of County Commissioners
100 Third Street
Castle Rock, Colorado 80104

Honorable Board Members:

In response to the abatement filing, the following actual value data summary has been prepared for ad valorem purposes regarding the subject property. The actual value as considered in this summary is applicable for the 2024 tax year and is developed from the level of value for the period of one and one-half years immediately prior to June 30, 2022 as required by Colorado Revised Statues §39-1-104(10.2)(a)(d). Except that if sufficient data was not available in the one and one-half year period, the period of five years immediately prior to June 30, 2022 was utilized to determine level of value as further required by 39-1-104(10.2)(a)(d), C.R.S.

The purpose of this actual value data summary is to demonstrate how the "actual value" (market value) was developed for the subject property considering its physical state and condition as of the first of January, for the tax year(s) considered in the filing, based on the June 30, 2022 level of value (base period) for the determination of property taxes. For purposes of this summary the term "actual value" is considered synonymous with the term "market value". The intended user of the summary is the Douglas County Board of County Commissioners. The purpose of this actual value data summary is to provide documentation of the Assessor's office actual value for the subject property and the basis of the recommendation to the Board of County Commissioners for the resolution of the appeal filed regarding the subject property. This summary has been prepared only for ad valorem purposes and the intended users and should not be relied upon by a third party for any other purpose.

For the ad valorem purposes of this actual value data summary, market value is defined as:

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and both acting in what they consider their own best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. Dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

Property Assessment Valuation, International Association of Assessing Officers, Fourteenth Edition, IAAO, Kansas City, Missouri. Copyright 2013.

This actual value data summary is not an appraisal report. This actual value data summary is only a summary of the level of value data as applied within the computer assisted mass appraisal

(CAMA) system to the subject property characteristics, and is intended only for the use of the Douglas County Board of County Commissioners, and should not be relied upon by a third party for any purpose other than the intended ad valorem purposes. The assessor's office maintains a separate file that contains additional information and data regarding the subject property.

The actual value for the subject property for the current reassessment cycle tax years is based upon the data, presented in this summary.

Office of the Assessor
Douglas County

Actual Value Data Summary

This actual value data summary is not an appraisal report. This actual value data summary is only a summary of the level of value data as applied within the Assessor's computer assisted mass appraisal (CAMA) system to the subject property characteristics. This summary is intended only for valorem use purposes to demonstrate the applied approaches and development of the value assigned to the subject property by the Assessor's process and should not be relied upon by a third party for any other purpose other than the intended ad valorem use purposes.

Subject Property Identification and Description

A copy of the Assessor's Office property profile for the subject property may be found in the *Exhibits and Addendum* section of this summary. This profile contains the current record of the subject property owner, property address and or legal description, sales summary, land area, building and site improvement characteristic data as of the date of assessment, and the actual and assessed values as of the effective date of the appraisal. There are photographs and sketches of the subject property improvements included when available from the CAMA system database. The profile data is intended to provide identification and description of the subject property characteristics relevant to the purpose and intended use of this summary.

Intended Users of the Summary

The intended user of this summary is the Douglas County Board of County Commissioners. Other intended users of the summary include staff of the Douglas County Attorney, petitioner(s) initiating the Petition for Abatement or Refund of Taxes for the property that is the subject of this summary, and agent(s) as duly authorized by the petitioner. This summary has been prepared only for ad valorem purposes for use by the client and intended users and should not be relied upon by a third party for any other purpose.

Intended Use of Summary

The intended use of the summary is to demonstrate the development of the actual value assigned to the subject property and to further provide support for the Douglas County Assessor's Office recommendation regarding the subject property's actual value for presentation to the Douglas County Board of County Commissioners. This summary has been prepared for use as supportive documentation in an abatement petition hearing conducted by the Douglas County Board of County Commissioners.

Purpose of Summary

The purpose of this summary is to demonstrate the development of the "actual value" (market value) as assigned to the subject property in its physical condition as of the January 1 of the applicable tax year(s), based on the previous June 30th level of value for the purpose of determining property taxes. Said value is established utilizing base period data from the time period of eighteen months prior to the level of assessment date. In the event of insufficient market data from this time period, the Assessor's Office reviews market data prior to the beginning of the level of assessment date, going back in six-month increments to a maximum study period of five years. When appropriate, all sales are to be time adjusted to the level of value period date as

required by state statute. All actual values established by the Douglas County Assessor's Office have been made in conformance with applicable laws and administrative regulations. For purposes of this summary, the term “actual value” is considered synonymous with the term “market value”.

Definition of Value

For the purpose of the summary, market value is defined as quoted:

> “The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:
>
> 1. Buyer and seller are typically motivated;
> 2. Both parties are well informed or well advised, and both acting in what they consider their own best interest;
> 3. A reasonable time is allowed for exposure in the open market;
> 4. Payment is made in terms of cash in U.S. Dollars or in terms of financial arrangements comparable thereto; and
> 5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”
>
> Property Assessment Valuation, International Association of Assessing Officers, Fourteenth Edition, IAAO, Kansas City, Missouri. Copyright 2013.

Property Rights Considered

Only a fee simple interest is considered for the subject property as required by Colorado Revised Statues §39-1-106, and the Assessor’s Reference Library Volume 3, Chapter 7, Pages 13-16. Further, in BAA and Regis Jesuit Holding, Inc v. City and County of Denver, et al, 848 P.2d 355 (Colo. 1993) the court cited CRS §39-1-106, and defined this as “*a rule of property taxation which requires that all estates in a unit of real property be assessed together.*”

Effective Date of the Actual Value

The effective date of the actual value assignment is the statutorily required *level of value* date of June 30, 2022 utilizing base period data from the time period of 2021 and the first six months of 2022. The subject property characteristics are considered, as they existed on the date of assessment of January 1, 2024. Therefore, the subject is assigned a retrospective actual or market value as of June 30, 2022, for the property characteristics that existed on January 1, 2024.

Market conditions as of the assessment date may differ from the effective level of value date. Only market data and conditions from the applicable base period have been considered. However, comparable sales and leases transacted prior to the base study period may have as well been considered as provided for by Colorado Revised Statues §39-1-104 (10.2)(d).

Scope of Data Collection and Verification Methods

This summary presents demonstrations of the data and methods that were applied in the mass appraisal process of establishing the actual value of the subject property. Other data and analyses are retained in the files of the Douglas County Assessor's Office. Additionally a search has been made of private sales data, public records of assessor's offices, confidential records of the assessor's office, including Real Property Transfer Declarations (TD-1000 forms), Subdivision Land Valuation Questionnaires, and Income, Expense, and Vacancy Questionnaires. Further, income, vacancy, and expense data was gathered from real estate publications and data services, area Realtors and appraisers, and property owners.

Data considered in the modeling process includes the land economic area assigned unit value, replacement costs, depreciation estimates, comparable improved sales, comparable rents and operating expense information, and capitalization rates. This data was gathered from the subject area, metropolitan area, annual reports, regional and national services. Confirmation of data was by deeds, deeds of trusts, other public records, subscription services for fee, and/or principals or agents of individual transactions.

The three traditionally recognized approaches to value, cost, sales comparison, and income capitalization, were considered in the mass appraisal process and applied to the characteristics of each property within an assigned property classification when sufficient data were available to develop a mass appraisal model for the specific valuation approach.

Cost approach model data is generated by the Assessor's CAMA system based on tables built from the Marshall Valuation Service at the date of the level of value study period for the applicable reassessment cycle tax years.

Sales comparison approach model data is based on sales of properties from the applicable level of value study period. The sales have been confirmed and verified and then classified and further stratified on the basis of the actual current use of the properties at the time of sale for application in the modeling process.

Income approach model data is based on market indicated leases of properties from the applicable level of value study period. This data is collected from the market and analyzed to produce model coefficients that represent typical market rental rates, vacancies and expenses for application in the income approach modeling process. Capitalization rate data applicable to the level of value study period is collected from rates as indicated by the sale of leased property, real estate publications, data

services, and the study of economic indicators that typically impact market driven capitalization rates. Capitalization rates as applied to gross income or modified gross income analysis may include an effective tax rate loaded on the base capitalization rate to allow consideration of the potential tax liability.

The Assessor's office has considered the best information available in the form of land sales and costs to construct improvements, sales data of comparable properties in the immediate competitive market area and lease data that provide typical market indications in the modeling process.

An exterior inspection of the subject property was made on the date as shown in photos included with the profile and on other occasions.

The characteristics of the subject property and any comparable properties improvements demonstrated in this summary are based on the data as recorded in the Assessor's records and are believed to be correct. Should any property characteristics or other data be determined to be other than that as considered and relied upon, the Assessor's office reserves reconsideration of the subject property's actual value.

Jurisdictional Exceptions

The Colorado Constitution Article X, Section 20(8)(c), requires only the market approach be applied when valuing residential properties. Further Colorado Revised Statues §39-1-103(5)(a) states, "…*The actual value of residential real property shall be determined solely by consideration of the market approach to appraisal*".

Colorado Revised Statues §39-1-103 requires that property be classified and valued according to its current use, which may be different than its Highest and Best Use. Therefore, the actual current use as of the date of assessment is considered to determine the value of the subject property.

Colorado Revised Statues §39-1-104 (10.2)(a) and (d) mandate a specific data collection period, usually consisting of 18 months, and referred to as the "Base Period". This report uses data from that period in the analysis and conclusions as required by Colorado law.

Extraordinary Assumptions and Hypothetical Conditions

Typically the real property appraisals conducted by the Assessors Office do not require consideration of extraordinary assumptions or hypothetical conditions regarding the subject property that would affect the analyses, opinions, and conclusions.

Real property, where access has been limited, restricted or denied to the Assessors Office may have been estimated for its physical characteristics on the basis of the best information available to and obtainable by the assessor.

Actual current use as of the date of assessment has been considered for the subject property as required by Colorado Revised Statues §39-1-103 and may be different than the Highest and Best Use or uses permitted by zoning.

The subject property has been analyzed for its actual use and property characteristics that existed on the date of assessment, and the actual value has been determined at the retrospective level of value study period.

Zoning

Zoning typically impacts property value as it can restrict or enhance the legally allowable use and development of a property. However, Colorado Revised Statues §39-1-103 requires that the actual use of the subject property, as of the date of assessment, be considered in determining the actual value. Therefore, analysis of the subject property based on the actual use may differ from other possible use(s) allowable under applicable zoning that could potentially influence market value.

Property Tax Data

The portion of the subject property classified as commercial real estate (vacant land and improved) is assessed at 27.9% of the assessor's actual value indication for tax year 2024. The actual and assessed values are included with the property profile identification and description of the subject property.

History of Subject Property

Data regarding the subject property current use, year built, year remodeled if applicable, and indicated effective age are included with the property profile identification and description of the subject property. If the subject property is leased and the Assessor's Office has access to the rental or lease agreement that data will be considered in the income capitalization analysis of this report.

Sales History

Recorded conveyances indicating sale or transfer of ownership of the subject prior to the effective date of the appraisal are included in the sales summary section of the property profile identification and description of the subject property and are analyzed when appropriate.

Land Data Description

The subject property land data is included with the *Land Valuation Summary* section of the property profile identification and description of the subject property. Unless otherwise noted here or in other sections of this summary, the site is assumed to be of sufficient size and utility to support the current use of the property.

Improvement Data Description

The subject property improvement data included in this summary is as listed in the *Individual Built As Detail* and *Building Details* sections of the property profile identification and description of the subject property. Unless otherwise noted here or in other sections of this summary, the described building details and site improvements are considered to be of sufficient utility to allow the current use of the property.

Highest and Best Use

"The reasonably probable use of property that results in the highest value." -The Appraisal of Real Estate, 14th Edition, Appraisal Institute, 2013 page 332.

The Colorado Supreme Court in Board of Assessment Appeals, et al, v. Colorado Arlberg Club 762 P.2d 146 (Colo. 1988) stated "*reasonable future use is considered because it is relevant to the property's present market value*", and "*our statute does not preclude consideration of future uses."*

The court further quoted the American Appraisal Institute of Real Estate Appraisers referencing The Appraisal of Real Estate 33, 1983, 8th Edition, "*In the market, the current value of a property is not based on historical prices or cost of creation; it is based on what market participants perceive to be the future benefits of acquisition.*" And further "*Accordingly, a property's "highest and best use," which is "[t]he use, from among reasonably probable and legal alternative uses, found to be*

physically possible, appropriately supported, financially feasible, that results in highest land value," is a "crucial determinant of value in the market."

The court then concluded that "*reasonable future use is relevant to a property's current market value for tax assessment purposes*."

Highest and best use analysis for ad valorem purposes includes consideration the reasonable future use and most profitable use of a property subject to the influence of competitive market forces applicable to the location of the property as of the date of appraisal.

Analysis of the highest and best use of a property typically employs four criteria to test alternative uses of a property in the determination of the most profitable use. The four criteria considered are legal permissibility, physical possibility, financial feasibility, and maximum productivity.

Further, the highest and best use of the property is analyzed as of the date of appraisal from two perspectives; as though vacant and ready for development, and as improved with existing improvements.

The subject property current actual use as of the property tax assessment date was as described in the property profile identification and description section of this summary. While the subject property is classified based on the actual current use, the highest and best use has been considered in the determination of the actual value of the property.

Highest and Best Use as Vacant

The highest and best use of the subject site as vacant would be development that is consistent with the use and development of the surrounding neighborhood. Considering the four criteria of highest and best use, the size, shape, topography, access, utility and zoning all appear to support the use of the site for development as an office property.

Highest and Best Use as Improved

Based on analysis of the legally permissible, physically possible, and financially feasible uses of the property, the current office use is considered to be maximally productive, and the highest and best use of the subject property as improved.

SALES COMPARISON APPROACH

The following improved sales, considered for their actual use in the model development, are properties that sold in or immediately prior to the applicable base study period. The sales provide an indication of the range of value and bracket the per unit coefficient value as applied in the sales comparison modeling process.

	ACCOUNT	ADDRESS	ADJ. SALE $	SALE DATE	YOC	SQ FT	PSF
1	R0473943	734-738 N WILCOX ST, CASTLE ROCK	$2,300,000	5/18/2021	2007	10,088	$227.99
2	R0467660	8920 BARRONS BLVD, HIGHLANDS RANCH	$2,240,000	10/9/2020	2001	10,000	$224.00
3	R0383315	7519 E STATE HIGHWAY 86, FRANKTOWN-**subject**	$1,325,000	3/30/2021	1975	5,950	$222.69
4	R0419212	9092 RIDGELINE BLVD, HIGHLANDS RANCH	$2,475,000	12/16/2021	2001	11,173	$221.52
5	R0422451	7505 VILLAGE SQUARE DR, CASTLE PINES	$4,500,000	9/12/2019	2000	18,970	$237.22
6	R0076216	505-517 N WILCOX ST, CASTLE ROCK	$1,694,000	8/31/2018	1968	7,480	$226.47

SELECTED MODEL VALUE PSF **$225**

The table below illustrates the indicated market value calculation detail showing the market model coefficient applied to the subject property characteristics.

Market Calculation Detail

Neighborhood	O07		
Occupancy Code	344	Name	Office

Name	Units	Val Per	Value
SF	5,950	$225	$1,338,750

INCOME CAPITALIZATION APPROACH

Applicable overall capitalization rates as applied in the modeled income capitalization approach have been derived by analysis of sales of properties with leases in place at the time of sale, consideration of typical mortgage and equity return requirements, and review of the Burbach & Associates, Inc. *Real Estate Investment Survey*, Summer 2022.

When an actual vacancy rate and expense data are not provided or are found to be insufficient the modeled rates derived from analysis of leased properties and review of data available from CoStar and real property brokerage reporting services are applied.

The following worksheet provides the application of the income capitalization approach coefficients to the characteristics of the subject property in a direct income capitalization analysis, where operating data were made available for review.

Income Approach - Value Conclusion

LIN FAMILY GROUP LLC
7519 E ST HWY 86
Franktwon, CO 80116
R0383315

Total Building Size, NRA	6,000	SF			
	Date of Value 6/30/2022				
INCOME	Amount		$/SF		
Rental Income	$142,020	$	23.67		Actual
Reimbursements - CAM	$0				
Other Income	$0				
TOTAL INCOME	$142,020	$	23.67		
Less: Vacancy	$17,042	$	2.84	12.0%	Market
EFFECTIVE GROSS INCOME	$124,978	$	20.83		
EXPENSES					
Management	$30,619	$	5.10	24.5%	
Real Estate Taxes		$	-	0.0%	
All exp, non-categorized	$0	$	-	0.0%	
TOTAL EXPENSES	$30,619	$	5.10	24.5%	Actual Reported
					Mod Gross
NET OPERATING INCOME	$94,359	$	15.73		
Overall Rate - Unloaded Cap Rate	8.00%				Market
STABILIZED VALUE	$1,179,483	$	196.58		
Rounded	**$1,179,500**	**$**	**196.58**		
Less: Lease-up Costs	$0	$	-		No vacancy
AS IS VALUE	**$1,179,500**	**$**	**196.58**		Reported
Rounded	**$1,180,000**	**$**	**196.67**		

Summary of Data

The approaches to value where models have been developed and considered for the assignment of actual value for the subject property indicate the following value(s):

Sales Comparison Approach	**$ 1,338,750**
Income Capitalization Approach	**$ 1,180,000**

The subject property is considered for its actual use as of the date of assessment. The structure located on the subject parcel appears to function well for the intended purpose.

The cost approach is typically most reliable when appraising newly constructed properties where there is little or no depreciation, and with properties where the land component is a substantial portion of the total actual value. The cost approach can also provide an indication of value for unique properties where there is insufficient data to provide a reliable indication of value by the sales comparison or income capitalization approaches. Typically, the cost approach is given the least weight with older properties where attempting to estimate an appropriate amount of accrued deprecation may result in an unreliable indication of value, and therefore, this approach may not be given any consideration in the final actual value estimate.

The sales comparison approach model is generally considered to be a good indicator of actual value when there is sufficient sales data available to extract a well supported coefficient for application to the inventory of similar properties. When consequential data is available, the sales comparison approach model is the most likely to provide the best indication of market value of the three approaches to value as it is based on what similar properties have sold for in the marketplace.

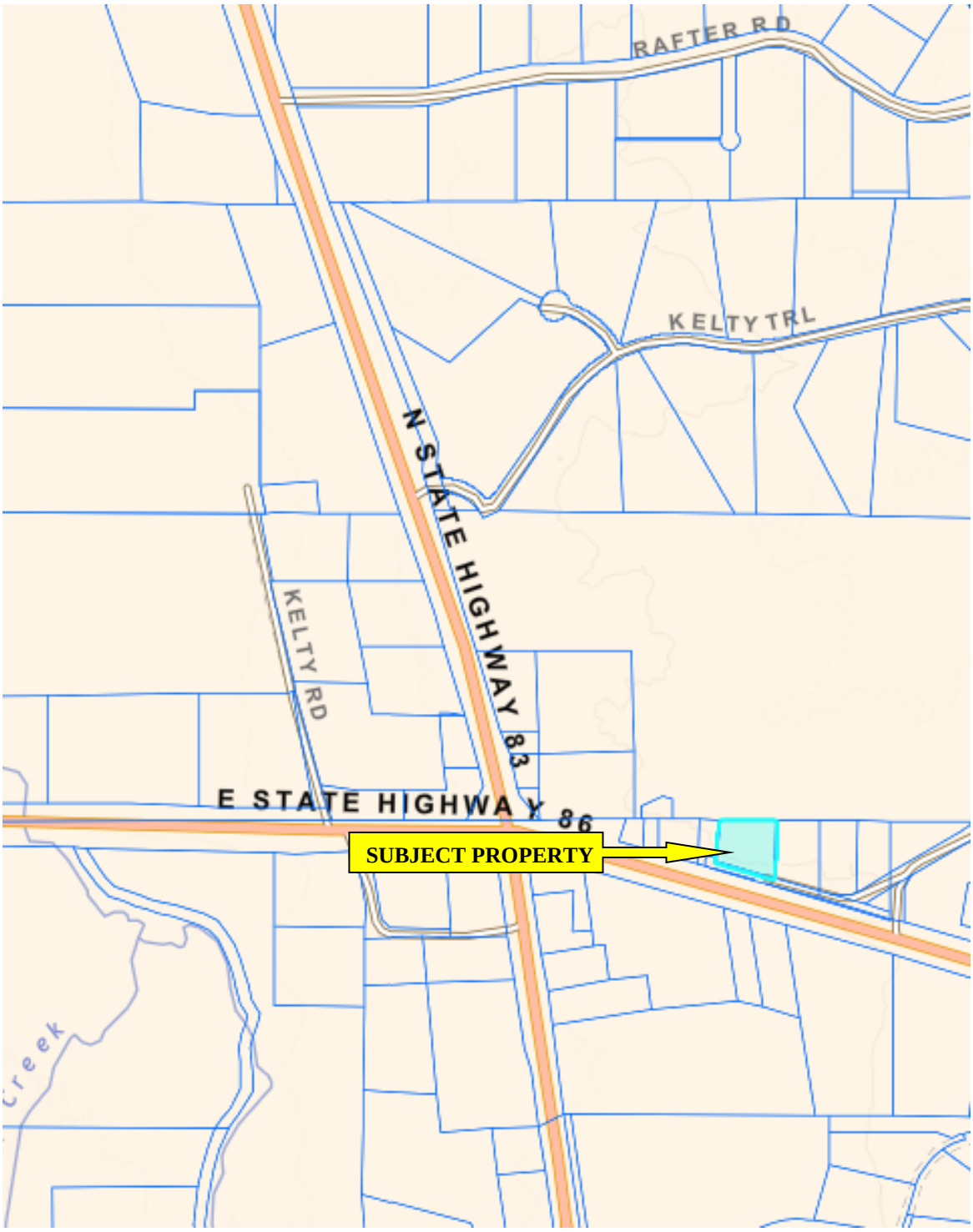
The income capitalization approach model is most generally applicable to actual income-producing properties. This approach synthesizes the dynamics of the rental market by applying market extracted coefficients for economic rental rates, vacancy, expenses, and capitalization rates to individual property characteristics. Application of this approach allows analysis as would be typically applied by investors in the marketplace considering the income stream production capability of a property and how it competes with other investment opportunities available.

The approaches have been developed for modeling purposes when sufficient data to provide reliable indications of value for the subject property were available. The market/sales comparison approach model has been selected as the most reliable indication of actual value for the subject property with support as indicated above from the income capitalization approach model.

The actual value assigned to the subject property based on the modeling process as developed from the level of value for the current assessment cycle is **$1,338,750** allocated as follows:

Improvements	**$**	**1,245,444**
Land	**$**	**93,306**
Total	**$**	**1,338,750**

Subject Location Map



SUBJECT PROPERTY BUILDING PHOTOGRAPHS



SUBJECT: FRONT (SOUTH) ELEVATION OF BUILDING



SUBJECT: AERIAL VIEW OF BUILDING

Subject Property Profile

The following pages contain a copy of the Assessor's Office property profile for the subject property. This profile contains the current record of the subject property owner, property address and or legal description, sales summary, land area, building and site improvement characteristic data as of the date of assessment, and as applied to indicate the actual and assessed values assigned the subject property.

There are photographs and sketches of the subject property improvements included when available in the CAMA system database. The sketch, if included, is intended to familiarize the user(s) of this summary with the dimensional proportions of the subject property improvements. The area of the subject property building improvement has been calculated from exterior measurements rounded to the nearest half foot as listed on the sketch.

The profile data is intended to provide identification and description of the subject property characteristics relevant to the purpose and intended use of this summary.

DOUGLAS COUNTY ASSESSOR
PROPERTY PROFILE

Account #: R0383315 Local #: 1,5,3,7 Parcel #: 250702002011

Tax Year:	2024	Levy:	96.184000	# of Imps:	1	Created On:	09/01/1996
Tax Dist:	2686	Map #:		LEA:	55192	Active On:	01/24/2023
PUC:		Initials:		Acct Type:	Commercial	Inactive On:	
Assign To:	RRM					Last Updated:	

Owner's Name and Address

LIN FAMILY GROUP LLC
3533 MILLER CT
UNION CITY, CA 94587-1629

Property Address

7519 E STATE HIGHWAY 86 A, FRANKTOWN

7519 E STATE HIGHWAY 86 B, FRANKTOWN

Sales Summary

Sale Date	Sale Price	Deed Type	Reception #	Book	Page #	Grantor
03/30/2021	$1,325,000	Special Warranty Deed	2021043176			TERRY W BORGER
06/11/1998	$0	Quit Claim	9845505	1561	769	TERRY W BORGER TRUSTEE & SANDRA GALL
02/03/1997	$0	Quit Claim	9712062	1413	1650	TERRY W BORGER REVOCABLE TRUST

Legal

LOT 2 WENTZEL COMMERCIAL PARK 1.25 AM/L ALSO THAT PT OF INGA WAY FRONTING THE PROPERTY .178 AM/L TOTAL 1.428 AM/L

Section	Township	Range	Qtr	QtrQtr	Government Lot	Government Tract
2	8	66	NW			

Subdivision Information

Sub Name	Block	Lot	Tract
WENTZEL COMMERCIAL PARK	0	2	

Land Valuation Summary

Land Type	Abst Cd	Value By	Net SF	Measure	# of Units	Value/Unit	Actual Val	Asmt %	Assessed Val
Commercial	2130	Market	62,204	Square Feet	62,204.000000	$1.50	$93,306	27.90%	$26,032
Class				Sub Class					
Land Subtotal:					1.43		$93,306		$26,032

DOUGLAS COUNTY ASSESSOR
PROPERTY PROFILE

Account #: R0383315 Local #: 1,5,3,7 Parcel #: 250702002011

Land Attributes

Attribute	Description	Adjustment

Improvement Valuation Summary

Imp #	Property Type	Abst Code	Occupancy	Class	Actual Value	Asmt %	Assessed Val*
1.00	Commercial	2220	Office Building	Masonry	$1,245,444	27.90%	$347,479
Improvement Subtotal:					$1,245,444		$347,479

Total Property Value

Total Value:	$1,338,750	$365,140

*Approximate Assessed Value

DOUGLAS COUNTY ASSESSOR
PROPERTY PROFILE

Account #: R0383315 Local #: 1,5,3,7 Parcel #: 250702002011

Imp #:	1			Landscaping $: 0.00
Property Type:	Commercial			
Quality:	Low			
Condition:	Average	Nbhd:	O07	
Perimeter:	338	Nbhd Ext:	00	
% Complete:	100.00%	Nbhd Adj:	1.0000	

Occupancy Summary

Occupancy: Office Building Occ %: 100%

Built As Summary

Built As:	Office Building	Year Built:	1975
Construction Type:	Masonry	Year Remodeled:	0
HVAC:	Package Unit		
Interior Finish:		% Remodeled:	0.0000
Roof Cover:		Adj Year Blt:	1975
Built As SF:	5950	Effective Age:	
# of Baths:	0.00		
# of Bdrms:	0.00		
# of Stories:	1.00		
Story Height:	10		
Sprinkler SF:	0	Diameter:	0
Capacity:	0	Height:	0

Improvement Summary

Improvement 1	Units	Units Price	RCN	Actual Value
Add On				
Com Asphalt Average	9131.0000	$5.18	$47,298.58	$9,933.00
Com Concrete Slab Average	315.0000	$8.90	$2,803.50	$588.00

Improvements Value Summary

IMPNO: 1

RCN Cost/SF:	$116.19	Design Adj:	0.0000	Func Obs %:	0.0000
Total RCN:	$691,334.00	Exterior Adj:	0.0000	Econ Obs %:	0.0000
Phys Depr %	0.7900	Interior Adj:	0.0000	Other Obs %:	0.0000
Phys Depr $:	$546,154.00	Amateur Adj:	0.0000		
RCNLD $:	$145,180.00	RCNLD Cost/$:	$24.40	Market/SF:	$209.32

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: Vista at Montaine Community Association Inc. Agent: Michael Kaufman

Parcel No.: R0618344 Abatement Number: 2025000233

Assessor's Original Value: $3,191,825

Hearing Date: July 16, 2025 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 Michael Kaufman – Stevens and Associates
   d. ☐not present/represented by Click here to enter text.

3. Assessor's Recommended Value: $3,191,825 (No change)

Petitioner's Requested Value: $1

4. Petitioner presented the following testimony and documents in support of the claim: The agent testified that the subject property is a common element of the Vista at Montaine Community Association consisting of a club house, pool, tennis and pickle ball courts and therefore have a value of $1. He stated that the property as part of the homeowner's association would never sell and therefore does not have a market value.

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: (2230) Special Purpose

Total Actual Value: $3,191,825 (No Change)

Reasons are as follows: The value of homeowner's association common elements such as clubhouses, pools and tennis courts transferred to the association after January 1st is not prorated. The full value remains on the tax roll for the current year (2024). Since the deed wasn't recorded until May 21, 2024, the value remains taxable for 2024. Petition denied.

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 *7-16-2025*
Name Date

Abatement Log No. 2025000233

Transmittal Sheet for Abatement #: 202500233

Abatement #	202500233	**Staff Appraiser**	EGW
Tax Year	2024	**Review Appraiser**	SJH
Date Received	4/21/2025	**Recommendation**	Deny
Petitioner	VISTA AT MONTAINE COMMUNITY ASSOCIATION INC	**Reason**	The Cost Approach to value was used in determining the subjects value, resulting in no change.
Agent	STEVENS & ASSOCIATES/INC.		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	$1	**Assessor Final Review Value**	$3,191,825

The subject property consists of a clubhouse and bath house built in 2023. Petitioner's agent did not provide any information or support for their opinion of value. The cost approach was used to value the property for the 2024 tax year, with the improvements at replacement cost new less depreciation, and the land value supported by study period comparable sales of commercial vacant land. A denial of the appeal is recommended.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0618344	2130	3679	$824,678	$0	$824,678	27.900%	$230,090	15.5284%	$35,729.30
	2230	3679	$2,367,147	($30,000)	$2,337,147	27.900%	$652,060	15.5284%	$101,254.49
	Account Total:		**$3,191,825**	**($30,000)**	**$3,161,825**		**$882,150**		**$136,983.79**

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0618344	2130	3679	$824,678	$0	$824,678	27.900%	$230,090	15.5284%	$35,729.30
	2230	3679	$2,367,147	($30,000)	$2,337,147	27.900%	$652,060	15.5284%	$101,254.49
	Account Total:		**$3,191,825**	**($30,000)**	**$3,161,825**		**$882,150**		**$136,983.79**

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
R0618344	$3,191,825	$882,150	$136,983.79	$3,191,825	$882,150	$136,983.79	$0.00
Totals	**$3,191,825**	**$882,150**	**$136,983.79**	**$3,191,825**	**$882,150**	**$136,983.79**	**$0.00**

*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0618344	SB22-238 Commercial 30k Exemption	($30,000)

202500233 - 2024

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Douglas

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

Received
APR 21 2025
Douglas County
Assessor's Office

Section I: Petitioner, please complete Section I only.

Date: April 21, 2025
Month Day Year

Petitioner's Name: VISTA AT MONTAINE COMMUNITY ASSOCIATION INC

Petitioner's Mailing Address: 945 East Montaine Circle

Castle Rock (City or Town) CO (State) 80104 (Zip Code)

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
R0618344	945 E Montaine Cir

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 2024 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.)

THE ASSESSOR DID NOT PROPERLY CONSIDER THE COST, MARKET & INCOME APPROACH TO VALUE OR OTHER ASPECTS OF THE PROPERTY IN QUESTION.

Petitioner's estimate of value: $1 (Value) (2024) (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 (_____) _____

Email _____

By _____
Agent's Signature*

Daytime Phone Number (303) 347-1878

Printed Name: Todd Stevens

Email info@stevensandassoc.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. 920-66/17

Docusign Envelope ID: F07B482A-CC35-4F39-A228-B91C03796AE0

STEVENS & ASSOCIATES
SPECIALISTS IN PROPERTY, SALES & USE TAX REDUCTIONS

Property Tax Consultant - Agency Agreement

Owner Address: 945 East Montaine Circle, Castle Rock, CO 80104

Property Address/Legal Description/Schedule #: See Attached Exhibit A

Consultant/Agent: Stevens & Associates Cost Reduction Specialists, LLC

I/We VISTA AT MONTAINE COMMUNITY ASSOCIATION INC, subsidiaries, parent companies and all affiliated companies agree with Stevens & Associates Cost Reduction Specialists, LLC that for the property tax/sales and use tax assessment years 2025, 2026 and prior years, in Colorado as the property referred to above, that Stevens & Associates Cost Reduction Specialists, LLC is hereby engaged and authorized to act as agent and consultant before either the Board of Review as well as the State Tax Review Board or for any hearing pertinent to the property for the property tax/sales and use tax assessment years 2025, 2026 and prior years. Please direct all correspondence and refunds to Stevens & Associates Cost Reduction Specialists, LLC.

The undersigned further authorizes Stevens & Associates Cost Reduction Specialists, LLC as agent of the undersigned, in the name of the undersigned, to execute and cause to be filed on behalf of the undersigned, in the name of the undersigned, any and all documents relating to an appeal of the said assessments, for the assessment years in question and prior years, before either the Board of Review as well as the State Tax Review Board or any hearings pertinent to the property.

Thus, done and executed on this 14 day of April 2025.

Agreed By:
VISTA AT MONTAINE COMMUNITY ASSOCIATION INC

By: _____
Rob Hansen

Title: Board Treasurer

Please direct all correspondence/refunds to:

Stevens & Associates / LLC
10303 East Dry Creek Road, Ste 240
Englewood, Colorado 80112

Office: (303) 347-1878
Email: info@stevensandassoc.com

{Notary column needs to be complete}

STATE OF Colorado
The foregoing instrument was acknowledged before me

This 14th day of April, 2025

By: Rob Hansen

Witness my hand and official seal.

my commission expires: July 10th 2028

_____
Notary Public Notary Signature

JOSHUA AITKEN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20244025413
MY COMMISSION EXPIRES JULY 10, 2028

STEVENS & ASSOCIATES
SPECIALISTS IN PROPERTY, SALES & USE TAX REDUCTIONS

Exhibit A

Owner Name	Address	Assessor	Parcel ID	Account
VISTA AT MONTAINE COMMUNITY ASSOCIATION INC	945 E Montaine Cir	Douglas	2505-261-06-032	R0618344

Brenda Davis

From: Assessors
Sent: Monday, April 21, 2025 12:55 PM
To: Brenda Davis
Subject: FW: 2024 Abatement #R0618344
Attachments: (2024) - Douglas Abatement Petition - 945 E Montaine Cir - Vista at Montaine Community Association.pdf

From: Terese Larson <Terese@stevensandassoc.com>
Sent: Monday, April 21, 2025 12:12 PM
To: Assessors <Assessors@douglas.co.us>
Cc: Joyce Lee <JoyceL@stevensandassoc.com>
Subject: 2024 Abatement #R0618344

Hello,

Attached is a 2024 abatement petition for account #R0618344.

Please confirm receipt of this email.

Best regards,

Terese Larson
Administrative Assistant

Direct (720) 500-1087
Main (303) 347-1878

STEVENS & ASSOCIATES
SPECIALISTS IN: PROPERTY, SALES & USE TAX REDUCTIONS
10303 East Dry Creek Road, Suite 240, Englewood, Colorado 80112

Visit our website at stevensandassoc.com

DOUGLAS COUNTY
COLORADO

Office of the Assessor
TOBY DAMISCH, ASSESSOR

For submission to

The
Douglas County Board of County Commissioners

Abatement Filing(s)

#202500233

Petitioner
VISTA AT MONTAINE COMMUNITY ASSOCIATION INC

ACTUAL VALUE DATA SUMMARY

Of

945 E MONTAINE CIR
CASTLE ROCK, CO 80104

Account Number: R0618344

Assessment Date(s): January 1, 2024

Prepared by
Douglas County Assessor Office

DOUGLAS COUNTY
COLORADO

Office of the Assessor
TOBY DAMISCH, ASSESSOR

Douglas County Board of County Commissioners
100 Third Street
Castle Rock, Colorado 80104

Honorable Board Members:

In response to the abatement filing, the following actual value data summary has been prepared for ad valorem purposes regarding the subject property. The actual value as considered in this summary is applicable for the 2024 tax year and is developed from the level of value for the period of one and one-half years immediately prior to June 30, 2022 as required by Colorado Revised Statues §39-1-104(10.2)(a)(d). Except that if sufficient data was not available in the one and one-half year period, the period of five years immediately prior to June 30, 2022 was utilized to determine level of value as further required by 39-1-104(10.2)(a)(d), C.R.S.

The purpose of this actual value data summary is to demonstrate how the "actual value" (market value) was developed for the subject property considering its physical state and condition as of the first of January, for the tax year(s) considered in the filing, based on the June 30, 2022 level of value (base period) for the determination of property taxes. For purposes of this summary the term "actual value" is considered synonymous with the term "market value". The intended user of the summary is the Douglas County Board of Equalization. The purpose of this actual value data summary is to provide documentation of the Assessor's office actual value for the subject property and the basis of the recommendation to the Board of Equalization for the resolution of the appeal filed regarding the subject property. This summary has been prepared only for ad valorem purposes and the intended users, and should not be relied upon by a third party for any other purpose.

For the ad valorem purposes of this actual value data summary, market value is defined as:

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and both acting in what they consider their own best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. Dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

Property Assessment Valuation, International Association of Assessing Officers, Third Edition, IAAO, Kansas City, Missouri. Copyright 2010.

This actual value data summary is not an appraisal report. This actual value data summary is only a summary of the level of value data as applied within the computer assisted mass appraisal (CAMA) system to the subject property characteristics, and is intended only for the use of the Douglas County Board of County Commissioners, and should not be relied upon by a third party for any purpose other than the intended ad valorem purposes. The assessor's office maintains a separate file that contains additional information and data regarding the subject property.

The actual value for the subject property for the current reassessment cycle tax years is based upon the data, presented in this summary.

Office of the Assessor
Douglas County

Actual Value Data Summary

This actual value data summary is not an appraisal report. This actual value data summary is only a summary of the level of value data as applied within the Assessor's computer assisted mass appraisal (CAMA) system to the subject property characteristics. This summary is intended only for ad valorem use purposes to demonstrate the applied approaches and development of the value assigned to the subject property by the Assessor's process and should not be relied upon by a third party for any other purpose other than the intended ad valorem use purposes.

Subject Property Identification and Description

A copy of the Assessor's Office property profile for the subject property may be found in the *Exhibits and Addendum* section of this summary. This profile contains the current record of the subject property owner, property address and or legal description, sales summary, land area, building and site improvement characteristic data as of the date of assessment, and the actual and assessed values as of the effective date of the appraisal. There are photographs and sketches of the subject property improvements included when available from the CAMA system database. The profile data is intended to provide identification and description of the subject property characteristics relevant to the purpose and intended use of this summary.

Intended Users of the Summary

The intended user of this summary is the Douglas County Board of County Commissioners. Other intended users of the summary include staff of the Douglas County Attorney, petitioner(s) initiating the Petition for Abatement or Refund of Taxes for the property that is the subject of this summary, and agent(s) as duly authorized by the petitioner. This summary has been prepared only for ad valorem purposes for use by the client and intended users and should not be relied upon by a third party for any other purpose.

Intended Use of Summary

The intended use of the summary is to demonstrate the development of the actual value assigned to the subject property and to further provide support for the Douglas County Assessor's Office recommendation regarding the subject property's actual value for presentation to the Douglas County Board of County Commissioners. This summary has been prepared for use as supportive documentation in an abatement petition hearing conducted by the Douglas County Board of County Commissioners.

Purpose of Summary

The purpose of this summary is to demonstrate the development of the “actual value” (market value) as assigned to the subject property in its physical condition as of the January 1 of the applicable tax year(s), based on the previous June 30th level of value for the purpose of determining property taxes. Said value is established utilizing base period data from the time period of eighteen months prior to the level of assessment date. In the event of insufficient market data from this time period, the Assessor's Office reviews market data prior to the beginning of the level of assessment date, going back in six-month increments to a maximum study period of five years. When appropriate, all sales are to be time adjusted to the level of value period date as required by state statute. All actual values established by the Douglas County Assessor's Office have been made in conformance with applicable laws and administrative regulations. For purposes of this summary, the term “actual value” is considered synonymous with the term “market value”.

Definition of Value

For the purpose of the summary, market value is defined as quoted:

> “The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:
>
> 1. Buyer and seller are typically motivated;
> 2. Both parties are well informed or well advised, and both acting in what they consider their own best interest;
> 3. A reasonable time is allowed for exposure in the open market;
> 4. Payment is made in terms of cash in U.S. Dollars or in terms of financial arrangements comparable thereto; and
> 5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”
>
> Property Assessment Valuation, International Association of Assessing Officers, Third Edition, IAAO, Kansas City, Missouri. Copyright 2010.

Property Rights Considered

Only a fee simple interest is considered for the subject property as required by Colorado Revised Statues §39-1-106, and the Assessor’s Reference Library Volume 3, Chapter 7, Pages 13-16. Further, in BAA and Regis Jesuit Holding, Inc v. City and County of Denver, et al, 848 P.2d 355 (Colo. 1993) the court cited CRS §39-1-106, and defined this as “*a rule of property taxation which requires that all estates in a unit of real property be assessed together*.”

Effective Date of the Actual Value

The effective date of the actual value assignment is the statutorily required *level of value* date of June 30, 2022 utilizing base period data from the time period of 2021 and the first six months of 2022. The subject property characteristics are considered, as they existed on the date of assessment of January 1, 2024. Therefore the subject is assigned a retrospective actual or market value as of June 30, 2022 for the property characteristics that existed on January 1, 2024.

Market conditions as of the assessment date may differ from the effective level of value date. Only market data and conditions from the applicable base period have been considered. However, comparable sales and leases transacted prior to the base study period may have as well been considered as provided for by Colorado Revised Statues §39-1-104 (10.2)(d).

Scope of Data Collection and Verification Methods

This summary presents demonstrations of the data and methods that were applied in the mass appraisal process of establishing the actual value of the subject property. Other data and analyses are retained in the files of the Douglas County Assessor's Office. Additionally a search has been made of private sales data, public records of assessor's offices, confidential records of the assessor's office, including Real Property Transfer Declarations (TD-1000 forms), Subdivision Land Valuation Questionnaires, and Income, Expense, and Vacancy Questionnaires. Further, income, vacancy, and expense data was gathered from real estate publications and data services, area Realtors and appraisers, and property owners.

Data considered in the modeling process includes the land economic area assigned unit value, replacement costs, depreciation estimates, comparable improved sales, comparable rents and operating expense information, and capitalization rates. This data was gathered from the subject area, metropolitan area, annual reports, regional and national services. Confirmation of data was by deeds, deeds of trusts, other public records, subscription services for fee, and/or principals or agents of individual transactions.

The three traditionally recognized approaches to value, cost, sales comparison, and income capitalization, were considered in the mass appraisal process and applied to the characteristics of each property within an assigned property classification when sufficient data were available to develop a mass appraisal model for the specific valuation approach.

Cost approach model data is generated by the Assessor's CAMA system based on tables built from the Marshall Valuation Service at the date of the level of value study period for the applicable reassessment cycle tax years.

Sales comparison approach model data is based on sales of properties from the applicable level of value study period. The sales have been confirmed and verified and then classified and further stratified on the basis of the actual current use of the properties at the time of sale for application in the modeling process.

Income approach model data is based on market indicated leases of properties from the applicable level of value study period. This data is collected from the market and analyzed to produce model coefficients that represent typical market rental rates, vacancies and expenses for application in the income approach modeling process. Capitalization rate data applicable to the level of value study period is collected from rates as indicated by the sale of leased property, real estate publications, data

services, and the study of economic indicators that typically impact market driven capitalization rates. Capitalization rates as applied to gross income or modified gross income analysis may include an effective tax rate loaded on the base capitalization rate to allow consideration of the potential tax liability.

The Assessor's office has considered the best information available in the form of land sales and costs to construct improvements, sales data of comparable properties in the immediate competitive market area and lease data that provide typical market indications in the modeling process.

An exterior inspection of the subject property was made on the date as shown in photos included with the profile and on other occasions.

The characteristics of the subject property and any comparable properties improvements demonstrated in this summary are based on the data as recorded in the Assessor's records and are believed to be correct. Should any property characteristics or other data be determined to be other than that as considered and relied upon, the Assessor's office reserves reconsideration of the subject property's actual value.

Jurisdictional Exceptions

The Colorado Constitution Article X, Section 20(8)(c), requires only the market approach be applied when valuing residential properties. Further Colorado Revised Statues §39-1-103(5)(a) states, "…*The actual value of residential real property shall be determined solely by consideration of the market approach to appraisal*".

Colorado Revised Statues §39-1-103 requires that property be classified and valued according to its current use, which may be different than its Highest and Best Use. Therefore, the actual current use as of the date of assessment is considered to determine the value of the subject property.

Colorado Revised Statues §39-1-104 (10.2)(a) and (d) mandate a specific data collection period, usually consisting of 18 months, and referred to as the "Base Period". This report uses data from that period in the analysis and conclusions as required by Colorado law.

Extraordinary Assumptions and Hypothetical Conditions

Typically the real property appraisals conducted by the Assessors Office do not require consideration of extraordinary assumptions or hypothetical conditions regarding the subject property that would affect the analyses, opinions, and conclusions.

Real property, where access has been limited, restricted or denied to the Assessors Office may have been estimated for its physical characteristics on the basis of the best information available to and obtainable by the assessor.

Actual current use as of the date of assessment has been considered for the subject property as required by Colorado Revised Statues §39-1-103 and may be different than the Highest and Best Use or uses permitted by zoning.

The subject property has been analyzed for its actual use and property characteristics that existed on the date of assessment, and the actual value has been determined at the retrospective level of value study period.

Zoning

Zoning typically impacts property value as it can restrict or enhance the legally allowable use and development of a property. However, Colorado Revised Statues §39-1-103 requires that the actual use of the subject property, as of the date of assessment, be considered in determining the actual value. Therefore, analysis of the subject property based on the actual use may differ from other possible use(s) allowable under applicable zoning that could potentially influence market value.

Property Tax Data

The portion of the subject property classified as commercial real estate is assessed at 27.9% of the assessor's actual value indication. The actual and assessed values are included with the property profile identification and description of the subject property.

History of Subject Property

Data regarding the subject property current use, year built, year remodeled if applicable, and indicated effective age are included with the property profile identification and description of the subject property. If the subject property is leased and the Assessor's Office has access to the rental or lease agreement that data will be considered in the income capitalization analysis of this report.

Sales History

Recorded conveyances indicating sale or transfer of ownership of the subject prior to the effective date of the appraisal are included in the sales summary section of the property profile identification and description of the subject property and are analyzed when appropriate.

Land Data Description

The subject property land data is included with the *Land Valuation Summary* section of the property profile identification and description of the subject property. Unless otherwise noted here or in other sections of this summary, the site is considered to be of sufficient size and utility to support the current use of the property.

Improvement Data Description

The subject property improvement data included in this summary is as listed in the *Individual Built As Detail* and *Building Details* sections of the property profile identification and description of the subject property. Unless otherwise noted here or in other sections of this summary, the described building details and site improvements are considered to be of sufficient utility to allow the current use of the property.

Highest and Best Use

"The reasonably probable use of property that results in the highest value." -The Appraisal of Real Estate, 14th Edition, Appraisal Institute, 2013 page 332.

The Colorado Supreme Court in Board of Assessment Appeals, et al, v. Colorado Arlberg Club 762 P.2d 146 (Colo. 1988) stated "*reasonable future use is considered because it is relevant to the property's present market value*", and "*our statute does not preclude consideration of future uses."*

The court further quoted the American Appraisal Institute of Real Estate Appraisers referencing The Appraisal of Real Estate 33, 1983, 8th Edition, "*In the market, the current value of a property is not based on historical prices or cost of creation; it is based on what market participants perceive to be the future benefits of acquisition.*" And further "*Accordingly, a property's "highest and best use," which is "[t]he use, from among reasonably probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible, that results in highest land value," is a "crucial determinant of value in the market*."

The court then concluded that "*reasonable future use is relevant to a property's current market value for tax assessment purposes*."

Highest and best use analysis for ad valorem purposes includes consideration the reasonable future use and most profitable use of a property subject to the influence of competitive market forces applicable to the location of the property as of the date of appraisal.

Analysis of the highest and best use of a property typically employs four criteria to test alternative uses of a property in the determination of the most profitable use. The four criteria considered are legal permissibility, physical possibility, financial feasibility, and maximum productivity.

Further, the highest and best use of the property is analyzed as of the date of appraisal from two perspectives; as though vacant and ready for development, and as improved with existing improvements.

The subject property current actual use as of the property tax assessment date was as described in the property profile identification and description section of this summary. While the subject property is classified based on the actual current use, the highest and best use has been considered in the determination of the actual value of the property.

Highest and Best Use as Vacant

The highest and best use of the subject site as vacant would be development that is consistent with the use and development of the surrounding neighborhood. Considering the four criteria of highest and best use, the size, shape, topography, access, utility and zoning all appear to support the use of the site for development as a commercial property.

Highest and Best Use as Improved

Based on analysis of the legally permissible, physically possible, and financially feasible uses of the property, the current commercial use is considered to be maximally productive, and the highest and best use of the subject property as improved.

COST APPROACH SUMMARY

Land Value

The land value has been determined by assignment of a land economic area (LEA) that applies a value per unit derived from the market value indications of sale properties that have a use similar to the current use of the subject property and that are impacted by economic forces similar to those experienced by the subject. The indicated value of the LEA is applied to the property characteristics of the subject property and may be adjusted for any applicable attributes.

The assigned LEA per unit value to provide the indication of land value for the subject property is as indicated in the *Land Valuation Summary* of the subject property profile identification and description section of this summary.

The following land sales are parcels that sold in or immediately prior to the applicable base study period. The sales were those considered to provide an indication of the range of value for the modeling process of the assigned LEA.

Account/County	Location	Sale Date	Sale Price	SF	$/SF
R0609437	TRACT C CRYSTAL VALLEY RANCH 18 4.006 AM/L	12/16/21	$ 1,460,000	174,501	$ 8.37
R0496254	LOT 1 HECKENDORF RANCH 2 AMD 5 10.7392 AM/L	3/12/21	$ 5,250,000	467,798	$ 11.22
R0605367	LOT 1A BLOCK 2 HECKENDORF RANCH 2 AMD 6 2.07 AM/L	1/12/21	$ 425,000	90,169	$ 4.71
R0605368	LOT 1B BLOCK 2 HECKENDORF RANCH 2 AMD 6	2/28/19	$ 525,000	61,420	$ 8.55

The land sales considered provide a range of $4.71 to $11.22 per square foot, indicating a mean of $8.21 per square foot and a median of $8.46 per square foot.

The dollar per square foot value for the LEA was selected from the indicated range of the comparable sales. The final dollar value per square foot applied to the assigned LEA is $8.00 per square foot. Based on application of the LEA value assignment the subject property land value is calculated with any applicable attribute adjustments as follows:

LEA Assigned Unit Value				$8.00	per	Square Foot
Subject Attribute	Common Area Developer		+	-75%	adj	
Subject Attribute	None		+	0%	adj	
Subject Land Area	412,338.96	Square Feet	x	$2.00	=	$824,678

SALES COMPARISON & INCOME CAPITALIZATION APPROACH

Both the Sales Comparison and Income Capitalization Approach were considered, but not developed, for this class of property. Insufficient market data exist for proper analysis to obtain a reliable value indication. The Cost Approach to value is considered the most reliable with which to value this class of property.

Douglas

Cost Breakdown Sheet

Tax Year: 2024

Parcel #: 2505261-06-032 **Account R0618344** **# of Buildings: 2**

Imp #: 1. 00 NBHD: Commercial - C000 - 00 Quality Average Condition: Average

Imp Gross SF: 7164 Imp Net SF: 0 Perimeter: 453 Percent Complete: 100%

BltAs Order #:		BltAs Desc:	Clubhouse			BltAs SF:	7164
HVAC Type:	Warm an	Exterior				No. of Stories:	1.00
Year Blt:	2023	Adj Year Blt:	2023	Story Ht:	18	BltAs Units:	0
UnAdjBase $/sf:	103.000	Cost Mult:	1.3500	Local Mult:	0.9800	**Base $/SF:	136.27
Perim Mult:	0.9920	# Stories Mult:	1.0000	Story Ht Mult:	1.2400	MH Tag Mult:	1.0000
MH Wall Mult:	1.00	*HVAC $/sf:	12.49	*Floor $/sf:	0.00	*Interior $/sf:	0.00
*Fndation $/sf:	0.00	*Roof $/sf:	0.00	*Energy $/sf:	0.00	Adj Base $/sf:	180.110000
Sprinkler $/sf:	4.68	Sprinkler sf:	10450	Sprinkler RCN:	$48,906	BltAs RCN:	$1,290,308
MH Skirt $:	0.00	MH Skirt lnft:	0	MH Skirt RCN:	0.00	Total BltAs RCN:	$1,339,214

* These $/sf Adjustments include all Multipliers **Includes Cost, Local, and # Stories Multipliers

AddCode:	Detail Type:	Detail Description:	Unit	$/Unit:	RCN:	Ovrde:	Ovrd $:
15	Add On	Com Asphalt Average	5050	$5.18	$261,590	☐	$0
1131	Add On	Com Tennis Court	1	$49,168.56	$49,169	☐	$0
875	Add On	Com Canopies Wood Average	3286	$45.67	$150,072	☐	$0
1755	Add On	Com 20 ft 1 Fix Light	11	$4,513.83	$49,652	☐	$0
1180	Add On	Com Trash Enclosure	1	$4,845.86	$4,846	☐	$0
		Total Detail RCN = RCN + Override RCN:			$515,328	+	$0
		Plumbing Adjust: $0		Rough-In Adjust:	$0		

Imp Attribute Type:	Imp Attribute Description:	Imp Attribute Adj:	Adjustment Type:

	Percent	$ Amount
Replacement Cost New ($):		$1,854,542
Percent Complete (x):	100.00%	$0
RCN x Perc Complete ($):		$1,854,542
Amateur Adj Value (-):	0.00%	$0
Design Adj Value (+):	0.00%	$0
Exterior Adj Value (+):	0.00%	$0
Interior Adj Value (+):	0.00%	$0
Functional Obs Value (-):	0.00%	$0
Economic Obs Value (-):	0.00%	$0
Other Obs Value (-):	0.00%	$0
Physical Depr Value (-):	0.00%	$0
Landscaping Cost (+):		$0
RCN Less Depr (=):		$1,854,542
Condo Percent (x):	100.00%	$0
RCNLD x Condo Perc ($):		$1,854,542

Adjustments to RCNLD

	Factor	$ Amount
RCN Less Depr ($):		$1,854,542
NBHD Adj (x):	1.00	$0
Market Adjusted Cost (=):		$1,854,542
Quality Adjustment (x):	1.00	$0
Property Type Adj (=):	1.00	$0
Adj Cost before Attrib (=):		$1,854,542
Total Mult Attrib (x):	1.00	$0
Total Additive Attrib (+):		$0
Final Adjusted Cost (=):		$1,854,542

Imp #: 2. NBHD: Out Building - 400 - 00 Quality Average Condition: Average

00

Imp Gross SF: 702 Imp Net SF: 0 Perimeter: 158 Percent Complete: 100%

BltAs Order #:		BltAs Desc: Bath Houses				BltAs SF:	702
HVAC Type:	None	Exterior				No. of Stories:	1.00
Year Blt:	2023	Adj Year Blt:	2023	Story Ht:	12	BltAs Units:	0
UnAdjBase $/sf:	103.000	Cost Mult:	1.3400	Local Mult:	0.9800	**Base $/SF:	135.26
Perim Mult:	1.0000	# Stories Mult:	1.0000	Story Ht Mult:	1.0900	MH Tag Mult:	1.0000
MH Wall Mult:	1.00	*HVAC $/sf:	-5.26	*Floor $/sf:	0.00	*Interior $/sf:	0.00
*Fndation $/sf:	0.00	*Roof $/sf:	0.00	*Energy $/sf:	0.00	Adj Base $/sf:	142.170000
Sprinkler $/sf:	0.00	Sprinkler sf:	0	Sprinkler RCN:	$0	BltAs RCN:	$99,803
MH Skirt $:	0.00	MH Skirt lnft:	0	MH Skirt RCN:	0.00	Total BltAs RCN:	$99,803

* These $/sf Adjustments include all Multipliers **Includes Cost, Local, and # Stories Multipliers

AddCode:	Detail Type:	Detail Description:	Unit	$/Unit:	RCN:	Ovrde:	Ovrd $:
875	Add On	Com Canopies Wood Average	162	$45.67	$7,399	☐	$0
35	Add On	Com Concrete Slab Average	3705	$8.90	$32,975	☐	$0
1130	Add On	Com Swimming Pool	1	$372,429.00	$372,429	☐	$0
		Total Detail RCN = RCN + Override RCN:			$412,802	+	$0
		Plumbing Adjust: $0			Rough-In Adjust:	$0	

Imp Attribute Type:	Imp Attribute Description:	Imp Attribute Adj:	Adjustment Type:

	Percent	$ Amount
Replacement Cost New ($):		$512,605
Percent Complete (x):	100.00%	$0
RCN x Perc Complete ($):		$512,605
Amateur Adj Value (-):	0.00%	$0
Design Adj Value (+):	0.00%	$0
Exterior Adj Value (+):	0.00%	$0
Interior Adj Value (+):	0.00%	$0
Functional Obs Value (-):	0.00%	$0
Economic Obs Value (-):	0.00%	$0
Other Obs Value (-):	0.00%	$0
Physical Depr Value (-):	0.00%	$0
Landscaping Cost (+):		$0
RCN Less Depr (=):		$512,605
Condo Percent (x):	100.00%	$0
RCNLD x Condo Perc ($):		$512,605

Adjustments to RCNLD

	Factor	$ Amount
RCN Less Depr ($):		$512,605
NBHD Adj (x):	1.00	$0
Market Adjusted Cost (=):		$512,605
Quality Adjustment (x):	1.00	$0
Property Type Adj (=):	1.00	$0
Adj Cost before Attrib (=):		$512,605
Total Mult Attrib (x):	1.00	$0
Total Additive Attrib (+):		$0
Final Adjusted Cost (=):		$512,605

Cost Approach Conclusion

The indicated land and improvement values of the cost approach are summarized below as follows:

Depreciated Value of Improvements	$	2,367,147
Land Value	$	824,678
Cost Approach Indication	**$**	**3,191,825**

Summary of Data

The approaches to value where models have been developed and considered for the assignment of actual value for the subject property indicate the following value(s):

Cost Approach	**$ 3,191,825**

The subject property is considered for its actual use as of the date of assessment. The improvements located on the subject parcel appears to function well for the intended purpose.

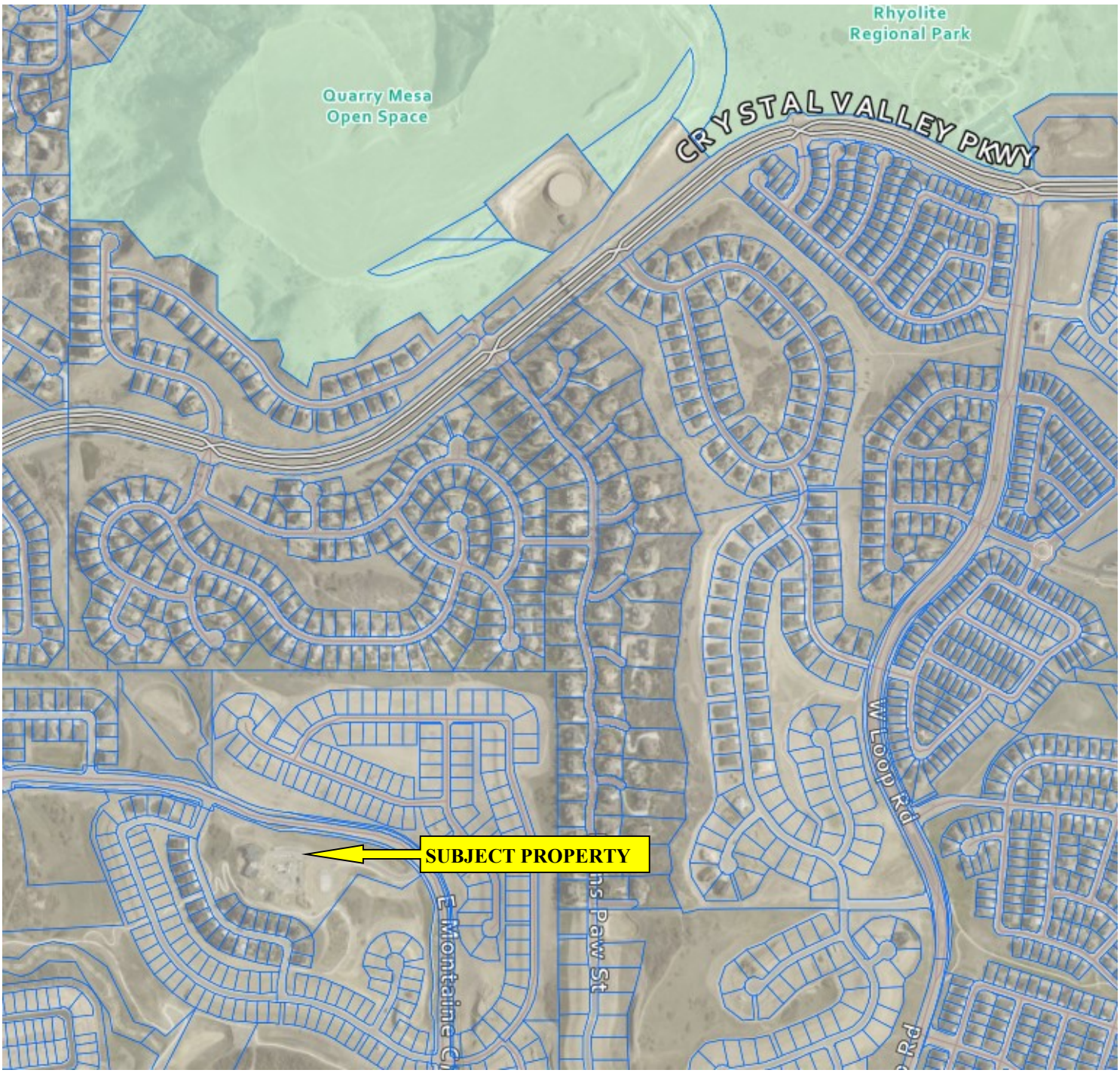
The cost approach is typically most reliable when appraising newly constructed properties where there is little or no depreciation, and with properties where the land component is a substantial portion of the total actual value. The cost approach can also provide an indication of value for unique properties where there is insufficient data to provide a reliable indication of value by the sales comparison or income capitalization approaches. Typically the cost approach is given the least weight with older properties where attempting to estimate an appropriate amount of accrued deprecation may result in an unreliable indication of value, and therefore, this approach may not be given any consideration in the final actual value estimate.

The sales comparison approach model is generally considered to be a good indicator of actual value when there is sufficient sales data available to extract a well supported coefficient for application to the inventory of similar properties. When consequential data is available, the sales comparison approach model is the most likely to provide the best indication of market value of the three approaches to value as it is based on what similar properties have sold for in the market place.

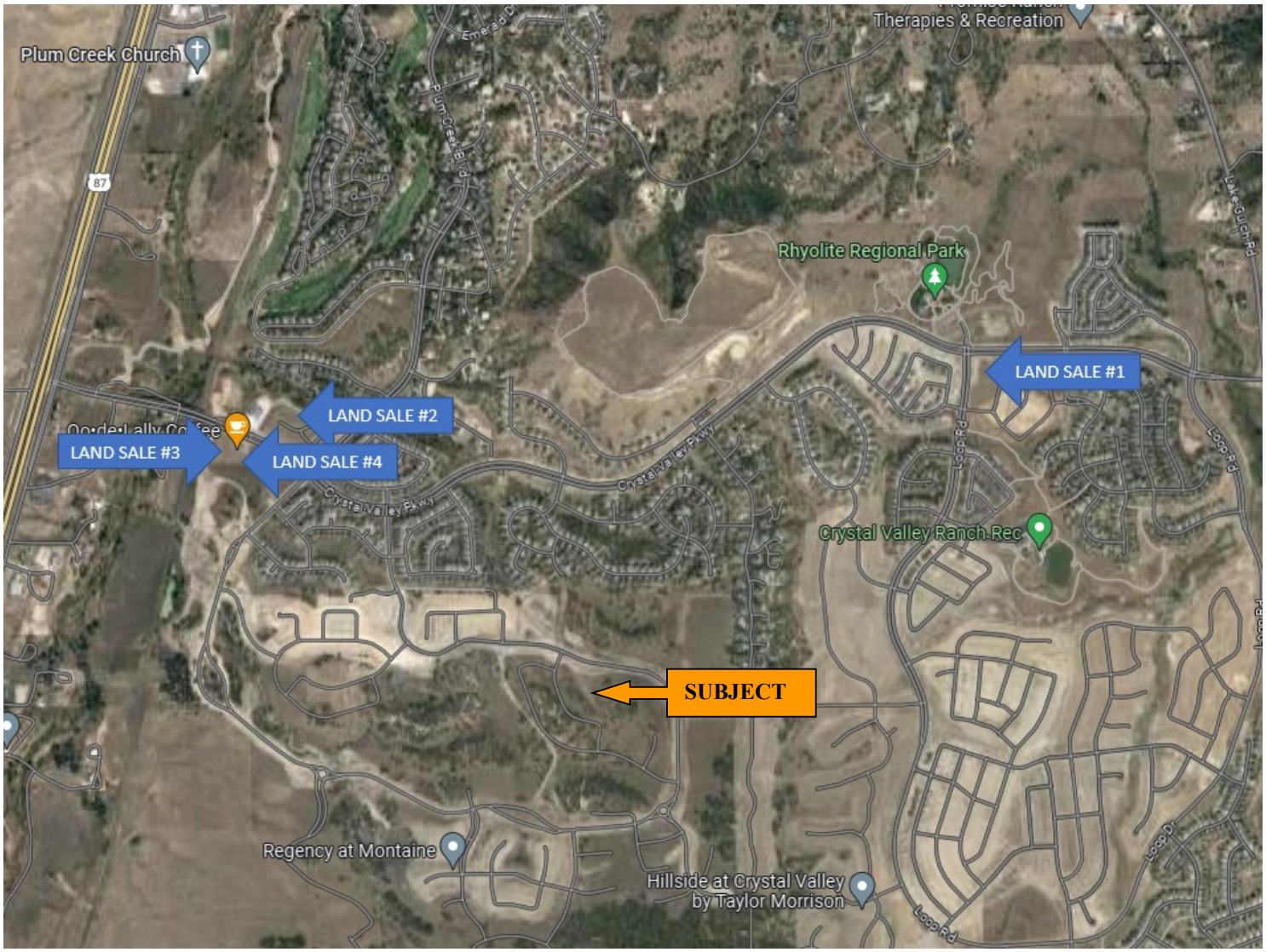
The income capitalization approach model is most generally applicable to actual income-producing properties. This approach synthesizes the dynamics of the rental market by applying market extracted coefficients for economic rental rates, vacancy, expenses and capitalization rates to individual property characteristics. Application of this approach allows analysis as would be typically applied by investors in the market place considering the income stream production capability of a property and how it competes with other investment opportunities available.

The approaches have been developed for modeling purposes when sufficient data to provide reliable indications of value for the subject property were available. The cost approach model has been selected as the most reliable indication of actual value for the subject property.

Subject Location Map



LOCATION MAP FOR THE SUBJECT PROPERTY AND LAND SALES



SUBJECT PROPERTY BUILDING PHOTOGRAPHS



SUBJECT: EXTERIOR OF BUILDING #1



SUBJECT: EXTERIOR OF BUILDING #2



SUBJECT: AERIAL OF SITE

This includes the net overpayment of audited personal property accounts, oil and gas leaseholds or producing mines, § 39-10-114(1)(a)(I)(E), C.R.S.

13. Value Adjustments
This includes value or classification adjustments made during protest or the county board appeals period that were not reflected on the tax warrant.

14. BAA or Court Order
This includes value changes made by the BAA or a court. The court or BAA order is presented to the treasurer, in lieu of an abatement petition, for a refund or abatement of taxes, § 39-8-109, C.R.S.

15. Tax Lien Sold in Error
Whenever an abatement petition is processed due to a tax lien sold in error on land upon which no tax was due at the time, the county shall reimburse the purchaser in the amount paid by him in connection with the purchase of the tax lien on the land, together with interest from the date of the purchase, § 39-12-111(1), C.R.S.

Examples of typical abatement situations that should be denied include:

1. Best Information Available (BIA) Assessments
When an owner does not file a personal property declaration schedule with the assessor, the assessor assigns a BIA assessment to the property, § 39-5-116(1), C.R.S. A Notice of Valuation is mailed to the owner, and if the BIA value is not protested during the statutory time frame, an abatement petition filed by the owner on the BIA assessment should be denied, § 39-5-118, C.R.S. See Property Tax Administrator v. Production Geophysical Services, Inc. et al., 860 P.2d 514 (Colo. 1993).

2. Personal Property No Longer Used by a Business
If personal property was located in the county on the assessment date, the property continues to be taxable. It is important to remember that if personal property is sold during the calendar year or is put into storage, the property remains taxable for the entire assessment year and an abatement petition should be denied. Property in storage remains on the tax roll until it is sold, removed from the state, or put into use as personal effects. Newly acquired personal property remains non-taxable until January 1 following the year in which it is put into use, § 39-3-118.5, C.R.S.

3. Overvaluation
The law precludes owners from filing a protest and an abatement petition for the same assessment year when overvaluation is the reason the abatement was filed, § 39-10-114(1)(a)(I)(D), C.R.S. A statutory exception to the rule exists for personal property when 1) a Notice of Determination has been mailed to the taxpayer, and 2) an objection or protest is withdrawn or not pursued, and 3) the county assessor has undertaken an audit of the personal property that shows a reduction in value is warranted, § 39-10-114(1)(a)(I)(D), C.R.S.

4. Late Filing
Abatement or refund of taxes is limited to a maximum of two years after January 1 of the year following the year in which the taxes were levied, § 39-10-114(1)(a)(I)(A), C.R.S. The court ruled in Golden Aluminum Company v. Weld County Board of Commissioners, 867 P.2d 190 (Colo. App. 1993), "that the two-year period in which [the] taxpayer was required to file . . . [a] property tax abatement petition commenced on January 1 of [the] year after [the] year in which [the] disputed taxes were levied, and expired on [the] first business day of [the] calendar year two years later." The

court ruled in Leprino v. Huddleston (Property Tax Administrator), 902 P.2d 962 (Colo. App. 1995), that the abatement petition must be postmarked no later than the first working day in January following the two-year anniversary of the date the taxes were levied.

5. Best Information Available (BIA) – State Assessed
   If a state assessed company (public utility) fails to file a "statement of property," the Administrator assigns a BIA value and mails a notice of the assigned value to the taxpayer. If the public utility does not file a petition or complaint as provided in § 39-4-108, C.R.S., the public utility shall be deemed to have waived any right to file an abatement petition, § 39-4-103(1.5)(c), C.R.S.

6. Tax Lien Certificate Holders
   Tax lien certificate holders do not have standing to file petitions for years prior to obtaining a Treasurer's Deed, Hughey v. Jefferson County Board of Commissioners, 921 P.2d 76 (Colo. App. 1996).

7. Homeowners Association Common Elements
   The value of common elements transferred to a homeowners association after January 1 is not prorated. The full value remains on the tax roll for the current year. There is no provision in the law for prorating the value in these cases.

THE ABATEMENT HEARING

Abatement petitions are typically heard at regular commissioners' meetings. The county commissioners must provide a seven (7) day notice of hearing to the taxpayer, § 39-1-113(5), C.R.S. Boards of county commissioners may send notices of hearing via fax, electronic mail to a phone number, or email to an electronic address if a person or an agent requests such notification. Statute requires that both the taxpayer and the assessor "shall have" the opportunity to be present at the abatement hearing, § 39-1-113(1), C.R.S.

If the assessor recommends denial of the petition, the assessor should prepare for the abatement hearing in the same manner as for protest hearings before the county board of equalization. The assessor should present evidence to substantiate the value assigned. If the recommendation from the assessor is that the petition be adjusted and then approved, the evidence should support the assessor's recommendation for adjustment and approval.

Upon request, the respondent (commissioners) shall make available to the taxpayer, two working days prior to the hearing, data supporting the assessor's valuation. The request shall be accompanied by data supporting the taxpayer's valuation. The exchange of information does not prohibit the introduction at the hearing of data discovered as a result of the exchange, § 39-8-108(5)(d), C.R.S. This statute applies to appeals authorized under §§ 39-8-108, 39-2-122, 39-5-122.7 or 39-10-114, C.R.S.

The taxpayer should also be prepared to present evidence regarding the requested adjustment. The commissioners make their decision based upon the preponderance (greater weight) of evidence.

After the hearing the commissioners may approve the petition, deny the petition, or approve the petition in-part and deny the petition in-part. If the commissioners deny a petition in-whole or in-part, the taxpayer must be notified of the commissioners' decision to preserve the taxpayer's rights. The notification should tell the taxpayer that the appeal is to the BAA and that any appeal must be filed within thirty (30) days of the mailing date of the commissioners' decision, § 39-10-114.5, C.R.S., and Ward v. Douglas County Board of Commissioners, 886 P.2d 310

Subject Property Profile

The following pages contain a copy of the Assessor's Office property profile for the subject property. This profile contains the current record of the subject property owner, property address and or legal description, sales summary, land area, building and site improvement characteristic data as of the date of assessment, and as applied to indicate the actual and assessed values assigned the subject property.

There are photographs and sketches of the subject property improvements included when available in the CAMA system database. The sketch, if included, is intended to familiarize the user(s) of this summary with the dimensional proportions of the subject property improvements. The area of the subject property building improvement has been calculated from exterior measurements rounded to the nearest half foot as listed on the sketch.

The profile data is intended to provide identification and description of the subject property characteristics relevant to the purpose and intended use of this summary.

DOUGLAS COUNTY ASSESSOR
PROPERTY PROFILE

Account #: R0618344 Local #: 1 Parcel #: 250526106032

Tax Year:	2024	Levy:	155.284000	# of Imps:	2	Created On:	06/27/2022
Tax Dist:	3679	Map #:		LEA:	45125	Active On:	06/04/2024
PUC:		Initials:		Acct Type:	Commercial	Inactive On:	
Assign To:	EGW					Last Updated:	

Owner's Name and Address

VISTA AT MONTAINE COMMUNITY ASSOCIATION INC
18001 N 79TH AVE STE C56
GLENDALE, AZ 85308-8394

Property Address

945 E MONTAINE CIR, CASTLE ROCK

Sales Summary

Sale Date	Sale Price	Deed Type	Reception #	Book	Page #	Grantor
05/21/2024	$0	Special Warranty Deed	2024020841			TOLL SOUTHWEST LLC

Legal

LOT 1-A BLOCK 10 LANTERNS 4 AMD 1 9.466 AM/L

Section	Township	Range	Qtr	QtrQtr	Government Lot	Government Tract
26	8	67	NE			

Subdivision Information

Sub Name	Block	Lot	Tract
LANTERNS	10	1-A	

Land Valuation Summary

Land Type	Abst Cd	Value By	Net SF	Measure	# of Units	Value/Unit	Actual Val	Asmt %	Assessed Val
Commercial	2130	Market	412,339	Square Feet	412,338.960000	$2.00	$824,678	27.90%	$230,085
Class				Sub Class					
Land Subtotal:					9.47		$824,678		$230,085

Land Attributes

Attribute	Description	Adjustment
C-Abst-C	C-Common Area Developer	-0.750000

Improvement Valuation Summary

Imp #	Property Type	Abst Code	Occupancy	Class	Actual Value	Asmt %	Assessed Val*
1.00	Commercial	2230	Clubhouse	Wood Frame	$1,854,542	27.90%	$517,417
2.00	Out Building	2230	Bath Houses	Wood Frame	$512,605	27.90%	$143,017
Improvement Subtotal:					$2,367,147		$660,434

Total Property Value

Total Value:	$3,191,825	$882,150

*Approximate Assessed Value

DOUGLAS COUNTY ASSESSOR
PROPERTY PROFILE

Account #: R0618344 Local #: 1 Parcel #: 250526106032

Imp #:	1			Landscaping $: 0.00
Property Type:	Commercial			
Quality:	Average			
Condition:	Average	Nbhd:	C000	
Perimeter:	453	Nbhd Ext:	00	
% Complete:	100.00%	Nbhd Adj:	1.0000	

Occupancy Summary

Occupancy: Clubhouse Occ %: 100%

Built As Summary

Built As:	Clubhouse	Year Built:	2023
Construction Type:	Wood Frame	Year Remodeled:	
HVAC:	Warm and Cool Air Zone		
Interior Finish:		% Remodeled:	0.0000
Roof Cover:		Adj Year Blt:	2023
Built As SF:	7164	Effective Age:	
# of Baths:			
# of Bdrms:			
# of Stories:	1.00		
Story Height:	18		
Sprinkler SF:	10450	Diameter:	
Capacity:		Height:	0

Improvement Summary

Improvement 1	Units	Units Price	RCN	Actual Value
Add On				
Com Trash Enclosure Masonry	1.0000	$4,845.86	$4,845.86	$4,846.00
Com 20 ft 1 Fix Light	11.0000	$4,513.83	$49,652.13	$49,652.00
Com Canopies Wood Average	3286.0000	$45.67	$150,071.62	$150,072.00
Com Tennis Court	1.0000	$49,168.5	$49,168.56	$49,169.00
Com Asphalt Average	50500.0000	$5.18	$261,590.00	$261,590.00

Improvements Value Summary

IMPNO: 1

RCN Cost/SF: $258.87 Design Adj: 0.0000 Func Obs %: 0.0000

DOUGLAS COUNTY ASSESSOR
PROPERTY PROFILE

Account #: R0618344		Local #: 1		Parcel #: 250526106032	
Total RCN:	$1,854,542.00	Exterior Adj:	0.0000	Econ Obs %:	0.0000
Phys Depr %	0.0000	Interior Adj:	0.0000	Other Obs %:	0.0000
Phys Depr $:	$0.00	Amateur Adj:	0.0000		
RCNLD $:	$1,854,542.00	RCNLD Cost/$:	$258.87	Market/SF:	$0.00

DOUGLAS COUNTY ASSESSOR
PROPERTY PROFILE

Account #: R0618344 Local #: 1 Parcel #: 250526106032

Imp #:	2			Landscaping $: 0.00
Property Type:	Out Building			
Quality:	Average			
Condition:	Average	Nbhd:	400	
Perimeter:	158	Nbhd Ext:	00	
% Complete:	100.00%	Nbhd Adj:	1.0000	

Occupancy Summary

Occupancy:	Bath Houses	Occ %:	100%

Built As Summary

Built As:	Bath Houses	Year Built:	2023
Construction Type:	Wood Frame	Year Remodeled:	
HVAC:	None		
Interior Finish:		% Remodeled:	0.0000
Roof Cover:		Adj Year Blt:	2023
Built As SF:	702	Effective Age:	
# of Baths:			
# of Bdrms:			
# of Stories:	1.00		
Story Height:	12		
Sprinkler SF:	0	Diameter:	
Capacity:		Height:	0

Improvement Summary

Improvement 2	Units	Units Price	RCN	Actual Value
Add On				
Com Canopies Wood Average	162.0000	$45.67	$7,398.54	$7,399.00
Com Concrete Slab Average	3705.0000	$8.90	$32,974.50	$32,974.00
Com Swimming Pool	1.0000	$372,429.	$372,429.00	$372,429.00

Improvements Value Summary

IMPNO:	2				
RCN Cost/SF:	$730.21	Design Adj:	0.0000	Func Obs %:	0.0000
Total RCN:	$512,605.00	Exterior Adj:	0.0000	Econ Obs %:	0.0000
Phys Depr %	0.0000	Interior Adj:	0.0000	Other Obs %:	0.0000
Phys Depr $:	$0.00	Amateur Adj:	0.0000		
RCNLD $:	$512,605.00	RCNLD Cost/$:	$730.21	Market/SF:	$0.00

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: CO13 Englewood LLC Agent: Carson Wetzel

Parcel No.: R0478676 Abatement Number: 202500056 & 202500057

Assessor's Original Value: Click here to enter text.

Hearing Date: July 16, 2025 Hearing Time: 10:00 a.m.

1. The Douglas County Assessor was represented at the hearing by Click here to enter text.

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: Click here to enter text.

   Petitioner's Requested Value: Click here to enter text.

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner requested an administrative denial.

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: Click here to enter text.

Total Actual Value: Click here to enter text.

Reasons are as follows: The petitioner requested an administrative denial.

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 *7-16-2025*
Name Date

Abatement Log No. 202500056 & 202500057

Transmittal Sheet for Abatement #: 202500056

Abatement #	202500056	**Staff Appraiser**	RRM
Tax Year	2023	**Review Appraiser**	SJH
Date Received	3/3/2025	**Recommendation**	Deny
Petitioner	CO13 ENGLEWOOD LLC	**Reason**	Insufficient data was provided to warrant a value change to this parcel.
Agent	DUCHARME, MCMILLEN & ASSOCIATES, INC.		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	$9,519,840	**Assessor Final Review Value**	$15,073,080

The petitioner's agent provided comparable sales to support the value request. Although given consideration, they were not considered adequate to warrant an adjustment to value. The subject property is tenant-occupied, and although requested, no actual operating data were provided for analysis. The assessor's valuation model which was used to value the subject property is supported by study period comparable sales which bracket the subject property in terms of age and building area. No adjustment is warranted based on the information received.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0478676	2120	3098	$2,380,118	$0	$2,380,118	27.900%	$664,050	9.4261%	$62,594.02
	2220	3098	$12,692,962	($30,000)	$12,662,962	27.900%	$3,532,970	9.4261%	$333,021.29
	Account Total:		**$15,073,080**	**($30,000)**	**$15,043,080**		**$4,197,020**		**$395,615.31**

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0478676	2120	3098	$2,380,118	$0	$2,380,118	27.900%	$664,050	9.4261%	$62,594.02
	2220	3098	$12,692,962	($30,000)	$12,662,962	27.900%	$3,532,970	9.4261%	$333,021.29
	Account Total:		**$15,073,080**	**($30,000)**	**$15,043,080**		**$4,197,020**		**$395,615.31**

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
R0478676	$15,073,080	$4,197,020	$395,615.31	$15,073,080	$4,197,020	$395,615.31	$0.00
Totals	**$15,073,080**	**$4,197,020**	**$395,615.31**	**$15,073,080**	**$4,197,020**	**$395,615.31**	**$0.00**

*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0478676	SB22-238 Commercial 30k Exemption	($30,000)

Transmittal Sheet for Abatement #: 202500057

Abatement #	202500057	**Staff Appraiser**	RRM
Tax Year	2024	**Review Appraiser**	SJH
Date Received	3/3/2025	**Recommendation**	Deny
Petitioner	CO13 ENGLEWOOD LLC	**Reason**	Insufficient data was provided to warrant a value change to this parcel.
Agent	DUCHARME, MCMILLEN & ASSOCIATES, INC.		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	$9,519,840	**Assessor Final Review Value**	$15,073,080

The petitioner's agent provided comparable sales to support the value request. Although given consideration, they were not considered adequate to warrant an adjustment to value. The subject property is tenant-occupied, and although requested, no actual operating data were provided for analysis. The assessor's valuation model which was used to value the subject property is supported by study period comparable sales which bracket the subject property in terms of age and building area. No adjustment is warranted based on the information received.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0478676	2120	3098	$2,380,118	$0	$2,380,118	27.900%	$664,050	9.0929%	$60,381.40
	2220	3098	$12,692,962	($30,000)	$12,662,962	27.900%	$3,532,970	9.0929%	$321,249.43
	Account Total:		**$15,073,080**	**($30,000)**	**$15,043,080**		**$4,197,020**		**$381,630.83**

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0478676	2120	3098	$2,380,118	$0	$2,380,118	27.900%	$664,050	9.0929%	$60,381.40
	2220	3098	$12,692,962	($30,000)	$12,662,962	27.900%	$3,532,970	9.0929%	$321,249.43
	Account Total:		**$15,073,080**	**($30,000)**	**$15,043,080**		**$4,197,020**		**$381,630.83**

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
R0478676	$15,073,080	$4,197,020	$381,630.83	$15,073,080	$4,197,020	$381,630.83	$0.00
Totals	**$15,073,080**	**$4,197,020**	**$381,630.83**	**$15,073,080**	**$4,197,020**	**$381,630.83**	**$0.00**

*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0478676	SB22-238 Commercial 30k Exemption	($30,000)

202500056-2023
202500057-2024

DCASSESSOR
MAR 03 2025 RCD

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.

Date: 02/21/2025
Month Day Year

Petitioner's Name: CO13 ENGLEWOOD LLC

Petitioner's Mailing Address: 2501 Gateway Rd
Carlsbad — City or Town
CA — State
92009 — Zip Code

SCHEDULE OR PARCEL NUMBER(S)
R0478676

PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
349 Inverness Dr

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) 2023 and 2024 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.)

Petitioner's estimate of value: $ 9,519,840 (Value) (2023) (Year) and $ 9,519,840 (Value) (2024) (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.

SEE ATTACHED
Petitioner's Signature
Phone Number ( ) _____ Email _____

By Carson Wetzel
Agent's Signature*
Phone Number (208) 521-3114 Email cwetzel@dmainc.com

*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

Date: 12/11/2024

The owner of record hereby designates **Charlie Young – Senior Tax Manager – DMA Inc.** with a mailing address of **16435 N Scottsdale Rd, STE 230, Scottsdale, AZ 85254** and email cyoung@dmainc.com its agents and employees, to act on behalf of the owner in all matters pertaining to the review and appeal of real and/or personal property valuation and classification to the assessor, county board of equalization, arbitration, state board of assessment appeals, district court or any other hearing process. This authorization is limited to the properties listed below and on the attached continuation form(s), if necessary.

Tax Years: 2022-2024

Owner of Record: CO13 ENGLEWOOD LLC

Parcel/Roll/Account: R0478676

Signature of owner or authorized signer for company: _____

Printed name and title of signer: Julia Nam, Senior Director of Indirect Tax

State of _____
County of _____

Signed and sworn to [or affirmed] before me on _____, 20____
by _____.

_____
(Notary's official signature)

_____
(Title of office)

_____
(Commission Expiration)

349 Inverness Dr S

Property Photo





Property Summary

Client:	ViaSat Communications, Inc	**GENERAL DESCRIPTION**	
Property Owner	CO13 ENGLEWOOD LLC	**ACREAGE:**	5.46
Property Name		**BUILDING:**	99,165
PARCEL:	R0478676		
ADDRESS:	349 Inverness Dr S		
CITY:	Englewood	YR. BUILT:	2008
STATE:	CO	**PROPERTY TYPE:**	3 Star Office
SUBMARKET:	Inverness		
COUNTY:	Douglas		

Assessment Summary & Comments

	2024		2023	
Land:	$ 2,380,118		$ 2,380,118	
Building:	$ 12,692,962		$ 12,692,962	
Total FMV:	**$ 15,073,080**	$ 152	**$ 15,073,080**	$152
Total Taxable AV:	**$ 4,205,389**		**$ 4,205,389**	
Effective Tax Rate:	9.0748%		9.4073%	
Taxes:	$ 381,631		$ 395,615	
	% Change:	**0.00%**		

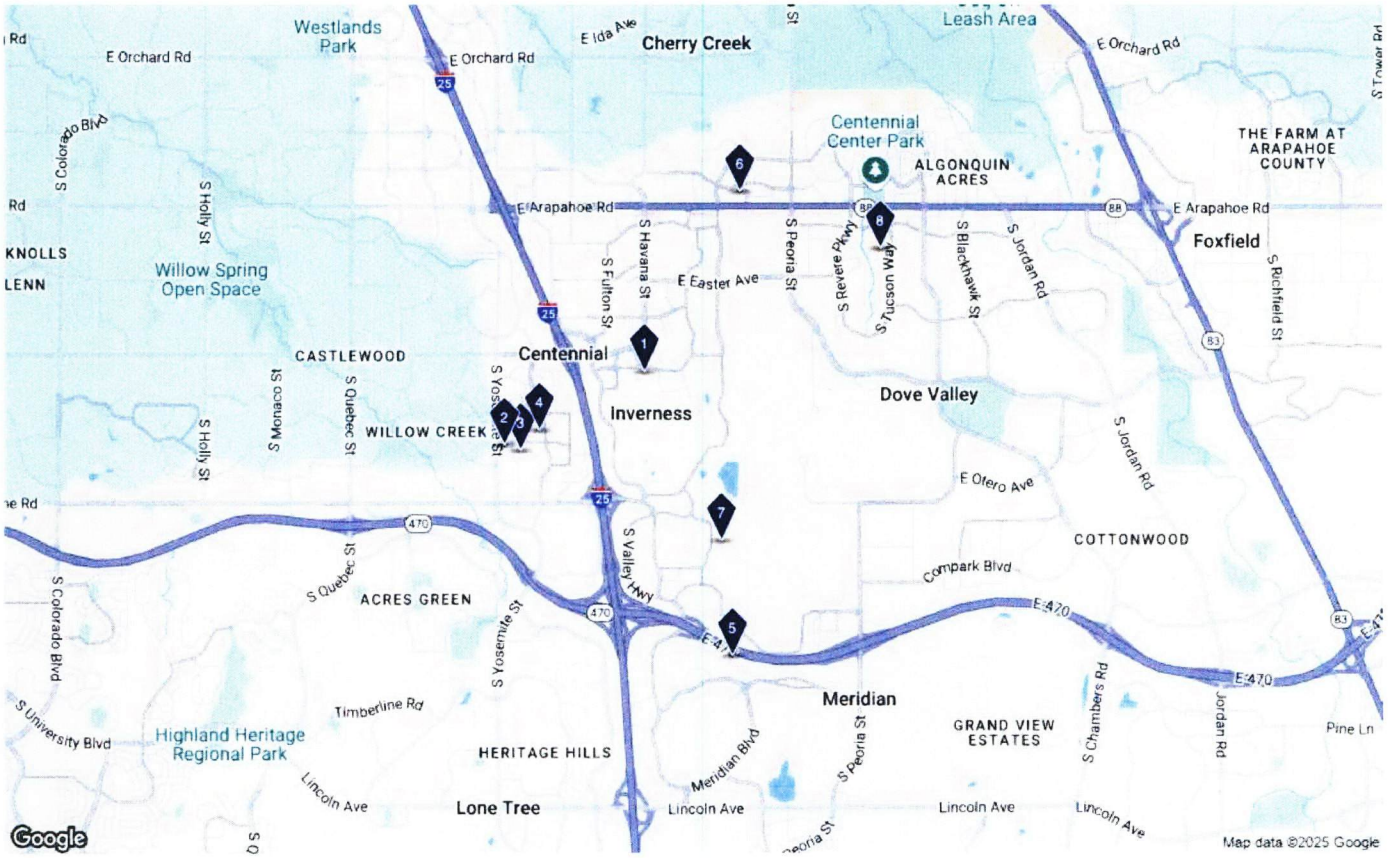
Indicated Values

Reconciliation of Suggested Values	PSF	Value
Sales Approach	$96	$9,519,840
DMA Suggested Value	**$96**	**$9,519,840**
2023 Assessment	$152	$15,073,080

Sale Comps Map & List Report

Sale Comparables	Avg. Cap Rate	Avg. Price/SF	Avg. Vacancy At Sale
8	4.2%	$96	-

SALE COMPARABLES LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	$7,735,000	$12,376,675	$10,800,000	$24,500,000
Price Per SF	$74	$96	$96	$113
Cap Rate	3.3%	4.2%	4.2%	5.0%
Time Since Sale in Months	26.0	38.5	41.0	46.0

Property Attributes	Low	Average	Median	High
Building SF	82,511 SF	129,311 SF	126,981 SF	216,945 SF
Floors	1	3	3	4
Typical Floor	37,562 SF	51,551 SF	46,752 SF	72,567 SF
Vacancy Rate at Sale	-	-	-	-
Year Built	1982	1993	1997	2000
Star Rating	★★★☆☆	★★★☆☆ 3.3	★★★☆☆ 3.0	★★★★☆

Sale Comps Map & List Report

	Property Name - Address	Property Type	Yr Built	Size	Vacancy	Sale Date	Sale Price	Price/SF	Cap Rate
		Property				Sale			
1	116 Inverness 116 Inverness Dr E Englewood, CO 80112	Office ★★★★☆	1982	216,945 SF	-	4/22/2021	$24,500,000	$113/SF	5.0%
2	Highland Court 9000 E Nichols Ave Centennial, CO 80112	Office ★★★☆☆	1984	93,055 SF	-	5/20/2021	$10,500,000	$113/SF	-
3	Highland Place II 9110 E Nichols Ave Centennial, CO 80112	Office ★★★★☆	1984	141,276 SF	-	7/23/2021	$14,255,000	$101/SF	3.3%
4	Highland Park 9359 E Nichols Ave Englewood, CO 80112	Office ★★★☆☆	1997	82,511 SF	-	5/3/2021	$8,250,000	$100/SF	-
5	American Family In... 9510 S Meridian Blvd Englewood, CO 80112	Office ★★★☆☆	1999	157,639 SF	-	12/12/2022	$14,357,500	$91/SF	-
6	Lincoln Executive... 11551-11601 E Arapa... Centennial, CO 80112	Office ★★★☆☆	2000	85,935 SF	-	11/12/2021	$7,735,000	$90/SF	-
7	333 Inverness Drive... 333 Inverness Dr S Englewood, CO 80112	Office ★★★☆☆	1998	144,438 SF	-	11/8/2022	$11,100,000	$77/SF	-
8	Building 2 6803 S Tucson Way Englewood, CO 80112	Office ★★★☆☆	1996	112,686 SF	-	12/28/2021	$8,315,902 Part of Portfolio	$74/SF	-

11551-11601 E Arapahoe Rd

Lincoln Executive Center
Centennial, CO 80112

Class B Office Building of 85,935 SF Sold on 11/12/2021 for $7,735,000 - Research Complete



buyer

K&C Management
5291 E Yale Ave
Denver, CO 80222
(303) 758-3500

seller

Etkin Johnson Real Estate Partners 1
1512 Larimer St
Denver, CO 80202
(303) 650-6500

vital data

Escrow/Contract:	-	Sale Price:	**$7,735,000**
Sale Date:	**11/12/2021**	Status:	**Confirmed**
Days on Market:	**246 days**	Building SF:	**85,935 SF**
Exchange:	**No**	Price/SF:	**$90.01**
Conditions:	-	Pro Forma Cap Rate:	-
Land Area SF:	**294,030**	Actual Cap Rate:	-
Acres:	**6.75**	Down Pmnt:	**$830,000**
$/SF Land Gross:	**$26.31**	Pct Down:	**10.7%**
Year Built, Age:	**2000 Age: 21**	Doc No:	**1173609**
Parking Spaces:	**425**	Trans Tax:	**$773.50**
Parking Ratio:	**5/1000 SF**	Corner:	**No**
FAR	**0.29**	Zoning:	**MU, Englewood**
Lot Dimensions:	-	No Tenants:	**1**
Frontage:	-	Percent Improved:	**86.2%**
Tenancy:	**Single**	Submarket:	**Centennial**
Comp ID:	**5759343**	Map Page:	**Pierson Graphics Corp 89-E**
		Parcel No:	**2075-23-4-10-002**
		Property Type:	**Office**

income expense data

Expenses	- Taxes	**$254,279**
	- Operating Expenses	
	Total Expenses	**$254,279**

Listing Broker

Newmark
1800 Larimer St
Denver, CO 80202
(303) 892-1111
David Lee, Jason Addlesperger

Buyer Broker

No Buyer Broker on Deal

financing

1st Great Southern Bank

prior sale

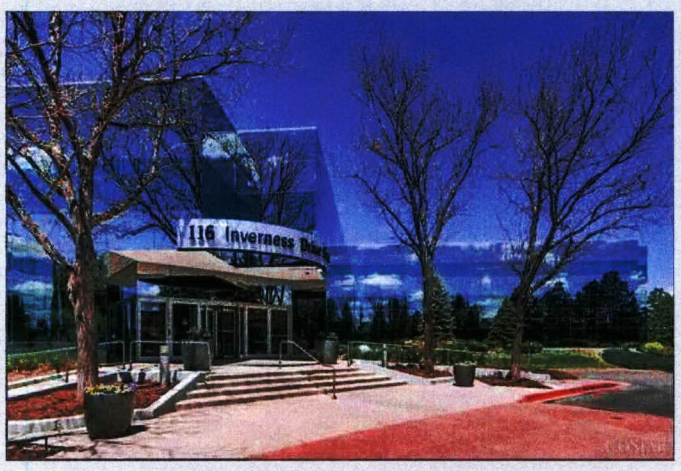
Date/Doc No:	**8/1/2013**
Sale Price:	**$7,500,000**
CompID:	**2807404**

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116 Inverness Dr E

116 Inverness - Inverness Business Park
Englewood, CO 80112

Class A Office Building of 216,945 SF Sold on 4/22/2021 for $24,500,000 - Research Complete



buyer

Miller Global Properties, LLC
4643 S Ulster St
Denver, CO 80237
(303) 773-0369

seller

Cordia Capital Management
2041 Rosecrans Ave
El Segundo, CA 90245
(310) 414-0006

vital data

Escrow/Contract:	-	Sale Price:	**$24,500,000**
Sale Date:	**4/22/2021**	Status:	**Confirmed**
Days on Market:	-	Building SF:	**216,945 SF**
Exchange:	**No**	Price/SF:	**$112.93**
Conditions:	-	Pro Forma Cap Rate:	-
Land Area SF:	**308,405**	Actual Cap Rate:	**5.00%**
Acres:	**7.08**	Down Pmnt:	**$1,660,000**
$/SF Land Gross:	**$79.44**	Pct Down:	**6.8%**
Year Built, Age:	**1982 Age: 39**	Doc No:	**1066267**
Parking Spaces:	**778**	Trans Tax:	**$2,450**
Parking Ratio:	**3.7/1000 SF**	Corner:	**No**
FAR	**0.70**	Zoning:	**I-1, Englewood**
Lot Dimensions:	-	No Tenants:	**19**
Frontage:	-	Percent Improved:	**85.0%**
Tenancy:	**Multi**	Submarket:	**Inverness**
Comp ID:	**5481172**	Map Page:	**Pierson Graphics Corp 97-A**
		Parcel No:	**2075-35-2-06-011**
		Property Type:	**Office**

income expense data

Expenses	- Taxes	**$879,293**
	- Operating Expenses	
	Total Expenses	**$879,293**

Listing Broker

CBRE
1225 17th St
Denver, CO 80202
(303) 628-1700
Timothy Richey, Jenny Knowlton, Charley Will

Buyer Broker

No Buyer Broker on Deal

financing

1st Private Lender (Interim Financing, due in 24 yrs)
Bal/Pmt: **$22,840,000**

prior sale

Date/Doc No:	**10/1/2015**
Sale Price:	**$35,975,000**
CompID:	**3413594**

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333 Inverness Dr S

333 Inverness Drive South - Inverness Business Park
Englewood, CO 80112

Class B Office Building of 144,438 SF Sold on 11/8/2022 for $11,100,000 - Research Complete



buyer

Mica Holdings LLC
10465 Park Meadows Dr
Lone Tree, CO 80124
(720) 344-3327

seller

Office Properties Income Trust
255 Washington St
Newton, MA 02458
(617) 219-1440

vital data

Escrow/Contract:	-	Sale Price:	**$11,100,000**
Sale Date:	**11/8/2022**	Status:	**Confirmed**
Days on Market:	-	Building SF:	**144,438 SF**
Exchange:	**No**	Price/SF:	**$76.85**
Conditions:	**High Vacancy Property**	Pro Forma Cap Rate:	-
Land Area SF:	**563,231**	Actual Cap Rate:	-
Acres:	**12.93**	Down Pmnt:	-
$/SF Land Gross:	**$19.71**	Pct Down:	-
Year Built, Age:	**1998 Age: 24**	Doc No:	**0071615**
Parking Spaces:	**841**	Trans Tax:	-
Parking Ratio:	**5.82/1000 SF**	Corner:	**No**
FAR	**0.26**	Zoning:	**LI, County**
Lot Dimensions:	**543x998**	Percent Improved:	**77.3%**
Frontage:	-	Submarket:	**Inverness**
Tenancy:	**Single**	Map Page:	**Pierson Graphics Corp 89-L**
Comp ID:	**6213625**	Parcel No:	**2231-02-1-01-004**
		Property Type:	**Office**

income expense data

Listing Broker

Buyer Broker

Colliers
4643 S Ulster St
Denver, CO 80237
(303) 745-5800
Robert Whittelsey, Abby Pattillo

financing

prior sale

Date/Doc No:	**12/20/2018**
Sale Price:	-
CompID:	**4624199**

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9510 S Meridian Blvd

American Family Insurance Bldg - Meridian Int'l Bus Center
Englewood, CO 80112

Class B Office Building of 157,639 SF Sold on 12/12/2022 for $14,357,500 - Research Complete



buyer

Adam Benton
11347 Business Park Cir
Firestone, CO 80504

seller

American Family Insurance
6000-6252 American Pky
Madison, WI 53783
(608) 249-2111

vital data

Escrow/Contract:	-	Sale Price:	**$14,357,500**
Sale Date:	**12/12/2022**	Status:	**Confirmed**
Days on Market:	**311 days**	Building SF:	**157,639 SF**
Exchange:	**No**	Price/SF:	**$91.08**
Conditions:	-	Pro Forma Cap Rate:	-
Land Area SF:	**764,914**	Actual Cap Rate:	-
Acres:	**17.56**	Down Pmnt:	-
$/SF Land Gross:	**$18.77**	Pct Down:	-
Year Built, Age:	**1999 Age: 23**	Doc No:	**0076579**
Parking Spaces:	**442**	Trans Tax:	**$1,435.75**
Parking Ratio:	**2.8/1000 SF**	Corner:	**No**
FAR	**0.21**	Zoning:	**PDU**
Lot Dimensions:	-	Percent Improved:	**86.5%**
Frontage:	-	Submarket:	**Meridian**
Tenancy:	**Single**	Map Page:	-
Comp ID:	**6242894**	Parcel No:	**2231-110-01-021**
		Property Type:	**Office**

income expense data

Listing Broker

CBRE
1225 17th St
Denver, CO 80202
(303) 628-1700
Mitch Bradley, Frederic de Loizaga

Buyer Broker

financing

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9000 E Nichols Ave

Highland Court - Highland Park
Centennial, CO 80112

Class B Office Building of 93,055 SF Sold on 5/20/2021 for $10,500,000 - Research Complete



buyer

Ogilvie Properties, Inc.
2601 Blake St
Denver, CO 80205
(303) 864-9774

seller

Presidio Property Trust
4995 Murphy Canyon Rd
San Diego, CA 92123
(760) 471-8536

vital data

Escrow/Contract:	-	Sale Price:	**$10,500,000**
Sale Date:	**5/20/2021**	Status:	**Confirmed**
Days on Market:	**169 days**	Building SF:	**93,055 SF**
Exchange:	**No**	Price/SF:	**$112.84**
Conditions:	-	Pro Forma Cap Rate:	-
Land Area SF:	**240,451**	Actual Cap Rate:	-
Acres:	**5.52**	Down Pmnt:	**$760,000**
$/SF Land Gross:	**$43.67**	Pct Down:	**7.2%**
Year Built, Age:	**1984 Age: 37**	Doc No:	**1082168**
Parking Spaces:	**352**	Trans Tax:	**$1,050**
Parking Ratio:	**3.7/1000 SF**	Corner:	**No**
FAR	**0.39**	Zoning:	**PUD, Centennial**
Lot Dimensions:	-	No Tenants:	**11**
Frontage:	-	Percent Improved:	**94.5%**
Tenancy:	**Multi**	Submarket:	**Panorama/Highland Park**
Comp ID:	**5510744**	Map Page:	**Pierson Graphics Corp 96-C**
		Parcel No:	**2075-34-3-10-001**
		Property Type:	**Office**

income expense data

Expenses	- Taxes	**$317,911**
	- Operating Expenses	
	Total Expenses	**$317,911**

Listing Broker

Newmark
1800 Larimer St
Denver, CO 80202
(303) 892-1111
Riki Hashimoto

Buyer Broker

No Buyer Broker on Deal

financing

1st Independent Bank (Conventional, due in 60 yrs)
Bal/Pmt: **$9,740,000**

prior sale

Date/Doc No:	**8/26/2015**
Sale Price:	**$13,050,000**
CompID:	**3374288**

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9110 E Nichols Ave

Highland Place II - Highland Park
Centennial, CO 80112

Class A Office Building of 141,276 SF Sold on 7/23/2021 for $14,255,000 - Research Complete



buyer

Centre Point Properties
789 Sherman St
Denver, CO 80203
(303) 297-3137

seller

Atlas Real Estate Partners
226 Fifth Ave
New York, NY 10001
(646) 863-9765

vital data

Escrow/Contract:	-	Sale Price:	**$14,255,000**
Sale Date:	**7/23/2021**	Status:	**Confirmed**
Days on Market:	**165 days**	Building SF:	**141,276 SF**
Exchange:	**No**	Price/SF:	**$100.90**
Conditions:	-	Pro Forma Cap Rate:	-
Land Area SF:	**238,273**	Actual Cap Rate:	**3.30%**
Acres:	**5.47**	Down Pmnt:	-
$/SF Land Gross:	**$59.83**	Pct Down:	-
Year Built, Age:	**1984 Age: 37**	Doc No:	**1116515**
Parking Spaces:	**255**	Trans Tax:	**$1,425.50**
Parking Ratio:	**1.8/1000 SF**	Corner:	**No**
FAR	**0.59**	Zoning:	**PUD, Englewood**
Lot Dimensions:	-	No Tenants:	**7**
Frontage:	-	Percent Improved:	**86.1%**
Tenancy:	**Multi**	Submarket:	**Panorama/Highland Park**
Comp ID:	**5608323**	Map Page:	**Pierson Graphics Corp 88-M**
		Parcel No:	**2075-34-3-12-001**
		Property Type:	**Office**

income expense data

Estimated Net Income	Net Operating Income	**$470,415**
	- Debt Service	
	- Capital Expenditure	
	Cash Flow	

Listing Broker

CBRE
1225 17th St
Denver, CO 80202
(303) 628-1700
Patrick Devereaux, James Brady, Campbell Davis

Buyer Broker

No Buyer Broker on Deal

financing

1st MCREIF, SUBREIT, LLC (Acquisition & Development)
Bal/Pmt: **$17,155,000**

prior sale

Date/Doc No:	**6/9/2016**
Sale Price:	**$17,200,000**
CompID:	**3619077**

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9359 E Nichols Ave

Highland Park
Englewood, CO 80112

Class B Office Building of 82,511 SF Sold on 5/3/2021 for $8,250,000 - Research Complete



buyer

Jubilee Fellowship Church
c/o Adam Gower
9830 Lone Tree Pky
Lone Tree, CO 80124
(303) 738-9416

seller

Farallon Capital Management, L.L.C.
c/o Robert Whittelsey
1 Maritime Plz
San Francisco, CA 94111
(415) 421-2132

vital data

Escrow/Contract:	-	Sale Price:	**$8,250,000**
Sale Date:	**5/3/2021**	Status:	**Confirmed**
Days on Market:	-	Building SF:	**82,511 SF**
Exchange:	**No**	Price/SF:	**$99.99**
Conditions:	-	Pro Forma Cap Rate:	-
Land Area SF:	**258,311**	Actual Cap Rate:	-
Acres:	**5.93**	Down Pmnt:	-
$/SF Land Gross:	**$31.94**	Pct Down:	-
Year Built, Age:	**1997 Age: 24**	Doc No:	**1072472**
Parking Spaces:	**450**	Trans Tax:	-
Parking Ratio:	**5/1000 SF**	Corner:	**No**
FAR	**0.32**	Zoning:	**MU, Arapahoe County**
Lot Dimensions:	-	Percent Improved:	**67.1%**
Frontage:	-	Submarket:	**Panorama/Highland Park**
Tenancy:	**Single**	Map Page:	**Mapsco 377-N**
Comp ID:	**5492958**	Parcel No:	**2075-34-3-09-003**
		Property Type:	**Office**

income expense data

Expenses	- Taxes	**$302,256**
	- Operating Expenses	**$646,572**
	Total Expenses	**$948,828**

Listing Broker

Buyer Broker

financing

prior sale

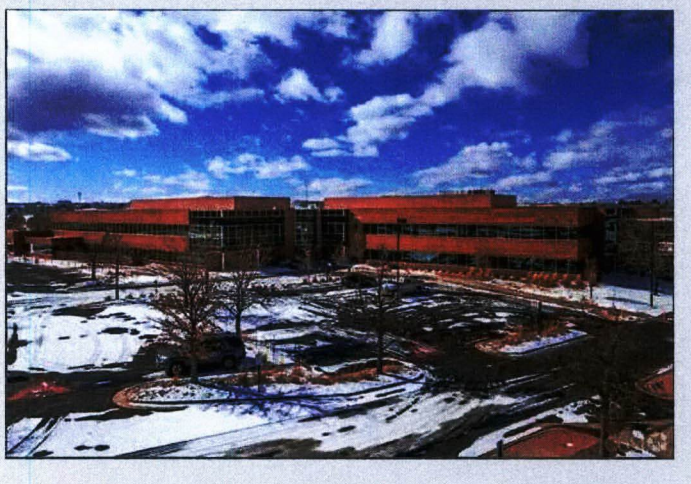
Date/Doc No:	**7/12/2019**
Sale Price:	**$49,000,000**
CompID:	**4833384**

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6803 S Tucson Way

Building 2
Englewood, CO 80112

Class B Office Building of 112,686 SF Sold on 12/28/2021 for $8,315,902 - Research Complete (Part of Multi-Property)



buyer

Westside Investment Partners, Inc.
4100 E Mississippi Ave
Glendale, CO 80246
(303) 984-9800

seller

Invesco Limited
1331 Spring St NW
Atlanta, GA 30309
(404) 892-0896

vital data

Escrow/Contract:	-	Sale Price:	**$8,315,902**
Sale Date:	**12/28/2021**	Status:	**Allocated**
Days on Market:	**810 days**	Building SF:	**112,686 SF**
Exchange:	**No**	Price/SF:	**$73.80**
Conditions:	**High Vacancy Property**	Pro Forma Cap Rate:	-
Land Area SF:	**574,992**	Actual Cap Rate:	-
Acres:	**13.2**	Down Pmnt:	-
$/SF Land Gross:	**$14.46**	Pct Down:	-
Year Built, Age:	**1996 Age: 25**	Doc No:	**1194865**
Parking Spaces:	-	Trans Tax:	**$2,150**
Parking Ratio:	**5.33/1000 SF**	Corner:	**No**
FAR	**0.20**	Zoning:	**AMU**
Lot Dimensions:	-	Percent Improved:	-
Frontage:	-	Submarket:	**Centennial**
Tenancy:	-	Map Page:	-
Comp ID:	**5856196**	Parcel No:	-
		Property Type:	**Office**

income expense data

Expenses	- Taxes	**$1,062,764**
	- Operating Expenses	
	Total Expenses	**$1,062,764**

Listing Broker

JLL
1225 17th St
Denver, CO 80202
(303) 260-6500
Patrick Bolick

JLL
1125 17th St
Denver, CO 80202
(303) 515-8000
Larry Thiel

Buyer Broker

No Buyer Broker on Deal

financing

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DOUGLAS COUNTY
COLORADO

Office of the Assessor
TOBY DAMISCH, ASSESSOR

For submission to

The
Douglas County Board of County Commissioners

Abatement Filing(s)

#202500056-57

Petitioner
CO13 ENGLEWOOD LLC

ACTUAL VALUE DATA SUMMARY

Of

349 INVERNESS DR SOUTH
ENGLEWOOD, CO 80112

Account Number: R0478676

Assessment Date(s): January 1, 2023 & January 1, 2024

Prepared by
Douglas County Assessor Office

DOUGLAS COUNTY
COLORADO

Office of the Assessor
TOBY DAMISCH, ASSESSOR

Douglas County Board of County Commissioners
100 Third Street
Castle Rock, Colorado 80104

Honorable Board Members:

In response to the abatement filing, the following actual value data summary has been prepared for ad valorem purposes regarding the subject property. The actual value as considered in this summary is applicable for the 2023 & 2024 tax years and is developed from the level of value for the period of one and one-half years immediately prior to June 30, 2022 as required by Colorado Revised Statues §39-1-104(10.2)(a)(d). Except that if sufficient data was not available in the one and one-half year period, the period of five years immediately prior to June 30, 2022 was utilized to determine level of value as further required by 39-1-104(10.2)(a)(d), C.R.S.

The purpose of this actual value data summary is to demonstrate how the "actual value" (market value) was developed for the subject property considering its physical state and condition as of the first of January, for the tax year(s) considered in the filing, based on the June 30, 2022, level of value (base period) for the determination of property taxes. For purposes of this summary the term "actual value" is considered synonymous with the term "market value". The intended user of the summary is the Douglas County Board of Equalization. The purpose of this actual value data summary is to provide documentation of the Assessor's office actual value for the subject property and the basis of the recommendation to the Board of Equalization for the resolution of the appeal filed regarding the subject property. This summary has been prepared only for ad valorem purposes and the intended users, and should not be relied upon by a third party for any other purpose.

For the ad valorem purposes of this actual value data summary, market value is defined as:

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and both acting in what they consider their own best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. Dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

Property Assessment Valuation, International Association of Assessing Officers, Fourteenth Edition, IAAO, Kansas City, Missouri. Copyright 2013.

This actual value data summary is not an appraisal report. This actual value data summary is only a summary of the level of value data as applied within the computer assisted mass appraisal (CAMA) system to the subject property characteristics, and is intended only for the use of the Douglas County Board of County Commissioners, and should not be relied upon by a third party for any purpose other than the intended ad valorem purposes. The assessor's office maintains a separate file that contains additional information and data regarding the subject property.

The actual value for the subject property for the current reassessment cycle tax years is based upon the data, presented in this summary.

Office of the Assessor
Douglas County

Actual Value Data Summary

This actual value data summary is not an appraisal report. This actual value data summary is only a summary of the level of value data as applied within the Assessor's computer assisted mass appraisal (CAMA) system to the subject property characteristics. This summary is intended only for valorem use purposes to demonstrate the applied approaches and development of the value assigned to the subject property by the Assessor's process and should not be relied upon by a third party for any other purpose other than the intended ad valorem use purposes.

Subject Property Identification and Description

A copy of the Assessor's Office property profile for the subject property may be found in the *Exhibits and Addendum* section of this summary. This profile contains the current record of the subject property owner, property address and or legal description, sales summary, land area, building and site improvement characteristic data as of the date of assessment, and the actual and assessed values as of the effective date of the appraisal. There are photographs and sketches of the subject property improvements included when available from the CAMA system database. The profile data is intended to provide identification and description of the subject property characteristics relevant to the purpose and intended use of this summary.

Intended Users of the Summary

The intended user of this summary is the Douglas County Board of County Commissioners. Other intended users of the summary include staff of the Douglas County Attorney, petitioner(s) initiating the Petition for Abatement or Refund of Taxes for the property that is the subject of this summary, and agent(s) as duly authorized by the petitioner. This summary has been prepared only for ad valorem purposes for use by the client and intended users and should not be relied upon by a third party for any other purpose.

Intended Use of Summary

The intended use of the summary is to demonstrate the development of the actual value assigned to the subject property and to further provide support for the Douglas County Assessor's Office recommendation regarding the subject property's actual value for presentation to the Douglas County Board of County Commissioners. This summary has been prepared for use as supportive documentation in an abatement petition hearing conducted by the Douglas County Board of County Commissioners.

Purpose of Summary

The purpose of this summary is to demonstrate the development of the "actual value" (market value) as assigned to the subject property in its physical condition as of the January 1 of the applicable tax year(s), based on the previous June 30th level of value for the purpose of determining property taxes. Said value is established utilizing base period data from the time period of eighteen months prior to the level of assessment date. In the event of insufficient market data from this time period, the Assessor's Office reviews market data prior to the beginning of the level of assessment date, going back in six-month increments to a maximum study period of five years. When appropriate, all sales are to be time adjusted to the level of value period date as

required by state statute. All actual values established by the Douglas County Assessor's Office have been made in conformance with applicable laws and administrative regulations. For purposes of this summary, the term “actual value” is considered synonymous with the term “market value”.

Definition of Value

For the purpose of the summary, market value is defined as quoted:

> “The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:
>
> 1. Buyer and seller are typically motivated;
> 2. Both parties are well informed or well advised, and both acting in what they consider their own best interest;
> 3. A reasonable time is allowed for exposure in the open market;
> 4. Payment is made in terms of cash in U.S. Dollars or in terms of financial arrangements comparable thereto; and
> 5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”
>
> Property Assessment Valuation, International Association of Assessing Officers, Fourteenth Edition, IAAO, Kansas City, Missouri. Copyright 2013.

Property Rights Considered

Only a fee simple interest is considered for the subject property as required by Colorado Revised Statues §39-1-106, and the Assessor’s Reference Library Volume 3, Chapter 7, Pages 13-16. Further, in BAA and Regis Jesuit Holding, Inc v. City and County of Denver, et al, 848 P.2d 355 (Colo. 1993) the court cited CRS §39-1-106, and defined this as “*a rule of property taxation which requires that all estates in a unit of real property be assessed together.*”

Effective Date of the Actual Value

The effective date of the actual value assignment is the statutorily required *level of value* date of June 30, 2022, utilizing base period data from the time period of 2021 and the first six months of 2022. The subject property characteristics are considered, as they existed on the date of assessment of January 1, 2023, and 2024. Therefore, the subject is assigned a retrospective actual or market value as of June 30, 2022, for the property characteristics that existed on January 1, 2023 & 2024.

Market conditions as of the assessment date may differ from the effective level of value date. Only market data and conditions from the applicable base period have been considered. However, comparable sales and leases transacted prior to the base study period may have as well been considered as provided for by Colorado Revised Statues §39-1-104 (10.2)(d).

Scope of Data Collection and Verification Methods

This summary presents demonstrations of the data and methods that were applied in the mass appraisal process of establishing the actual value of the subject property. Other data and analyses are retained in the files of the Douglas County Assessor's Office. Additionally a search has been made of private sales data, public records of assessor's offices, confidential records of the assessor's office, including Real Property Transfer Declarations (TD-1000 forms), Subdivision Land Valuation Questionnaires, and Income, Expense, and Vacancy Questionnaires. Further, income, vacancy, and expense data was gathered from real estate publications and data services, area Realtors and appraisers, and property owners.

Data considered in the modeling process includes the land economic area assigned unit value, replacement costs, depreciation estimates, comparable improved sales, comparable rents and operating expense information, and capitalization rates. This data was gathered from the subject area, metropolitan area, annual reports, regional and national services. Confirmation of data was by deeds, deeds of trusts, other public records, subscription services for fee, and/or principals or agents of individual transactions.

The three traditionally recognized approaches to value, cost, sales comparison, and income capitalization, were considered in the mass appraisal process and applied to the characteristics of each property within an assigned property classification when sufficient data were available to develop a mass appraisal model for the specific valuation approach.

Cost approach model data is generated by the Assessor's CAMA system based on tables built from the Marshall Valuation Service at the date of the level of value study period for the applicable reassessment cycle tax years.

Sales comparison approach model data is based on sales of properties from the applicable level of value study period. The sales have been confirmed and verified and then classified and further stratified on the basis of the actual current use of the properties at the time of sale for application in the modeling process.

Income approach model data is based on market indicated leases of properties from the applicable level of value study period. This data is collected from the market and analyzed to produce model coefficients that represent typical market rental rates, vacancies and expenses for application in the income approach modeling process. Capitalization rate data applicable to the level of value study period is collected from rates as indicated by the sale of leased property, real estate publications, data

services, and the study of economic indicators that typically impact market driven capitalization rates. Capitalization rates as applied to gross income or modified gross income analysis may include an effective tax rate loaded on the base capitalization rate to allow consideration of the potential tax liability.

The Assessor's office has considered the best information available in the form of land sales and costs to construct improvements, sales data of comparable properties in the immediate competitive market area and lease data that provide typical market indications in the modeling process.

An exterior inspection of the subject property was made on the date as shown in photos included with the profile and on other occasions.

The characteristics of the subject property and any comparable properties improvements demonstrated in this summary are based on the data as recorded in the Assessor's records and are believed to be correct. Should any property characteristics or other data be determined to be other than that as considered and relied upon, the Assessor's office reserves reconsideration of the subject property's actual value.

Jurisdictional Exceptions

The Colorado Constitution Article X, Section 20(8)(c), requires only the market approach be applied when valuing residential properties. Further Colorado Revised Statues §39-1-103(5)(a) states, "…*The actual value of residential real property shall be determined solely by consideration of the market approach to appraisal*".

Colorado Revised Statues §39-1-103 requires that property be classified and valued according to its current use, which may be different than its Highest and Best Use. Therefore, the actual current use as of the date of assessment is considered to determine the value of the subject property.

Colorado Revised Statues §39-1-104 (10.2)(a) and (d) mandate a specific data collection period, usually consisting of 18 months, and referred to as the "Base Period". This report uses data from that period in the analysis and conclusions as required by Colorado law.

Extraordinary Assumptions and Hypothetical Conditions

Typically the real property appraisals conducted by the Assessors Office do not require consideration of extraordinary assumptions or hypothetical conditions regarding the subject property that would affect the analyses, opinions, and conclusions.

Real property, where access has been limited, restricted or denied to the Assessors Office may have been estimated for its physical characteristics on the basis of the best information available to and obtainable by the assessor.

Actual current use as of the date of assessment has been considered for the subject property as required by Colorado Revised Statues §39-1-103 and may be different than the Highest and Best Use or uses permitted by zoning.

The subject property has been analyzed for its actual use and property characteristics that existed on the date of assessment, and the actual value has been determined at the retrospective level of value study period.

Zoning

Zoning typically impacts property value as it can restrict or enhance the legally allowable use and development of a property. However, Colorado Revised Statues §39-1-103 requires that the actual use of the subject property, as of the date of assessment, be considered in determining the actual value. Therefore, analysis of the subject property based on the actual use may differ from other possible use(s) allowable under applicable zoning that could potentially influence market value.

Property Tax Data

The portion of the subject property classified as commercial real estate is assessed at 27.9% of the assessor's actual value indication for tax years 2023 and 2024. The actual and assessed values are included with the property profile identification and description of the subject property.

History of Subject Property

Data regarding the subject property current use, year built, year remodeled if applicable, and indicated effective age are included with the property profile identification and description of the subject property. If the subject property is leased and the Assessor's Office has access to the rental or lease agreement that data will be considered in the income capitalization analysis of this report.

Sales History

Recorded conveyances indicating sale or transfer of ownership of the subject prior to the effective date of the appraisal are included in the sales summary section of the property profile identification and description of the subject property and are analyzed when appropriate.

Land Data Description

The subject property land data is included with the *Land Valuation Summary* section of the property profile identification and description of the subject property. Unless otherwise noted here or in other sections of this summary, the site is considered to be of sufficient size and utility to support the current use of the property.

Improvement Data Description

The subject property improvement data included in this summary is as listed in the *Individual Built As Detail* and *Building Details* sections of the property profile identification and description of the subject property. Unless otherwise noted here or in other sections of this summary, the described building details and site improvements are considered to be of sufficient utility to allow the current use of the property.

Highest and Best Use

"The reasonably probable use of property that results in the highest value." -The Appraisal of Real Estate, 14th Edition, Appraisal Institute, 2013 page 332.

The Colorado Supreme Court in Board of Assessment Appeals, et al, v. Colorado Arlberg Club 762 P.2d 146 (Colo. 1988) stated "*reasonable future use is considered because it is relevant to the property's present market value*", and "*our statute does not preclude consideration of future uses."*

The court further quoted the American Appraisal Institute of Real Estate Appraisers referencing The Appraisal of Real Estate 33, 1983, 8th Edition, "*In the market, the current value of a property is not based on historical prices or cost of creation; it is based on what market participants perceive to be the future benefits of acquisition.*" And further "*Accordingly, a property's "highest and best use," which is "[t]he use, from among reasonably probable and legal alternative uses, found to be*

physically possible, appropriately supported, financially feasible, that results in highest land value," is a "crucial determinant of value in the market."

The court then concluded that "*reasonable future use is relevant to a property's current market value for tax assessment purposes*."

Highest and best use analysis for ad valorem purposes includes consideration the reasonable future use and most profitable use of a property subject to the influence of competitive market forces applicable to the location of the property as of the date of appraisal.

Analysis of the highest and best use of a property typically employs four criteria to test alternative uses of a property in the determination of the most profitable use. The four criteria considered are legal permissibility, physical possibility, financial feasibility, and maximum productivity.

Further, the highest and best use of the property is analyzed as of the date of appraisal from two perspectives; as though vacant and ready for development, and as improved with existing improvements.

The subject property current actual use as of the property tax assessment date was as described in the property profile identification and description section of this summary. While the subject property is classified based on the actual current use, the highest and best use has been considered in the determination of the actual value of the property.

Highest and Best Use as Vacant

The highest and best use of the subject site as vacant would be development that is consistent with the use and development of the surrounding neighborhood. Considering the four criteria of highest and best use, the size, shape, topography, access, utility and zoning all appear to support the use of the site for development as an office property.

Highest and Best Use as Improved

Based on analysis of the legally permissible, physically possible, and financially feasible uses of the property, the current office use is considered to be maximally productive, and the highest and best use of the subject property as improved.

SALES COMPARISON APPROACH

The following improved sales, considered for their actual use in the model development, are properties that sold in or immediately prior to the applicable base study period. The sales provide an indication of the range of value and bracket the per unit coefficient value as applied in the sales comparison modeling process.

	ACCOUNT	ADDRESS	ADJ. SALE $	SALE DATE	YOC	SQ FT	PSF
1	DENVER	2128 W 32ND AVE, DENVER	$16,000,000	8/11/2021	2020	57,443	$278.54
2	BROOMFIELD	12202 AIRPORT WAY, BROOMFIELD	$25,279,800	3/1/2022	1999	114,908	$220.00
3	JEFFERSON	14023-14033 DENVER WEST PKWY, LAKEWOOD	$21,070,000	3/8//2021	1997	127,293	$165.52
4	R0428674	10004 PARK MEADOWS DR, LONE TREE	$10,000,000	1/22/2019	1999	65,578	$152.49
5	R0409253	400 INVERNESS PKWY, ENGLEWOOD	$15,700,000	7/11/2019	1998	118,342	$132.67
6	R0411766	385 INVERNESS PKWY, ENGLEWOOD	$15,125,000	6/27/2019	2000	126,462	$119.60

SELECTED MODEL VALUE PSF $152

The table below illustrates the indicated market value calculation detail showing the market model coefficient applied to the subject property characteristics.

Market Calculation Detail

Neighborhood	O01		
Occupancy Code	344	Name	Office

Name	Units	Val Per	Value
SF	99,165	$152	$15,073,080

INCOME CAPITALIZATION APPROACH

Applicable overall capitalization rates as applied in the modeled income capitalization approach have been derived by analysis of sales of properties with leases in place at the time of sale, consideration of typical mortgage and equity return requirements, and review of the Burbach & Associates, Inc. *Real Estate Investment Survey*, Summer 2022.

When an actual vacancy rate and expense data are not provided or are found to be insufficient the modeled rates derived from analysis of leased properties and review of data available from CoStar and real property brokerage reporting services are applied.

The subject property is tenant-occupied; although requested, no actual income and expense information were made available for review as of the date of this report; The worksheet below provides the application of the income capitalization approach to the characteristics of the subject property in a direct income capitalization analysis utilizing market-derived coefficients.

Override Income Worksheet

Account # R0478676 **Building #** 1
Parcel # 223102208006 **Occupancy %** 100.00%
Occupancy Code 344 Office Building

Revenue				
	Rate	Square Feet		
Rental Rate	$23.50	99,165	$2,330,377.50	
	Total Potential Gross Income			**$2,330,378**
Vacancy and Collection Loss				
Vacancy and Collection Loss		12.00%	$279,645.30	
	Total Vacancy and Collection Loss			**$279,645**
	Potential Gross Less Vacancy and Loss			**$2,050,732**
Additional Income				
	Additional Inc	Square Feet		
Additional Income /SF	$0.00	0	$0.00	
	Total Additional Income			**$0.00**
	Effective Gross Income			**$2,050,732**
Expenses				
Management Exp $			$0.00	
Lease Exp $			$0.00	
Reserves for Replacement $			$0.00	
Total Expense % if not itemized		35.00%	$717,756.20	
	Total Expenses			**$717,756**
	Net Operating Income			**$1,332,976**
			Mills: 90.92900	
	Capitalization Rate	6.25 OAR plus 2.60 ETR		**8.85%**
	Final Indicated Property Value			**$15,061,873**

Summary of Data

The approaches to value where models have been developed and considered for the assignment of actual value for the subject property indicate the following value(s):

Sales Comparison Approach	**$ 15,073,080**
Income Capitalization Approach	**$ 15,061,873**

The subject property is considered for its actual use as of the date of assessment. The structure located on the subject parcel appears to function well for the intended purpose.

The cost approach is typically most reliable when appraising newly constructed properties where there is little or no depreciation, and with properties where the land component is a substantial portion of the total actual value. The cost approach can also provide an indication of value for unique properties where there is insufficient data to provide a reliable indication of value by the sales comparison or income capitalization approaches. Typically, the cost approach is given the least weight with older properties where attempting to estimate an appropriate amount of accrued deprecation may result in an unreliable indication of value, and therefore, this approach may not be given any consideration in the final actual value estimate.

The sales comparison approach model is generally considered to be a good indicator of actual value when there is sufficient sales data available to extract a well supported coefficient for application to the inventory of similar properties. When consequential data is available, the sales comparison approach model is the most likely to provide the best indication of market value of the three approaches to value as it is based on what similar properties have sold for in the marketplace.

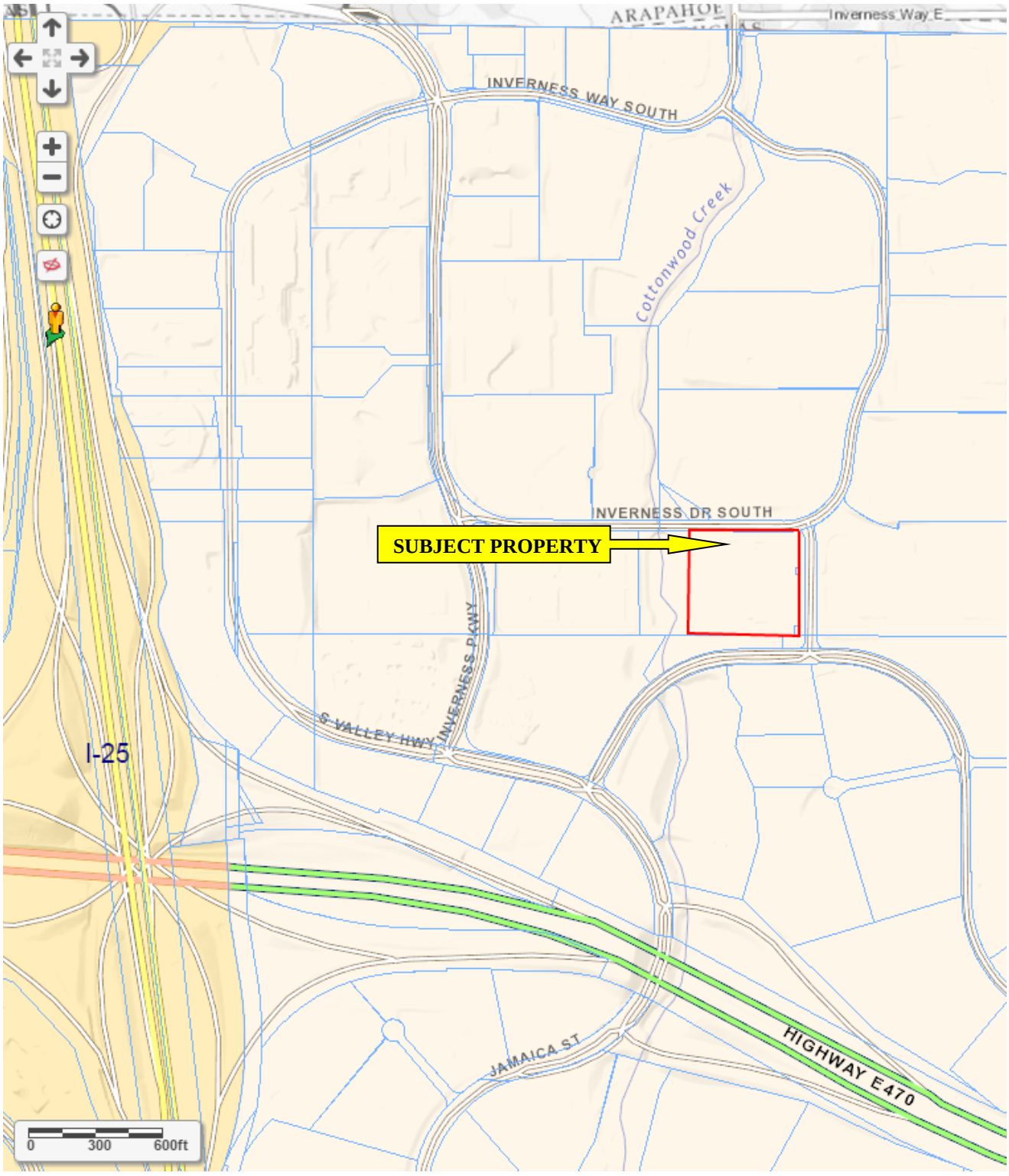
The income capitalization approach model is most generally applicable to actual income-producing properties. This approach synthesizes the dynamics of the rental market by applying market extracted coefficients for economic rental rates, vacancy, expenses, and capitalization rates to individual property characteristics. Application of this approach allows analysis as would be typically applied by investors in the marketplace considering the income stream production capability of a property and how it competes with other investment opportunities available.

The approaches have been developed for modeling purposes when sufficient data to provide reliable indications of value for the subject property were available. The market/sales comparison approach model has been selected as the most reliable indication of actual value for the subject property with support as indicated above from the income capitalization approach model.

The actual value assigned to the subject property based on the modeling process as developed from the level of value for the current assessment cycle is **$15,073,080** allocated as follows:

Improvements	**$**	**15,072,962**
Land	**$**	**118**
Total	**$**	**15,073,080**

Subject Location Map



SUBJECT PROPERTY BUILDING PHOTOGRAPHS



SUBJECT: FRONT (EAST) ELEVATION OF BUILDING



SUBJECT: REAR (WEST) ELEVATION OF BUILDING

Subject Property Profile

The following pages contain a copy of the Assessor's Office property profile for the subject property. This profile contains the current record of the subject property owner, property address and or legal description, sales summary, land area, building and site improvement characteristic data as of the date of assessment, and as applied to indicate the actual and assessed values assigned the subject property.

There are photographs and sketches of the subject property improvements included when available in the CAMA system database. The sketch, if included, is intended to familiarize the user(s) of this summary with the dimensional proportions of the subject property improvements. The area of the subject property building improvement has been calculated from exterior measurements rounded to the nearest half foot as listed on the sketch.

The profile data is intended to provide identification and description of the subject property characteristics relevant to the purpose and intended use of this summary.

DOUGLAS COUNTY ASSESSOR
PROPERTY PROFILE

Account #: R0478676 Local #: 1,3,7 Parcel #: 223102208006

Tax Year:	2023	Levy:	94.261000	# of Imps:	1	Created On:	01/29/2009
Tax Dist:	3098	Map #:		LEA:	25205	Active On:	03/10/2015
PUC:		Initials:		Acct Type:	Commercial	Inactive On:	
Assign To:	RRM					Last Updated:	

Owner's Name and Address

CO13 ENGLEWOOD LLC
C/O DUCHARME, MCMILLEN, & ASSOC
PO BOX 80615
INDIANAPOLIS, IN 46280

Property Address

349 INVERNESS DR SOUTH, ENGLEWOOD

Sales Summary

Sale Date	Sale Price	Deed Type	Reception #	Book	Page #	Grantor
12/11/2013	$18,250,000	Special Warranty Deed	2013095445			FFI CO PARKSIDE LLC
04/07/2011	$13,980,000	Special Warranty Deed	2011023030			PARKSIDE ACQUISITIONS LLC
06/21/2010	$0	Special Warranty Deed	2010041163			OPUS NORTHWEST LLC

Legal

LOT 1B-1A INVERNESS 7 AMD 14 5.464 AM/L

Section	Township	Range	Qtr	QtrQtr	Government Lot	Government Tract
2	6	67	NW			

Subdivision Information

Sub Name	Block	Lot	Tract
INVERNESS		1B-1A	

Land Valuation Summary

Land Type	Abst Cd	Value By	Net SF	Measure	# of Units	Value/Unit	Actual Val	Asmt %	Assessed Val
Commercial	2120	Market	238,012	Square Feet	238,011.840000	$10.00	$2,380,118	27.90%	$664,053
Class				Sub Class					
Land Subtotal:					5.46		$2,380,118		$664,053

DOUGLAS COUNTY ASSESSOR
PROPERTY PROFILE

Account #: R0478676 Local #: 1,3,7 Parcel #: 223102208006

Land Attributes

Attribute	Description	Adjustment

Improvement Valuation Summary

Imp #	Property Type	Abst Code	Occupancy	Class	Actual Value	Asmt %	Assessed Val*
1.00	Commercial	2220	Office Building	Metal Frame	$12,692,962	27.90%	$3,541,336
Improvement Subtotal:					$12,692,962		$3,541,336

Total Property Value

Total Value:	$15,073,080	$4,197,020

*Approximate Assessed Value

DOUGLAS COUNTY ASSESSOR
PROPERTY PROFILE

Account #: R0478676 Local #: 1,3,7 Parcel #: 223102208006

Imp #:	1			Landscaping $: 0.00
Property Type:	Commercial			
Quality:	Good			
Condition:	Good	Nbhd:	O01	
Perimeter:	836	Nbhd Ext:	00	
% Complete:	100.00%	Nbhd Adj:	1.0000	

Occupancy Summary

Occupancy: Office Building Occ %: 100%

Built As Summary

Built As:	Office Building	Year Built:	2008
Construction Type:	Metal Frame	Year Remodeled:	0
HVAC:	Package Unit		
Interior Finish:		% Remodeled:	0.0000
Roof Cover:		Adj Year Blt:	2008
Built As SF:	99165	Effective Age:	
# of Baths:	0.00		
# of Bdrms:	0.00		
# of Stories:	3.00		
Story Height:	13		
Sprinkler SF:	99165	Diameter:	0
Capacity:	0	Height:	0

Improvement Summary

Improvement 1	Units	Units Price	RCN	Actual Value
Add On				
Com Asphalt Average	117500.0000	$5.18	$608,650.00	$553,871.00
Com 15 ft 1 Fix Light	15.0000	$3,821.28	$57,319.20	$52,160.00
Basement				
Parking	33355.0000	$59.92	$1,998,631.60	$1,998,632.00

Improvements Value Summary

IMPNO: 1

RCN Cost/SF:	$219.28	Design Adj:	0.0000	Func Obs %:	0.0000
Total RCN:	$21,744,939.00	Exterior Adj:	0.0000	Econ Obs %:	0.0000
Phys Depr %	0.0900	Interior Adj:	0.0000	Other Obs %:	0.0000
Phys Depr $:	$1,957,045.00	Amateur Adj:	0.0000		

DOUGLAS COUNTY ASSESSOR
PROPERTY PROFILE

Account #:	R0478676	Local #:	1,3,7	Parcel #:	223102208006
RCNLD $:	$19,787,894.00	RCNLD Cost/$:	$199.55	Market/SF:	$128.00

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: Brock Associates III LLC Agent: Michelle Bush

Parcel No.: R0490881 Abatement Number: 202500060 & 202500061

Assessor's Original Value: Click here to enter text.

Hearing Date: July 16, 2025 Hearing Time: 10:00 a.m.

1. The Douglas County Assessor was represented at the hearing by Click here to enter text.

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: Click here to enter text.

   Petitioner's Requested Value: Click here to enter text.

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner requested an administrative denial.

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: Click here to enter text.

Total Actual Value: Click here to enter text.

Reasons are as follows: Click here to enter text.

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 *7-16-2025*
Name Date

Abatement Log No. 202500060 & 202500061

Transmittal Sheet for Abatement #: 202500060

Abatement #	202500060	**Staff Appraiser**	EGW
Tax Year	2023	**Review Appraiser**	SJH
Date Received	3/6/2025	**Recommendation**	Deny
Petitioner	BROCK ASSOCIATES III LLC	**Reason**	The Cost Approach to value was used in determining the subjects value, resulting in no change.
Agent	SILVERSTEIN & POMERANTZ LLP		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	$12,283,380	**Assessor Final Review Value**	$18,700,237

Subject property consists of a 136,482 SF warehouse discount store and a 192 SF self service booth, both built in 2016. Petitioner's agent did not supply any information to recommend an adjustment. The cost approach was used to value the property for the 2023 tax year. A denial of the appeal is recommended.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0490881	2112	3400	$5,727,269	$0	$5,727,269	27.900%	$1,597,910	12.2646%	$195,977.27
	2212	3400	$12,972,968	($30,000)	$12,942,968	27.900%	$3,611,090	12.2646%	$442,885.74
	Account Total:		**$18,700,237**	**($30,000)**	**$18,670,237**		**$5,209,000**		**$638,863.01**

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0490881	2112	3400	$5,727,269	$0	$5,727,269	27.900%	$1,597,910	12.2646%	$195,977.27
	2212	3400	$12,972,968	($30,000)	$12,942,968	27.900%	$3,611,090	12.2646%	$442,885.74
	Account Total:		**$18,700,237**	**($30,000)**	**$18,670,237**		**$5,209,000**		**$638,863.01**

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
R0490881	$18,700,237	$5,209,000	$638,863.01	$18,700,237	$5,209,000	$638,863.01	$0.00
Totals	**$18,700,237**	**$5,209,000**	**$638,863.01**	**$18,700,237**	**$5,209,000**	**$638,863.01**	**$0.00**

*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0490881	SB22-238 Commercial 30k Exemption	($30,000)

Transmittal Sheet for Abatement #: 202500061

Abatement #	202500061	**Staff Appraiser**	EGW
Tax Year	2024	**Review Appraiser**	SJH
Date Received	3/6/2025	**Recommendation**	Deny
Petitioner	BROCK ASSOCIATES III LLC	**Reason**	The Cost Approach to value was used in determining the subjects value, resulting in no change.
Agent	SILVERSTEIN & POMERANTZ LLP		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	$12,283,380	**Assessor Final Review Value**	$18,700,237

Subject property consists of a 136,482 SF warehouse discount store and a 192 SF self service booth, both built in 2016. Petitioner's agent did not supply any information to recommend an adjustment. The cost approach was used to value the property for the 2024 tax year. A denial of the appeal is recommended.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0490881	2112	3400	$5,727,269	$0	$5,727,269	27.900%	$1,597,910	12.2204%	$195,270.99
	2212	3400	$12,972,968	($30,000)	$12,942,968	27.900%	$3,611,090	12.2204%	$441,289.64
	Account Total:		**$18,700,237**	**($30,000)**	**$18,670,237**		**$5,209,000**		**$636,560.63**

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0490881	2112	3400	$5,727,269	$0	$5,727,269	27.900%	$1,597,910	12.2204%	$195,270.99
	2212	3400	$12,972,968	($30,000)	$12,942,968	27.900%	$3,611,090	12.2204%	$441,289.64
	Account Total:		**$18,700,237**	**($30,000)**	**$18,670,237**		**$5,209,000**		**$636,560.63**

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
R0490881	$18,700,237	$5,209,000	$636,560.63	$18,700,237	$5,209,000	$636,560.63	$0.00
Totals	**$18,700,237**	**$5,209,000**	**$636,560.63**	**$18,700,237**	**$5,209,000**	**$636,560.63**	**$0.00**

*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0490881	SB22-238 Commercial 30k Exemption	($30,000)

DCASSESSOR
MAR 06 2025 RCD

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.

Date: 02/24/2025
Month Day Year

20250006O - 2023
20250006I - 2024

Petitioner's Name: Brock Associates III LLC

Petitioner's Mailing Address: Attn: Property Tax Dept, PO Box 8050 MS 0555

Bentonville | AR | 72716
City or Town | State | Zip Code

SCHEDULE OR PARCEL NUMBER(S)
R0490881

PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
5940 Promenade Pkwy, Castle Rock, CO 80108

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) 2023 and 2024 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.)

Sales of comparable property in the base period support Petitioner's requested value.

Petitioner's estimate of value: $12,283,380 (2023) and $12,283,380 (2024)
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.

_____ Phone Number (____) _____ Email _____
Petitioner's Signature

By _____ Phone Number (303) 991-3659 Email mbush@sptaxlaw.com
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

Letter of Authorization

This letter authorizes Silverstein & Pomerantz LLP, to act on behalf of Walmart Inc., (known as Wal-Mart Stores, Inc. prior to February 1, 2018) ("Walmart") with respect to the taxation of Walmart's property in Colorado. The authority granted in this letter extends to the property of Walmart and its affiliates, including Wal-Mart Real Estate Business Trust, Sam's Real Estate Business Trust, Sam's West, Inc., Wal-Mart Stores East, LP, and Wal-Mart Realty Company.

This letter supersedes all prior Letters of Authority granted to any others with respect to Walmart's property tax matters in Colorado.

The scope of this letter includes communication with and representation before the various property taxing authorities in Colorado, the applicable Boards of Equalization and Boards of County Commissioners, and the Board of Assessment Appeals of the State of Colorado. This letter shall remain in effect until expressly revoked in writing.

All communication shall be directed to:

Michelle Bush
Silverstein & Pomerantz LLP
7979 E. Tufts Ave., Suite 825
Denver, CO 80237
303-991-3659
mbush@sptaxlaw.com

Signature: _____

Name: WAYNE HAMILTON

Title: VP TAX

Date: 7/8/2024

State of Arkansas

County of Benton

The foregoing instrument was acknowledged before me this 8 day of July, 2024

_____
Notary Public

My commission expires: April 17, 2034

TAMMY CLAY
NOTARY PUBLIC
ARKANSAS
BENTON COUNTY
00001582 EXPIRES 4-17-2034

DOUGLAS COUNTY
COLORADO

Office of the Assessor
TOBY DAMISCH, ASSESSOR

For submission to

The
Douglas County Board of County Commissioners

Abatement Filing(s)

#202500060
#202500061

Petitioner
BROCK ASSOCIATES III LLC

ACTUAL VALUE DATA SUMMARY

Of

5940 – 5950 PROMENADE PKWY
CASTLE ROCK, CO 80108

Account Number: R0490881

Assessment Date(s): January 1, 2023 and 2024

Prepared by
Douglas County Assessor Office

DOUGLAS COUNTY
COLORADO

Office of the Assessor
TOBY DAMISCH, ASSESSOR

Douglas County Board of County Commissioners
100 Third Street
Castle Rock, Colorado 80104

Honorable Board Members:

In response to the abatement filing, the following actual value data summary has been prepared for ad valorem purposes regarding the subject property. The actual value as considered in this summary is applicable for the 2023 and 2024 tax years and is developed from the level of value for the period of one and one-half years immediately prior to June 30, 2022 as required by Colorado Revised Statues §39-1-104(10.2)(a)(d). Except that if sufficient data was not available in the one and one-half year period, the period of five years immediately prior to June 30, 2022 was utilized to determine level of value as further required by 39-1-104(10.2)(a)(d), C.R.S.

The purpose of this actual value data summary is to demonstrate how the "actual value" (market value) was developed for the subject property considering its physical state and condition as of the first of January, for the tax year(s) considered in the filing, based on the June 30, 2022 level of value (base period) for the determination of property taxes. For purposes of this summary the term "actual value" is considered synonymous with the term "market value". The intended user of the summary is the Douglas County Board of Equalization. The purpose of this actual value data summary is to provide documentation of the Assessor's office actual value for the subject property and the basis of the recommendation to the Board of Equalization for the resolution of the appeal filed regarding the subject property. This summary has been prepared only for ad valorem purposes and the intended users, and should not be relied upon by a third party for any other purpose.

For the ad valorem purposes of this actual value data summary, market value is defined as:

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and both acting in what they consider their own best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. Dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

Property Assessment Valuation, International Association of Assessing Officers, Third Edition, IAAO, Kansas City, Missouri. Copyright 2010.

This actual value data summary is not an appraisal report. This actual value data summary is only a summary of the level of value data as applied within the computer assisted mass appraisal (CAMA) system to the subject property characteristics, and is intended only for the use of the Douglas County Board of County Commissioners, and should not be relied upon by a third party for any purpose other than the intended ad valorem purposes. The assessor's office maintains a separate file that contains additional information and data regarding the subject property.

The actual value for the subject property for the current reassessment cycle tax years is based upon the data, presented in this summary.

Office of the Assessor
Douglas County

Actual Value Data Summary

This actual value data summary is not an appraisal report. This actual value data summary is only a summary of the level of value data as applied within the Assessor's computer assisted mass appraisal (CAMA) system to the subject property characteristics. This summary is intended only for ad valorem use purposes to demonstrate the applied approaches and development of the value assigned to the subject property by the Assessor's process and should not be relied upon by a third party for any other purpose other than the intended ad valorem use purposes.

Subject Property Identification and Description

A copy of the Assessor's Office property profile for the subject property may be found in the *Exhibits and Addendum* section of this summary. This profile contains the current record of the subject property owner, property address and or legal description, sales summary, land area, building and site improvement characteristic data as of the date of assessment, and the actual and assessed values as of the effective date of the appraisal. There are photographs and sketches of the subject property improvements included when available from the CAMA system database. The profile data is intended to provide identification and description of the subject property characteristics relevant to the purpose and intended use of this summary.

Intended Users of the Summary

The intended user of this summary is the Douglas County Board of County Commissioners. Other intended users of the summary include staff of the Douglas County Attorney, petitioner(s) initiating the Petition for Abatement or Refund of Taxes for the property that is the subject of this summary, and agent(s) as duly authorized by the petitioner. This summary has been prepared only for ad valorem purposes for use by the client and intended users and should not be relied upon by a third party for any other purpose.

Intended Use of Summary

The intended use of the summary is to demonstrate the development of the actual value assigned to the subject property and to further provide support for the Douglas County Assessor's Office recommendation regarding the subject property's actual value for presentation to the Douglas County Board of County Commissioners. This summary has been prepared for use as supportive documentation in an abatement petition hearing conducted by the Douglas County Board of County Commissioners.

Purpose of Summary

The purpose of this summary is to demonstrate the development of the “actual value” (market value) as assigned to the subject property in its physical condition as of the January 1 of the applicable tax year(s), based on the previous June 30th level of value for the purpose of determining property taxes. Said value is established utilizing base period data from the time period of eighteen months prior to the level of assessment date. In the event of insufficient market data from this time period, the Assessor's Office reviews market data prior to the beginning of the level of assessment date, going back in six-month increments to a maximum study period of five years. When appropriate, all sales are to be time adjusted to the level of value period date as required by state statute. All actual values established by the Douglas County Assessor's Office have been made in conformance with applicable laws and administrative regulations. For purposes of this summary, the term “actual value” is considered synonymous with the term “market value”.

Definition of Value

For the purpose of the summary, market value is defined as quoted:

> “The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:
>
> 1. Buyer and seller are typically motivated;
> 2. Both parties are well informed or well advised, and both acting in what they consider their own best interest;
> 3. A reasonable time is allowed for exposure in the open market;
> 4. Payment is made in terms of cash in U.S. Dollars or in terms of financial arrangements comparable thereto; and
> 5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”
>
> Property Assessment Valuation, International Association of Assessing Officers, Third Edition, IAAO, Kansas City, Missouri. Copyright 2010.

Property Rights Considered

Only a fee simple interest is considered for the subject property as required by Colorado Revised Statues §39-1-106, and the Assessor’s Reference Library Volume 3, Chapter 7, Pages 13-16. Further, in BAA and Regis Jesuit Holding, Inc v. City and County of Denver, et al, 848 P.2d 355 (Colo. 1993) the court cited CRS §39-1-106, and defined this as “*a rule of property taxation which requires that all estates in a unit of real property be assessed together.*”

Effective Date of the Actual Value

The effective date of the actual value assignment is the statutorily required *level of value* date of June 30, 2022 utilizing base period data from the time period of 2021 and the first six months of 2022. The subject property characteristics are considered, as they existed on the date of assessment of January 1, 2023 and 2024. Therefore the subject is assigned a retrospective actual or market value as of June 30, 2022 for the property characteristics that existed on January 1, 2023 and 2024.

Market conditions as of the assessment date may differ from the effective level of value date. Only market data and conditions from the applicable base period have been considered. However, comparable sales and leases transacted prior to the base study period may have as well been considered as provided for by Colorado Revised Statues §39-1-104 (10.2)(d).

Scope of Data Collection and Verification Methods

This summary presents demonstrations of the data and methods that were applied in the mass appraisal process of establishing the actual value of the subject property. Other data and analyses are retained in the files of the Douglas County Assessor's Office. Additionally a search has been made of private sales data, public records of assessor's offices, confidential records of the assessor's office, including Real Property Transfer Declarations (TD-1000 forms), Subdivision Land Valuation Questionnaires, and Income, Expense, and Vacancy Questionnaires. Further, income, vacancy, and expense data was gathered from real estate publications and data services, area Realtors and appraisers, and property owners.

Data considered in the modeling process includes the land economic area assigned unit value, replacement costs, depreciation estimates, comparable improved sales, comparable rents and operating expense information, and capitalization rates. This data was gathered from the subject area, metropolitan area, annual reports, regional and national services. Confirmation of data was by deeds, deeds of trusts, other public records, subscription services for fee, and/or principals or agents of individual transactions.

The three traditionally recognized approaches to value, cost, sales comparison, and income capitalization, were considered in the mass appraisal process and applied to the characteristics of each property within an assigned property classification when sufficient data were available to develop a mass appraisal model for the specific valuation approach.

Cost approach model data is generated by the Assessor's CAMA system based on tables built from the Marshall Valuation Service at the date of the level of value study period for the applicable reassessment cycle tax years.

Sales comparison approach model data is based on sales of properties from the applicable level of value study period. The sales have been confirmed and verified and then classified and further stratified on the basis of the actual current use of the properties at the time of sale for application in the modeling process.

Income approach model data is based on market indicated leases of properties from the applicable level of value study period. This data is collected from the market and analyzed to produce model coefficients that represent typical market rental rates, vacancies and expenses for application in the income approach modeling process. Capitalization rate data applicable to the level of value study period is collected from rates as indicated by the sale of leased property, real estate publications, data

services, and the study of economic indicators that typically impact market driven capitalization rates. Capitalization rates as applied to gross income or modified gross income analysis may include an effective tax rate loaded on the base capitalization rate to allow consideration of the potential tax liability.

The Assessor's office has considered the best information available in the form of land sales and costs to construct improvements, sales data of comparable properties in the immediate competitive market area and lease data that provide typical market indications in the modeling process.

An exterior inspection of the subject property was made on the date as shown in photos included with the profile and on other occasions.

The characteristics of the subject property and any comparable properties improvements demonstrated in this summary are based on the data as recorded in the Assessor's records and are believed to be correct. Should any property characteristics or other data be determined to be other than that as considered and relied upon, the Assessor's office reserves reconsideration of the subject property's actual value.

Jurisdictional Exceptions

The Colorado Constitution Article X, Section 20(8)(c), requires only the market approach be applied when valuing residential properties. Further Colorado Revised Statues §39-1-103(5)(a) states, "…*The actual value of residential real property shall be determined solely by consideration of the market approach to appraisal*".

Colorado Revised Statues §39-1-103 requires that property be classified and valued according to its current use, which may be different than its Highest and Best Use. Therefore, the actual current use as of the date of assessment is considered to determine the value of the subject property.

Colorado Revised Statues §39-1-104 (10.2)(a) and (d) mandate a specific data collection period, usually consisting of 18 months, and referred to as the "Base Period". This report uses data from that period in the analysis and conclusions as required by Colorado law.

Extraordinary Assumptions and Hypothetical Conditions

Typically the real property appraisals conducted by the Assessors Office do not require consideration of extraordinary assumptions or hypothetical conditions regarding the subject property that would affect the analyses, opinions, and conclusions.

Real property, where access has been limited, restricted or denied to the Assessors Office may have been estimated for its physical characteristics on the basis of the best information available to and obtainable by the assessor.

Actual current use as of the date of assessment has been considered for the subject property as required by Colorado Revised Statues §39-1-103 and may be different than the Highest and Best Use or uses permitted by zoning.

The subject property has been analyzed for its actual use and property characteristics that existed on the date of assessment, and the actual value has been determined at the retrospective level of value study period.

Zoning

Zoning typically impacts property value as it can restrict or enhance the legally allowable use and development of a property. However, Colorado Revised Statues §39-1-103 requires that the actual use of the subject property, as of the date of assessment, be considered in determining the actual value. Therefore, analysis of the subject property based on the actual use may differ from other possible use(s) allowable under applicable zoning that could potentially influence market value.

Property Tax Data

The portion of the subject property classified as commercial real estate is assessed at 27.9% of the assessor's actual value indication. The actual and assessed values are included with the property profile identification and description of the subject property.

History of Subject Property

Data regarding the subject property current use, year built, year remodeled if applicable, and indicated effective age are included with the property profile identification and description of the subject property. If the subject property is leased and the Assessor's Office has access to the rental or lease agreement that data will be considered in the income capitalization analysis of this report.

Sales History

Recorded conveyances indicating sale or transfer of ownership of the subject prior to the effective date of the appraisal are included in the sales summary section of the property profile identification and description of the subject property and are analyzed when appropriate.

Land Data Description

The subject property land data is included with the *Land Valuation Summary* section of the property profile identification and description of the subject property. Unless otherwise noted here or in other sections of this summary, the site is considered to be of sufficient size and utility to support the current use of the property.

Improvement Data Description

The subject property improvement data included in this summary is as listed in the *Individual Built As Detail* and *Building Details* sections of the property profile identification and description of the subject property. Unless otherwise noted here or in other sections of this summary, the described building details and site improvements are considered to be of sufficient utility to allow the current use of the property.

Highest and Best Use

"The reasonably probable use of property that results in the highest value." -The Appraisal of Real Estate, 14th Edition, Appraisal Institute, 2013 page 332.

The Colorado Supreme Court in Board of Assessment Appeals, et al, v. Colorado Arlberg Club 762 P.2d 146 (Colo. 1988) stated "*reasonable future use is considered because it is relevant to the property's present market value*", and "*our statute does not preclude consideration of future uses."*

The court further quoted the American Appraisal Institute of Real Estate Appraisers referencing The Appraisal of Real Estate 33, 1983, 8th Edition, "*In the market, the current value of a property is not based on historical prices or cost of creation; it is based on what market participants perceive to be the future benefits of acquisition.*" And further "*Accordingly, a property's "highest and best use," which is "[t]he use, from among reasonably probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible, that results in highest land value," is a "crucial determinant of value in the market*."

The court then concluded that "*reasonable future use is relevant to a property's current market value for tax assessment purposes*."

Highest and best use analysis for ad valorem purposes includes consideration the reasonable future use and most profitable use of a property subject to the influence of competitive market forces applicable to the location of the property as of the date of appraisal.

Analysis of the highest and best use of a property typically employs four criteria to test alternative uses of a property in the determination of the most profitable use. The four criteria considered are legal permissibility, physical possibility, financial feasibility, and maximum productivity.

Further, the highest and best use of the property is analyzed as of the date of appraisal from two perspectives; as though vacant and ready for development, and as improved with existing improvements.

The subject property current actual use as of the property tax assessment date was as described in the property profile identification and description section of this summary. While the subject property is classified based on the actual current use, the highest and best use has been considered in the determination of the actual value of the property.

Highest and Best Use as Vacant

The highest and best use of the subject site as vacant would be development that is consistent with the use and development of the surrounding neighborhood. Considering the four criteria of highest and best use, the size, shape, topography, access, utility and zoning all appear to support the use of the site for development as a commercial property.

Highest and Best Use as Improved

Based on analysis of the legally permissible, physically possible, and financially feasible uses of the property, the current commercial use is considered to be maximally productive, and the highest and best use of the subject property as improved.

COST APPROACH SUMMARY

Land Value

The land value has been determined by assignment of a land economic area (LEA) that applies a value per unit derived from the market value indications of sale properties that have a use similar to the current use of the subject property and that are impacted by economic forces similar to those experienced by the subject. The indicated value of the LEA is applied to the property characteristics of the subject property and may be adjusted for any applicable attributes.

The assigned LEA per unit value to provide the indication of land value for the subject property is as indicated in the *Land Valuation Summary* of the subject property profile identification and description section of this summary.

The following land sales are parcels that sold in or immediately prior to the applicable base study period. The sales were those considered to provide an indication of the range of value for the modeling process of the assigned LEA.

Account/County	Location	Sale Date	Sale Price	SF	$/SF
R0618403	LOT 6A-2 BLOCK 1 PROMENADE AT CASTLE ROCK 1 AMD 24	6/22/22	$ 1,700,000	72,925	$ 23.31
R0499308	LOT 1A-1A-1 BLOCK 2 PROMENADE AT CASTLE ROCK 1 AMD 20	5/26/21	$ 1,200,000	65,188	$ 18.41
R0614475	LOT 2A-1A BLOCK 3 PROMENADE AT CASTLE ROCK 1 AMD 23	5/20/21	$ 10,250,000	442,682	$ 23.15
R0610687	LOT 5A-1 BLOCK 1 PROMENADE AT CASTLE ROCK 1 AMD 18	7/31/20	$ 700,000	42,689	$ 16.40
R0607326	LOT 5A-4A BLOCK 4 PROMENADE AT CASTLE ROCK 1 AMD 17	10/15/19	$ 1,325,000	49,528	$ 26.75

The land sales considered provide a range of $16.40 to $26.75 per square foot, indicating a mean of $21.60 per square foot and a median of $23.15 per square foot.

The dollar per square foot value for the LEA was selected from the indicated range of the comparable sales. The final dollar value per square foot applied to the assigned LEA is $20.00 per square foot. Based on application of the LEA value assignment the subject property land value is calculated with any applicable attribute adjustments as follows:

LEA Assigned Unit Value				$20.00	per	Square Foot
Subject Attribute	Outsized Lot		+	-60%	adj	
Subject Attribute			+	0%	adj	
Subject Land Area	715,908.60	Square Feet	x	$8.00	=	$5,727,269

SALES COMPARISON & INCOME CAPITALIZATION APPROACH

Both the Sales Comparison and Income Capitalization Approach were considered, but not developed, for this class of property. Insufficient market data exist for proper analysis to obtain a reliable value indication. The Cost Approach to value is considered the most reliable with which to value this class of property.

Douglas

Cost Breakdown Sheet

Tax Year: 2023 and 2024

Parcel #: 2351271-07-004 **Account R0490881** **# of Buildings: 2**

Imp #: 1.00 NBHD: Commercial - R21 - 00 Quality Average Condition: Good

Imp Gross SF: 136482 Imp Net SF: 136482 Perimeter: 1633 Percent Complete: 100%

BltAs Order #:		BltAs Desc: Warehouse Discount Store				BltAs SF:	136482
HVAC Type:	Package	Exterior				No. of Stories:	1.00
Year Blt:	2016	Adj Year Blt:	2016	Story Ht:	24	BltAs Units:	1
UnAdjBase $/sf:	69.5000	Cost Mult:	1.0600	Local Mult:	0.9800	**Base $/SF:	72.20
Perim Mult:	0.7920	# Stories Mult:	1.0000	Story Ht Mult:	1.2550	MH Tag Mult:	1.0000
MH Wall Mult:	1.00	*HVAC $/sf:	5.38	*Floor $/sf:	0.00	*Interior $/sf:	0.00
*Fndation $/sf:	0.00	*Roof $/sf:	0.00	*Energy $/sf:	0.00	Adj Base $/sf:	77.140000
Sprinkler $/sf:	3.14	Sprinkler sf:	136482	Sprinkler RCN:	$428,553	BltAs RCN:	$10,528,22
MH Skirt $:	0.00	MH Skirt Inft:	0	MH Skirt RCN:	0.00	Total BltAs RCN:	$10,956,77

* These $/sf Adjustments include all Multipliers **Includes Cost, Local, and # Stories Multipliers

AddCode:	Detail Type:	Detail Description:	Unit	$/Unit:	RCN:	Ovrde:	Ovrd $:
995	Add On	Com Loading Wells Excavated	8075	$20.88	$168,606	☐	$0
1180	Add On	Com Trash Enclosure	1	$4,845.86	$4,846	☐	$0
40	Add On	Com Concrete Slab Good	3320	$9.63	$31,972	☐	$0
900	Add On	Com Canopies Steel Good	2300	$74.25	$170,775	☐	$0
20	Add On	Com Asphalt Good	4031	$5.95	$2,398,683	☐	$0
1770	Add On	Com 25 ft 2 Fix Light	23	$6,950.01	$159,850	☐	$0
1765	Add On	Com 25 ft 1 Fix Light	15	$5,206.38	$78,096	☐	$0
	Mezzanine	Office	3409	$68.56	$233,721	☐	$0
		Total Detail RCN = RCN + Override RCN:			$3,246,548	+	$0
		Plumbing Adjust: $0		Rough-In Adjust:	$0		

Imp Attribute Type:	Imp Attribute Description:	Imp Attribute Adj:	Adjustment Type:

	Percent	$ Amount
Replacement Cost New ($):		$14,203,323
Percent Complete (x):	100.00%	$0
RCN x Perc Complete ($):		$14,203,323
Amateur Adj Value (-):	0.00%	$0
Design Adj Value (+):	0.00%	$0
Exterior Adj Value (+):	0.00%	$0
Interior Adj Value (+):	0.00%	$0
Functional Obs Value (-):	0.00%	$0
Economic Obs Value (-):	0.00%	$0
Other Obs Value (-):	0.00%	$0
Physical Depr Value (-):	9.90%	$1,406,129
Landscaping Cost (+):		$0
RCN Less Depr (=):		$12,797,194
Condo Percent (x):	100.00%	$0
RCNLD x Condo Perc ($):		$12,797,194

Adjustments to RCNLD

	Factor	$ Amount
RCN Less Depr ($):		$12,797,194
NBHD Adj (x):	1.00	$0
Market Adjusted Cost (=):		$12,797,194
Quality Adjustment (x):	1.00	$0
Property Type Adj (=):	1.00	$0
Adj Cost before Attrib (=):		$12,797,194
Total Mult Attrib (x):	1.00	$0
Total Additive Attrib (+):		$0
Final Adjusted Cost (=):		$12,797,194

Imp #: 2. NBHD: Commercial - R21 - 00 Quality Average Condition: Good

00

Imp Gross SF: 192 Imp Net SF: 192 Perimeter: 64 Percent Complete: 100%

BltAs Order #:		BltAs Desc: Self Service Booths				BltAs SF:	192
HVAC Type:	Forced	Exterior				No. of Stories:	1.00
Year Blt:	2016	Adj Year Blt:	2016	Story Ht:	9	BltAs Units:	1
UnAdjBase $/sf:	212.000	Cost Mult:	1.0900	Local Mult:	0.9800	**Base $/SF:	226.46
Perim Mult:	1.1180	# Stories Mult:	1.0000	Story Ht Mult:	1.0000	MH Tag Mult:	1.0000
MH Wall Mult:	1.00	*HVAC $/sf:	7.13	*Floor $/sf:	0.00	*Interior $/sf:	0.00
*Fndation $/sf:	0.00	*Roof $/sf:	0.00	*Energy $/sf:	0.00	Adj Base $/sf:	260.310000
Sprinkler $/sf:	0.00	Sprinkler sf:	0	Sprinkler RCN:	$0	BltAs RCN:	$49,980
MH Skirt $:	0.00	MH Skirt Inft:	0	MH Skirt RCN:	0.00	Total BltAs RCN:	$49,980

* These $/sf Adjustments include all Multipliers **Includes Cost, Local, and # Stories Multipliers

AddCode:	Detail Type:	Detail Description:	Unit	$/Unit:	RCN:	Ovrde:	Ovrd $:
1720	Add On	Com Gas Pump Canopy	3320	$50.96	$169,187	☐	$0

Total Detail RCN = RCN + Override RCN: $169,187 + $0

Plumbing Adjust: $0 Rough-In Adjust: $0

Imp Attribute Type:	Imp Attribute Description:	Imp Attribute Adj:	Adjustment Type:

	Percent	$ Amount
Replacement Cost New ($):		$219,169
Percent Complete (x):	100.00%	$0
RCN x Perc Complete ($):		$219,169
Amateur Adj Value (-):	0.00%	$0
Design Adj Value (+):	0.00%	$0
Exterior Adj Value (+):	0.00%	$0
Interior Adj Value (+):	0.00%	$0
Functional Obs Value (-):	0.00%	$0
Economic Obs Value (-):	0.00%	$0
Other Obs Value (-):	0.00%	$0
Physical Depr Value (-):	19.80%	$43,395
Landscaping Cost (+):		$0
RCN Less Depr (=):		$175,774
Condo Percent (x):	100.00%	$0
RCNLD x Condo Perc ($):		$175,774

Adjustments to RCNLD

	Factor	$ Amount
RCN Less Depr ($):		$175,774
NBHD Adj (x):	1.00	$0
Market Adjusted Cost (=):		$175,774
Quality Adjustment (x):	1.00	$0
Property Type Adj (=):	1.00	$0
Adj Cost before Attrib (=):		$175,774
Total Mult Attrib (x):	1.00	$0
Total Additive Attrib (+):		$0
Final Adjusted Cost (=):		$175,774

Cost Approach Conclusion

The indicated land and improvement values of the cost approach are summarized below as follows:

Depreciated Value of Improvements	$	12,972,968
Land Value	$	5,727,269
Cost Approach Indication	**$**	**18,700,237**

Summary of Data

The approaches to value where models have been developed and considered for the assignment of actual value for the subject property indicate the following value(s):

Cost Approach	**$ 18,700,237**

The subject property is considered for its actual use as of the date of assessment. The improvements located on the subject parcel appears to function well for the intended purpose.

The cost approach is typically most reliable when appraising newly constructed properties where there is little or no depreciation, and with properties where the land component is a substantial portion of the total actual value. The cost approach can also provide an indication of value for unique properties where there is insufficient data to provide a reliable indication of value by the sales comparison or income capitalization approaches. Typically the cost approach is given the least weight with older properties where attempting to estimate an appropriate amount of accrued deprecation may result in an unreliable indication of value, and therefore, this approach may not be given any consideration in the final actual value estimate.

The sales comparison approach model is generally considered to be a good indicator of actual value when there is sufficient sales data available to extract a well supported coefficient for application to the inventory of similar properties. When consequential data is available, the sales comparison approach model is the most likely to provide the best indication of market value of the three approaches to value as it is based on what similar properties have sold for in the market place.

The income capitalization approach model is most generally applicable to actual income-producing properties. This approach synthesizes the dynamics of the rental market by applying market extracted coefficients for economic rental rates, vacancy, expenses and capitalization rates to individual property characteristics. Application of this approach allows analysis as would be typically applied by investors in the market place considering the income stream production capability of a property and how it competes with other investment opportunities available.

The approaches have been developed for modeling purposes when sufficient data to provide reliable indications of value for the subject property were available. The cost approach model has been selected as the most reliable indication of actual value for the subject property.

Subject Location Map



LOCATION MAP FOR THE SUBJECT PROPERTY AND LAND SALES



SUBJECT PROPERTY BUILDING PHOTOGRAPHS



SUBJECT: EXTERIOR OF BUILDING #1



SUBJECT: EXTERIOR OF BUILDING #2



SUBJECT: AERIAL OF SITE

Subject Property Profile

The following pages contain a copy of the Assessor's Office property profile for the subject property. This profile contains the current record of the subject property owner, property address and or legal description, sales summary, land area, building and site improvement characteristic data as of the date of assessment, and as applied to indicate the actual and assessed values assigned the subject property.

There are photographs and sketches of the subject property improvements included when available in the CAMA system database. The sketch, if included, is intended to familiarize the user(s) of this summary with the dimensional proportions of the subject property improvements. The area of the subject property building improvement has been calculated from exterior measurements rounded to the nearest half foot as listed on the sketch.

The profile data is intended to provide identification and description of the subject property characteristics relevant to the purpose and intended use of this summary.

DOUGLAS COUNTY ASSESSOR
PROPERTY PROFILE

Account #: R0490881 Local #: 1 Parcel #: 235127107004

Tax Year:	2023	Levy:	122.646000	# of Imps:	2	Created On:	12/02/2015
Tax Dist:	3400	Map #:		LEA:	45108	Active On:	04/07/2023
PUC:		Initials:		Acct Type:	Commercial	Inactive On:	
Assign To:	EGW					Last Updated:	

Owner's Name and Address

BROCK ASSOCIATES III LLC
ATT: PROPERTY TAX DEPT
PO BOX 8050 MS 0555
BENTONVILLE, AR 72716-0555

Property Address

5940 PROMENADE PKWY, CASTLE ROCK

5950 PROMENADE PKWY, CASTLE ROCK

Sales Summary

Sale Date	Sale Price	Deed Type	Reception #	Book	Page #	Grantor
09/07/2018	$6,300,000	Special Warranty Deed	2018054793			IMPERIAL LOCUST LLC
08/17/2015	$0	Special Warranty Deed	2015061157			PROMENADE CASTLE ROCK LLC

Legal

LOT 1A BLOCK 4 PROMENADE AT CASTLE ROCK 1 AMD 10 16.435 AM/L

Section	Township	Range	Qtr	QtrQtr	Government Lot	Government Tract
27	7	67	NE			

Subdivision Information

Sub Name	Block	Lot	Tract
PROMENADE AT CASTLE ROCK	4	1A	

Land Valuation Summary

Land Type	Abst Cd	Value By	Net SF	Measure	# of Units	Value/Unit	Actual Val	Asmt %	Assessed Val
Commercial	2112	Market	715,909	Square Feet	715,908.600000	$8.00	$5,727,269	27.90%	$1,597,908
Class				Sub Class					
Land Subtotal:					16.44		$5,727,269		$1,597,908

DOUGLAS COUNTY ASSESSOR
PROPERTY PROFILE

Account #: R0490881 Local #: 1 Parcel #: 235127107004

Land Attributes

Attribute	Description	Adjustment
C-OTS	C-Outsized Lot	-0.600000

Improvement Valuation Summary

Imp #	Property Type	Abst Code	Occupancy	Class	Actual Value	Asmt %	Assessed Val*
1.00	Commercial	2212	Warehouse Discount Store	Masonry	$12,797,194	27.90%	$3,570,417
2.00	Commercial	2212	Self Service Booths	Masonry	$175,774	27.90%	$49,041
Improvement Subtotal:					$12,972,968		$3,619,458

Total Property Value

Total Value:	$18,700,237	$5,209,000

*Approximate Assessed Value

DOUGLAS COUNTY ASSESSOR
PROPERTY PROFILE

Account #: R0490881 Local #: 1 Parcel #: 235127107004

Imp #:	1			Landscaping $: 0.00
Property Type:	Commercial			
Quality:	Average			
Condition:	Good	Nbhd:	R21	
Perimeter:	1633	Nbhd Ext:	00	
% Complete:	100.00%	Nbhd Adj:	1.0000	

Occupancy Summary

Occupancy: Warehouse Discount Store Occ %: 100%

Built As Summary

Built As:	Warehouse Discount Store	Year Built:	2016
Construction Type:	Masonry	Year Remodeled:	
HVAC:	Package Unit		
Interior Finish:		% Remodeled:	0.0000
Roof Cover:		Adj Year Blt:	2016
Built As SF:	136482	Effective Age:	
# of Baths:			
# of Bdrms:			
# of Stories:	1.00		
Story Height:	24		
Sprinkler SF:	136482	Diameter:	
Capacity:		Height:	0

Improvement Summary

Improvement 1	Units	Units Price	RCN	Actual Value
Add On				
Com 25 ft 1 Fix Light	15.0000	$5,206.38	$78,095.70	$70,365.00
Com 25 ft 2 Fix Light	23.0000	$6,950.01	$159,850.23	$144,025.00
Com Asphalt Good	403140.0000	$5.95	$2,398,683.00	$2,161,213.00
Com Canopies Steel Good	2300.0000	$74.25	$170,775.00	$153,868.00
Com Concrete Slab Good	3320.0000	$9.63	$31,971.60	$28,807.00
Com Trash Enclosure Masonry	1.0000	$4,845.86	$4,845.86	$4,366.00
Com Loading Wells Excavated Conc Walls & Floor	8075.0000	$20.88	$168,606.00	$151,914.00
Mezzanine				
Office	3409.0000	$68.56	$233,721.04	$233,721.00

DOUGLAS COUNTY ASSESSOR
PROPERTY PROFILE

Account #: R0490881 Local #: 1 Parcel #: 235127107004

Improvements Value Summary

IMPNO: 1

RCN Cost/SF:	$104.07	Design Adj:	0.0000	Func Obs %:	0.0000
Total RCN:	$14,203,323.00	Exterior Adj:	0.0000	Econ Obs %:	0.0000
Phys Depr %	0.0990	Interior Adj:	0.0000	Other Obs %:	0.0000
Phys Depr $:	$1,406,129.00	Amateur Adj:	0.0000		
RCNLD $:	$12,797,194.00	RCNLD Cost/$:	$93.76	Market/SF:	$75.97

DOUGLAS COUNTY ASSESSOR
PROPERTY PROFILE

Account #: R0490881 Local #: 1 Parcel #: 235127107004

Imp #:	2			Landscaping $: 0.00
Property Type:	Commercial			
Quality:	Average			
Condition:	Good	Nbhd:	R21	
Perimeter:	64	Nbhd Ext:	00	
% Complete:	100.00%	Nbhd Adj:	1.0000	

Occupancy Summary

Occupancy:	Self Service Booths	Occ %:	100%

Built As Summary

Built As:	Self Service Booths	Year Built:	2016
Construction Type:	Masonry	Year Remodeled:	
HVAC:	Forced Air		
Interior Finish:		% Remodeled:	0.0000
Roof Cover:		Adj Year Blt:	2016
Built As SF:	192	Effective Age:	
# of Baths:			
# of Bdrms:			
# of Stories:	1.00		
Story Height:	9		
Sprinkler SF:	0	Diameter:	
Capacity:		Height:	0

Improvement Summary

Improvement 2	Units	Units Price	RCN	Actual Value
Add On				
Com Gas Pump Canopy	3320.0000	$50.96	$169,187.20	$135,688.00

Improvements Value Summary

IMPNO: 2

RCN Cost/SF:	$1,141.51	Design Adj:	0.0000	Func Obs %:	0.0000
Total RCN:	$219,169.00	Exterior Adj:	0.0000	Econ Obs %:	0.0000
Phys Depr %	0.1980	Interior Adj:	0.0000	Other Obs %:	0.0000
Phys Depr $:	$43,395.00	Amateur Adj:	0.0000		
RCNLD $:	$175,774.00	RCNLD Cost/$:	$915.49	Market/SF:	$0.00

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: Hancock Reit Aspect LLC Agent: Adrian Velasquez

Parcel No.: R0426438 Abatement Number: 202500075

Assessor's Original Value: $77,050,000

Hearing Date: July 16, 2025 Hearing Time: 10:00 a.m.

1. The Douglas County Assessor was represented at the hearing by Felice Entratter

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: $75,900,000

Petitioner's Requested Value: $75,900,00

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner and assessor stipulated to a value of $75,900,000 prior to the hearing.

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 The petitioner and assessor stipulated to a value of $75,900,000 prior to the hearing.

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

Classification: Click here to enter text.

Total Actual Value: $75,900,000

Reasons are as follows: The petitioner and assessor stipulated to a value of $75,900,000 prior to the hearing.

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 *7-16-2025*
Name Date

Abatement Log No. 202500075

Transmittal Sheet for Abatement #: 202500075

Abatement #	202500075	**Staff Appraiser**	DAK
Tax Year	2023	**Review Appraiser**	BAF
Date Received	3/26/2025	**Recommendation**	Revised as per Hearing Officer's recommendation
Petitioner	HANCOCK REIT ASPECT LLC	**Reason**	Failure by the petitioner or agent to state the reason for the appeal and to present any information to be considered by the Assessor in determining whether an adjustment in value is warranted.
Agent	RYAN LLC		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	$61,640,000	**Assessor Final Review Value**	$75,900,000

Original Recommendation: The subject property a mid-rise style apartment building located on a 6.28 acre parcel and built in 2015. There are 230 units with the unit mix consisting of 11-Studio Units, 134-1BD/1BA Units and 85-2BD/2BA Units. The subject is valued by application of the sales comparison approach at $335,000/unit or $77,050,000. Comparable sales demonstrate a range of $301,000/unit to $402,000/unit with a mean of $353,000/unit and a median of $344,000/unit. The subject's 2Q 2022 average gross market rent of $1,814 is within the comparable sales' range of rents at time of sale of $1,568 to $2,100 and falls above the mean of $1,804 and median of $1,755. A GRM applied to the 2Q 2022 average rent supports the assessor's value. The petitioner's agent is requesting a value of $61,640,000 or $268,000/unit. Petitioner's agent has not provided any sales or other evidence for consideration. In addition to this abatement, the petitioner's agent has appealed the intervening year 2024 actual value to the Colorado Board of Assessment Appeals. As there were no unusual conditions that would justify a different value between the two years, the outcome of the 2024 BAA appeal will be applied to 2023. It is therefore recommended, that this abatement petition be denied pending the outcome of the 2024 BAA hearing.
Hearing Officer Recommendation: **Adjusted at the 7/16/25 hearing based on petitioner and Assessor stipulated to value prior to hearing.**

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0426438	1125	3496	$3,829,795	$0	$3,829,795	6.700%	$256,600	8.8219%	$22,637.00
	1225	3496	$73,220,205	($55,000)	$73,165,205	6.700%	$4,902,070	8.8219%	$432,455.71
	Account Total:		**$77,050,000**	**($55,000)**	**$76,995,000**		**$5,158,670**		**$455,092.71**

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0426438	1125	3496	$3,829,795	$0	$3,829,795	6.700%	$256,600	8.8219%	$22,637.00
	1225	3496	$72,070,205	($55,000)	$72,015,205	6.700%	$4,825,020	8.8219%	$425,658.44
	Account Total:		**$75,900,000**	**($55,000)**	**$75,845,000**		**$5,081,620**		**$448,295.44**

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
R0426438	$77,050,000	$5,158,670	$455,092.71	$75,900,000	$5,081,620	$448,295.44	$6,797.27
Totals	**$77,050,000**	**$5,158,670**	**$455,092.71**	**$75,900,000**	**$5,081,620**	**$448,295.44**	**$6,797.27**

*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0426438	SB-001 Residential 55k Exemption	($55,000)

Final Refund Amounts with Property Tax Relief Rebate Adjustments

*** If the tax rebate fields are blank that means there was no rebate check issued for that account**

Account #	Original Total Taxes	Final Total Taxes	Tax Refund Amount	Tax Rebate Original	Tax Rebate Final	Tax Rebate Adjustment	Final Refund Amount
R0426438	$455,092.71	$448,295.44	$6,797.27	$18,978.75	$18,695.28	($283.47)	$6,513.80
Totals	**$455,092.71**	**$448,295.44**	**$6,797.27**	**$18,978.75**	**$18,695.28**	**($283.47)**	**$6,513.80**

PETITION FOR ABATEMENT OR REFUND OF TAXES

20250075-2023

County: Douglas

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

Received
MAR 26 2025
Douglas County
Assessor's Office

Section I: Petitioner, please complete Section I only.

Date: March 26, 2025
Month Day Year

Petitioner's Name: Hancock REIT Aspect LLC

Petitioner's Mailing Address: 865 S Figueroa St., Ste. 3320

Los Angeles	CA	90017
City or Town	State	Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
R0426438	10400 Park Meadows Lone Tree, CO 80124

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 2023 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.)

The subject property is valued in excess of fair market value based on the three approaches to value; cost, market & income.
In addition, the property is valued in excess of other similarly situated properties.

2024 Appeal at BAA - Docket No. 2024BAA2492

Petitioner's estimate of value: $61,640,000 (2023)
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.

_____ Daytime Phone Number (_____)
Petitioner's Signature

Adrian Velasquez Daytime Phone Number (720) 303-5279
Agent's Signature*

Email cre-denver.appeals@ryan.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

LETTER OF AUTHORIZATION
FOR PROPERTY TAX REPRESENTATION

HANCOCK REIT ASPECT LLC

Property Owner

R0426438 10400 Park Meadows

Subject Property

Douglas County, CO

Jurisdiction and State

2023/2024

Year

This letter authorizes Ryan, LLC and its affiliate, Ryan Tax Compliance Services, LLC to represent the above-named property as its property tax agent in the jurisdiction and state named above. This authorization includes but is not limited to: filing property renditions or returns; signing and filing appeals; examining property tax records; and, appearances before the assessor, boards of equalization or review, or other governmental agencies responsible for the assessment of property.

If there are any questions concerning this authorization, please contact the following:
Joseph Monzon, 972.770.1100, Joseph.Monzon@ryan.com

A copy of any application or appeal attached to this authorization has been provided to the undersigned property owner. A facsimile or scanned image of a signature below shall constitute an original signing of this authorization and the document containing the original signature will be submitted upon request.

This authorization shall remain effective as long as permitted by law or until revoked in writing by the owner. The person signing below certifies that they are a duly appointed officer, representative or agent of the owner and that they have the legal capacity to execute this authorization.

Property Owner:

Hancock REIT Aspect LLC

Signature | Printed Name | Date

Edith M. Petrovics 6/2/23

Title

Sworn and subscribed before me this 2 day of June, 2023.

ALEXANDER VILLATORO
Notary Public - California
Los Angeles County
Commission # 2408263
My Comm. Expires Jun 16, 2026

Notary Public

My commission expires: 06/16/2026

Site: Aspect Lone Tree

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On 06/02/2023 before me, Alexander Villatoro, (Notary Public)
(insert name and title of the officer)

personally appeared Edith Marta Detrovics,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ALEXANDER VILLATORO
Notary Public - California
Los Angeles County
Commission # 2408263
My Comm. Expires Jun 16, 2026

Signature _____ (Seal)

Tax Appeal Package

HANCOCK REIT ASPECT LLC

MFP-JOHN HANCOCK LIFE INSURANCE COMPANY

Aspect Lone Tree
10400 Park Meadows
Lone Tree, CO

Douglas County

SCHEDULE NUMBER(S)

R0426438

ASSESSOR'S ACTUAL 2023 VALUE

$76,995,000

Prepared by:

Ryan Property Tax Services

Adrian Velasquez
adrian.velasquez@ryan.com
720.303.5279

1999 Broadway
Suite 4100
Denver, CO 80202
Tel. 303.222.1856
www.ryan.com

February 24, 2025

Mr. Toby Damisch
Douglas County Assessor
Douglas County Assessor Office
301 Wilcox Street
Castle Rock, CO 80104

Re: Property Tax Appeals - Parcel R0426438

Dear Mr. Toby Damisch,

Our client has concerns about the 2023 actual value assigned to this property. We would ask that an appraiser take a second look at the 2023 value. There is currently a 2024 BAA Appeal Filing (Case #: 2024BAA2492).

If you have any questions, please let me know.

Respectfully,

Adrian Velasquez
Manager, Property Tax Commercial, Ryan LLC

Brenda Davis

From: Batalla, Karina <Karina.Batalla@Ryan.com>
Sent: Wednesday, March 26, 2025 4:09 PM
To: Brenda Davis
Subject: 2023 Abatement Petition
Attachments: Outlook-5bw0phm4; John Hancock CO PT Hancock REIT Aspect LLC R0426438 Douglas - 2023 Abatement Petition - 2025-03-26.pdf

Good afternoon,

Attached, please find a 2023 abatement petition for the property referenced below. Please let me know if you need anything else from us.

- Hancock REIT Aspect LLC - R0426438 - 10400 Park Meadows

Thank you,

Karina Batalla
Senior Analyst – Property Tax Commercial
Ryan
1999 Broadway, Suite 4100
Denver, CO 80202

(720) 943-0536 – Direct
(720) 238-3873 – Mobile



DOUGLAS COUNTY
COLORADO

Office of the Assessor
TOBY DAMISCH, ASSESSOR

For submission to

The
Douglas County Board of County Commissioners

Abatement #
202500075

Petitioner
HANCOCK REIT ASPECT LLC
Agent: Ryan LLC – Adrian Valasquez

ACTUAL VALUE DATA SUMMARY

Of

Aspect Apartments

10400 Park Meadows Drive
Lone Tree, CO 80124

Account Numbers: R0426438

Assessment Date: January 1, 2023

Prepared by
Douglas County Assessor Office

DOUGLAS COUNTY
COLORADO

Office of the Assessor
TOBY DAMISCH, ASSESSOR

Douglas County Board of County Commissioners
100 Third Street
Castle Rock, Colorado 80104

Honorable Board Members:

In response to the abatement filing, the following actual value data summary has been prepared for ad valorem purposes regarding the subject property. The actual value as considered in this summary is applicable for the 2023 tax year and is developed from the level of value for the period of one and one-half years immediately prior to June 30, 2022 as required by Colorado Revised Statutes §39-1-104(10.2)(a)(d). Except that if sufficient data was not available in the one and one-half year period, the period of five years immediately prior to June 30, 2022 was utilized to determine level of value as further required by 39-1-104(10.2)(a)(d), C.R.S.

The purpose of this actual value data summary is to demonstrate how the "actual value" (market value) was developed for the subject property considering its physical state and condition as of the first of January, for the tax year(s) considered in the filing, based on the June 30, 2022 level of value (base period) for the determination of property taxes. For purposes of this summary the term "actual value" is considered synonymous with the term "market value". The intended user of the summary is the Douglas County Board of County Commissioners. The purpose of this actual value data summary is to provide documentation of the Assessor's office actual value for the subject property and the basis of the recommendation to the Board of County Commissioners for the resolution of the abatement filed regarding the subject property. This summary has been prepared only for ad valorem purposes and the intended users, and should not be relied upon by a third party for any other purpose.

For the ad valorem purposes of this actual value data summary, market value is defined as:

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and both acting in what they consider their own best interest;
3. A reasonable time is allowed for exposure in the open market;

4. Payment is made in terms of cash in U.S. Dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

Property Assessment Valuation, International Association of Assessing Officers, Third Edition, IAAO, Kansas City, Missouri. Copyright 2010.

This actual value data summary is not an appraisal report. This actual value data summary is only a summary of the level of value data as applied within the computer assisted mass appraisal (CAMA) system to the subject property characteristics, and is intended only for the use of the Douglas County Board of County Commissioners, and should not be relied upon by a third party for any purpose other than the intended ad valorem purposes. The assessor's office maintains a separate file that contains additional information and data regarding the subject property.

The actual value for the subject property for the current reassessment cycle tax years is based upon the data, presented in this summary.

Office of the Assessor
Douglas County

Actual Value Data Summary

This actual value data summary is not an appraisal report. This actual value data summary is only a summary of the level of value data as applied within the Assessor's computer assisted mass appraisal (CAMA) system to the subject property characteristics. This summary is intended only for valorem use purposes to demonstrate the applied approaches and development of the value assigned to the subject property by the Assessor's process and should not be relied upon by a third party for any other purpose other than the intended ad valorem use purposes.

Subject Property Identification and Description

A copy of the Assessor's Office property profile for the subject property may be found in the *Exhibits and Addendum* section of this summary. This profile contains the current record of the subject property owner, property address and or legal description, sales summary, land area, building and site improvement characteristic data as of the date of assessment, and the actual and assessed values as of the effective date of the appraisal. Photographs and sketches of the subject property improvements are included when available from the CAMA system database. The profile data is intended to provide identification and description of the subject property characteristics relevant to the purpose and intended use of this summary.

Intended Users of the Summary

The intended user of this summary is the Douglas County Board of County Commissioners. Other intended users of the summary include independent referees as appointed by the County Board of County Commissioners, and the staff of the Douglas County Attorney's Office. This summary has been prepared only for ad valorem purposes for use by the Douglas County Board of County Commissioners and other intended users and should not be relied upon by a third party for any other purpose.

Intended Use of Summary

The intended use of the summary is to demonstrate the development of the actual value assigned to the subject property and to further provide support for the Douglas County Assessor's Office recommendation regarding the subject property's actual value for presentation to the Douglas County Board of County Commissioners. This summary has been prepared for use as supportive documentation in an abatement hearing conducted by the Douglas County Board of County Commissioners.

Purpose of Summary

The purpose of this summary is to demonstrate the development of the "actual value" (market value) as assigned to the subject property in its physical condition as of the January 1 of the applicable tax year(s), based on the previous June 30th level of value for the purpose of determining property taxes. Said value is established utilizing base period data from the time period of eighteen months prior to the level of assessment date. In the event of insufficient market data from this time period, the Assessor's Office reviews market data prior to the beginning of the level of assessment date, going back in six-month increments to a maximum study period of five years. When appropriate, all sales are to be time adjusted to the level of value period date as required by state statute. All actual values established by the Douglas County Assessor's Office have been made in conformance with applicable laws and administrative regulations. For purposes of this summary, the term "actual value" is considered synonymous with the term "market value".

Definition of Value

For the purpose of this summary, market value is defined as:

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and both acting in what they consider their own best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. Dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

Property Assessment Valuation, International Association of Assessing Officers, Third Edition, IAAO, Kansas City, Missouri. Copyright 2010.

Property Rights Considered

Only a fee simple interest is considered for the subject property as required by Colorado Revised Statutes §39-1-106, and the Assessor's Reference Library Volume 3, Chapter 7, Pages 13-16. Further, in BAA and Regis Jesuit Holding, Inc v. City and County of Denver, et al, 848 P.2d 355 (Colo. 1993) the court cited CRS §39-1-106, and defined this as "*a rule of property taxation which requires that all estates in a unit of real property be assessed together.*"

Effective Date of the Actual Value

The effective date of the actual value assignment is the statutorily required *level of value* date of June 30, 2022 utilizing base period data from the time period of 2021 and the first six months of 2022. The subject property characteristics are considered, as they existed on the date of assessment of January 1, 2023. Therefore, the subject is assigned a retrospective actual or market value as of June 30, 2022, for the property characteristics that existed on January 1, 2023.

Market conditions as of the assessment date may differ from the effective level of value date. Only market data and conditions from the applicable base period have been considered. However, comparable sales and leases transacted prior to the base study period may have as well been considered as provided for by Colorado Revised Statutes §39-1-104 (10.2)(d).

Scope of Data Collection and Verification Methods

This summary presents demonstrations of the data and methods that were applied in the mass appraisal process of establishing the actual value of the subject property. Other data and analyses are retained in the files of the Douglas County Assessor's Office. Additionally, a search has been made of private sales data, public records of assessor's offices, confidential records of the assessor's office, including Real Property Transfer Declarations (TD-1000 forms), Subdivision Land Valuation Questionnaires, and Income, Expense, and Vacancy Questionnaires. Further, income, vacancy, and expense data was gathered from real estate publications and data services, area Realtors® and appraisers, and property owners.

Data considered in the modeling process includes the land economic area assigned unit value, replacement costs, depreciation estimates, comparable improved sales, comparable rents and operating expense information, and capitalization rates. This data was gathered from the subject area, metropolitan area, annual reports, regional and national services. Confirmation of data was by deeds, deeds of trusts, other public records, subscription services for fee, and/or principals or agents of individual transactions.

The three traditionally recognized approaches to value, cost, sales comparison, and income capitalization, were considered in the mass appraisal process and applied to the characteristics of each property within an assigned property classification when sufficient data were available to develop a reliable mass appraisal model for the specific valuation approach.

Cost approach model data is generated by the Assessor's CAMA system based on tables built from the Marshall Valuation Service at the date of the level of value study period for the applicable reassessment cycle tax years.

Sales comparison approach model data is based on sales of properties from the applicable level of value study period. The sales have been confirmed and verified and then classified and further stratified on the basis of the actual current use of the properties at the time of sale for application in the modeling process.

Income approach model data is based on market indicated leases of properties from the applicable level of value study period. This data is collected from the market and analyzed to produce model coefficients

that represent typical market rental rates, vacancies and expenses for application in the income approach modeling process. Capitalization rate data applicable to the level of value study period is collected from rates as indicated by the sale of leased property, real estate publications, data services, and the study of economic indicators that typically impact market driven capitalization rates. Capitalization rates as applied to gross income or modified gross income analysis may include an effective tax rate loaded on the base capitalization rate to allow consideration of the potential tax liability that might be incurred by the owner of the property.

The Assessor's office has considered the best information available in the form of land sales and costs to construct improvements, sales data of comparable properties in the immediate competitive market area and lease data that provide typical market indications in the modeling process.

An exterior inspection of the subject property was made on the date as shown in photos included with the profile and on other occasions.

The characteristics of the subject property and any comparable properties improvements demonstrated in this summary are based on the data as recorded in the Assessor's records and are believed to be correct. Should any property characteristics or other data be determined to be other than that as considered and relied upon, the Assessor's office reserves reconsideration of the subject property's actual value.

Jurisdictional Exceptions

The Colorado Constitution Article X, Section 20(8)(c), requires only the market approach be applied when valuing residential properties. Further Colorado Revised Statutes §39-1-103(5)(a) states, "…*The actual value of residential real property shall be determined solely by consideration of the market approach to appraisal*".

Colorado Revised Statutes §39-1-103(5)(c) requires that property be classified according to its current use, which may be different than its highest and best use. Therefore, while the property is classified based on the actual current use, the highest and best use has been considered in the determination of the actual value of the subject property.

Colorado Revised Statutes §39-1-104(10.2) (a) and (d) mandate a specific data collection period, usually consisting of 18 months, and referred to as the "Base Period". This report uses data from that period in the analysis and conclusions as required by Colorado law.

Extraordinary Assumptions and Hypothetical Conditions

Typically, the real property appraisals conducted by the Assessor's Office do not require consideration of extraordinary assumptions or hypothetical conditions regarding the subject property that would affect the analyses, opinions, and conclusions.

Real property, where access has been limited, restricted or denied to the Assessor's Office may have been estimated for its physical characteristics on the basis of the best information available to and obtainable by the assessor.

Actual current use as of the date of assessment has been considered for the classification of the subject property as required by Colorado Revised Statutes §39-1-103 and may be different than the Highest and Best Use or uses permitted by zoning.

The subject property has been analyzed with the property characteristics that existed on the date of assessment, and the actual value has been determined at the retrospective level of value study period.

Zoning

Zoning typically impacts property value as it can restrict or enhance the legally allowable use and development of a property. Actual current use as of the date of assessment has been considered for the classification of the subject property as required by Colorado Revised Statutes §39-1-103.

The actual current use may be different than the uses permitted by zoning or the Highest and Best Use. Therefore, while the subject property is classified based on the actual current use, the highest and best use has been considered in the determination of the actual value of the property.

History of Subject Property

Data regarding the subject property current use, year built, year remodeled if applicable, and indicated effective age are included with the property profile identification and description of the subject property. If the subject property is leased and the Assessor's Office has access to the rental or lease agreement that data will be considered in the income capitalization analysis of this report.

Sales History

Recorded conveyances indicating sale or transfer of ownership of the subject prior to the effective date of the actual value assignment are included in the sales summary section of the property profile identification and description of the subject property and are analyzed when appropriate.

Land Data Description

The subject property land data is included with the *Land Valuation Summary* section of the property profile identification and description of the subject property. Unless otherwise noted here or in other sections of this summary, the site is considered to be of sufficient size and utility to support the current use of the property.

Improvement Data Description

The subject property improvement data included in this summary is as listed in the *Individual Built As Detail* and *Building Details* sections of the property profile identification and description of the subject property. Unless otherwise noted here or in other sections of this summary, the described building details and site improvements are considered to be of sufficient utility to allow the current use of the property.

Highest and Best Use

"The reasonably probable use of property that results in the highest value." -The Appraisal of Real Estate, 14th Edition, Appraisal Institute, 2013 page 332.

The Colorado Supreme Court in Board of Assessment Appeals, et al, v. Colorado Arlberg Club 762 P.2d 146 (Colo. 1988) stated "*reasonable future use is considered because it is relevant to the property's present market value*", and "*our statute does not preclude consideration of future uses."*

The court further quoted the American Appraisal Institute of Real Estate Appraisers referencing The Appraisal of Real Estate 33, 1983, 8th Edition, "*In the market, the current value of a property is not based on historical prices or cost of creation; it is based on what market participants perceive to be the future benefits of acquisition.*" And further "*Accordingly, a property's "highest and best use," which is "[t]he use, from among reasonably probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible, that results in highest land value," is a "crucial determinant of value in the market*."

The court then concluded that "*reasonable future use is relevant to a property's current market value for tax assessment purposes*."

Highest and best use analysis for ad valorem purposes includes consideration the reasonable future use and most profitable use of a property subject to the influence of competitive market forces applicable to the location of the property as of the date of appraisal.

Analysis of the highest and best use of a property typically employs four criteria to test alternative uses of a property in the determination of the most profitable use. The four criteria considered are legal permissibility, physical possibility, financial feasibility, and maximum productivity.

Further, the highest and best use of the property is analyzed as of the date of appraisal from two perspectives; as though vacant and ready for development, and as improved with existing improvements.

The subject property current actual use as of the property tax assessment date was as described in the property profile identification and description section of this summary. While the subject property is classified based on the actual current use, the highest and best use has been considered in the determination of the actual value of the property.

Highest and Best Use As Vacant
The highest and best use of the subject site as vacant would be development that is consistent with the use and development of the surrounding neighborhood. Considering the four criteria of highest and best use, the size, shape, topography, access, utility and zoning all appear to support the use of the site for development as a multi-family development property.

Highest and Best Use As Improved
Based on analysis of the legally permissible, physically possible, and financially feasible uses of the property, the current multi-family residential use is considered to be maximally productive, and the highest and best use of the subject property as improved.

APPROACH SUMMARY

SALES COMPARISON APPROACH

The following improved sales, considered for their actual use in the model development, are properties that sold in or immediately prior to the applicable base study period. The sales provide an indication of the range of value and bracket the per unit coefficient value as applied in the sales comparison modeling process.

Multi Family Comparable Sales

Comp #	Apartment Name	Sub Mkt	Sale Date	Units	Avg Unit SF	Yrblt	Total SF	Avg Gross rent TOS	Vac Rate TOS	Avg Gross Rent	Rent Annualized	TASP	TASP $ per Unit	GRM
1	Lofts at Lincoln Station	HLR	9/30/2020	101	789	2015	79,700	$1,568	3.00%	$1,907	$1,900,416	$30,416,330	$301,152	16.01
2	Palmer, The	DTC	9/2/2021	252	944	2018	237,975	$2,100	3.00%	$2,181	$6,350,400	$101,257,211	$401,814	15.95
3	Marq Iliff Station	AUE	7/30/2021	316	848	2019	268,064	$1,720	5.00%	$1,736	$6,522,240	$109,000,000	$344,937	16.71
4	Marq Inverness	DTC	12/3/2021	219	820	2008	179,546	$1,597	6.00%	$1,774	$4,196,916	$75,000,000	$342,466	17.87
5	Marq Promenade	INT	5/17/2022	261	876	2022	228,585	$2,052	99.00%	$2,052	$6,426,864	$100,000,000	$383,142	15.56
6	Gateway Arvada Ridge	ARV	1/28/2021	296	897	2018	265,450	$1,789	26.00%	$2,018	$6,354,528	$101,580,000	$343,176	15.99
7	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
8	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
9	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A

Low	101	789	2008	79,700	$1,568	3.00%	$1,736	$1,900,416	$30,416,330	$301,152	15.56
High	316	944	2022	268,064	$2,100	99.00%	$2,181	$6,522,240	$109,000,000	$401,814	17.87
Mean	241	862	2017	209,887	$1,804	23.67%	$1,945	$5,291,894	$86,208,924	$352,781	16.35
Median	257	862	2018	233,280	$1,755	5.50%	$1,963	$6,352,464	$100,628,606	$344,057	16.00

Subject	Aspect	HLR	230	866	2015	199,213			$1,814	$5,006,640	

2023 Model Valuation	$335,000
	230
	$77,050,000

Test of Reasonableness - GRM Applied to Subject Property's PGI

	Ave Rent			Annualized PGI		Indicated Value	Per Unit
Apt Insights/Mkt	$1,814	$417,220	x 12 =	$5,006,640	x	$80,106,240	$348,288
Actual	$0	$0	x 12 =	$0	x	$0	$0

The subject property a mid-rise style apartment building located on a 6.28 acre parcel and built in 2015. There are 230 units with the unit mix consisting of 11-Studio Units, 134-1BD/1BA Units and 85-2BD/2BA Units. The subject is valued by application of the sales comparison approach. The sales comparison approach model is generally considered to be a good indicator of actual value when there is sufficient sales data available to extract a well-supported coefficient for application to the inventory of similar properties. The market analysis for the subject property's designated model included sales from both within Douglas County and several outside of Douglas County that are deemed competitive and representative. Presented in this report are six of those sales that best represent the subject in size, age, style, location, and amenities. These sales demonstrate a range of $301,000/unit to $402,000/unit with a mean of $353,000/unit and a median of $344,000/unit.

The subject's 2Q 2022 average gross market rent of $1,814 (source: Apt Insights) is within the comparable sales' range of rents at time of sale of $1,568 to $2,100 and falls above the mean of $1,804 and median of $1,755.

The 2Q 2022 average rent reported by Apartment Insights of $1,814 annualized with a GRM of 16 applied, supports the assessor's value.

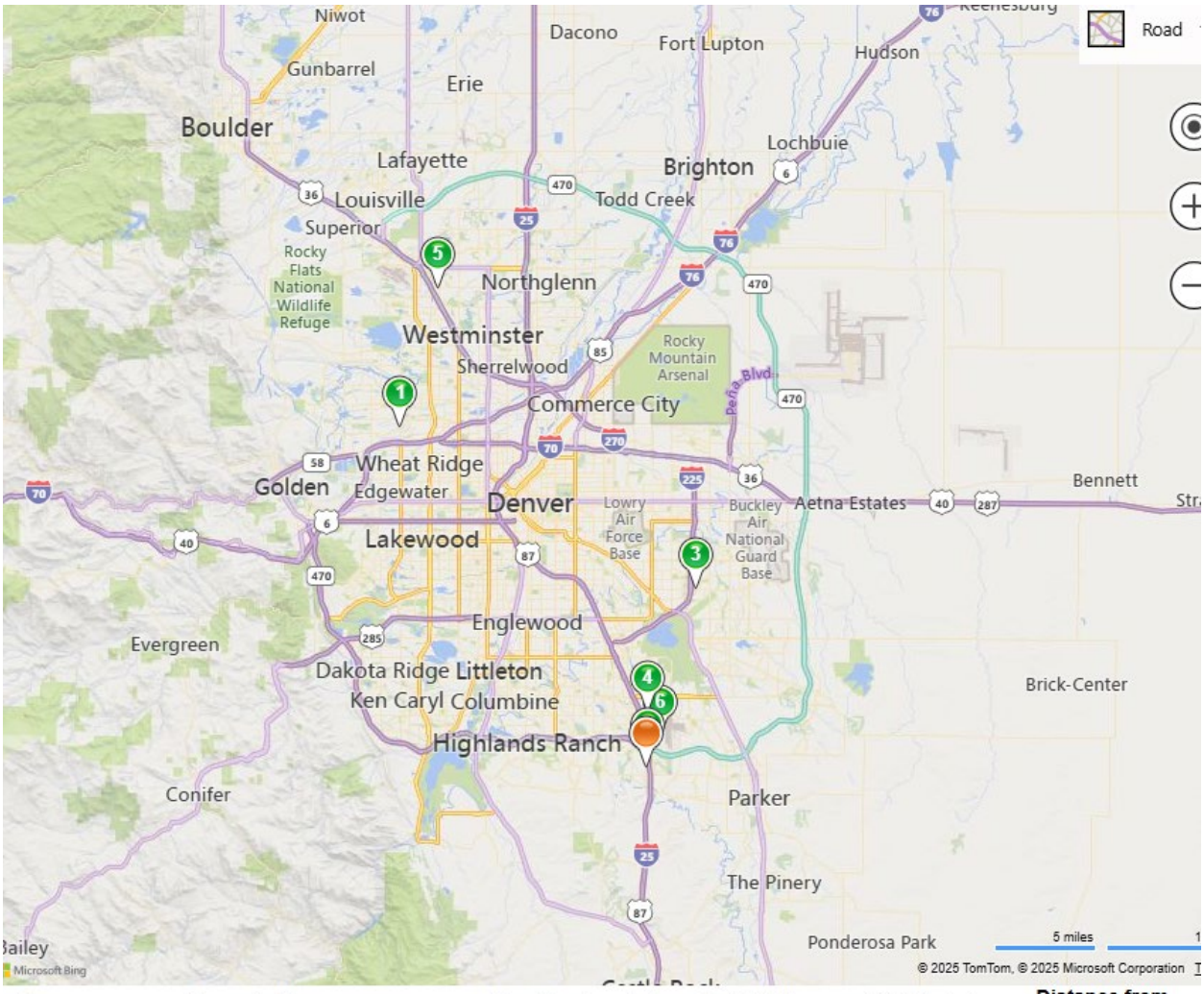
The petitioner's agent is requesting a value of $61,640,000 or $268,000/unit. Petitioner's agent has not provided any sales or other evidence for consideration.

The sales comparison approach as well as the application of a GRM supports the assessor's value of $335,000/unit. In addition to this abatement, the petitioner's agent has appealed the intervening year 2024 actual value to the Colorado Board of Assessment Appeals. As there were no unusual conditions that would justify a different value between the two years, the outcome of the 2024 BAA appeal will be applied to 2023. It is therefore recommended, that this abatement petition be denied pending the outcome of the 2024 BAA hearing.

Improvements	**$**	**73,220,205**
Land	**$**	**3,829,795**
Total	**$**	**77,050,000**

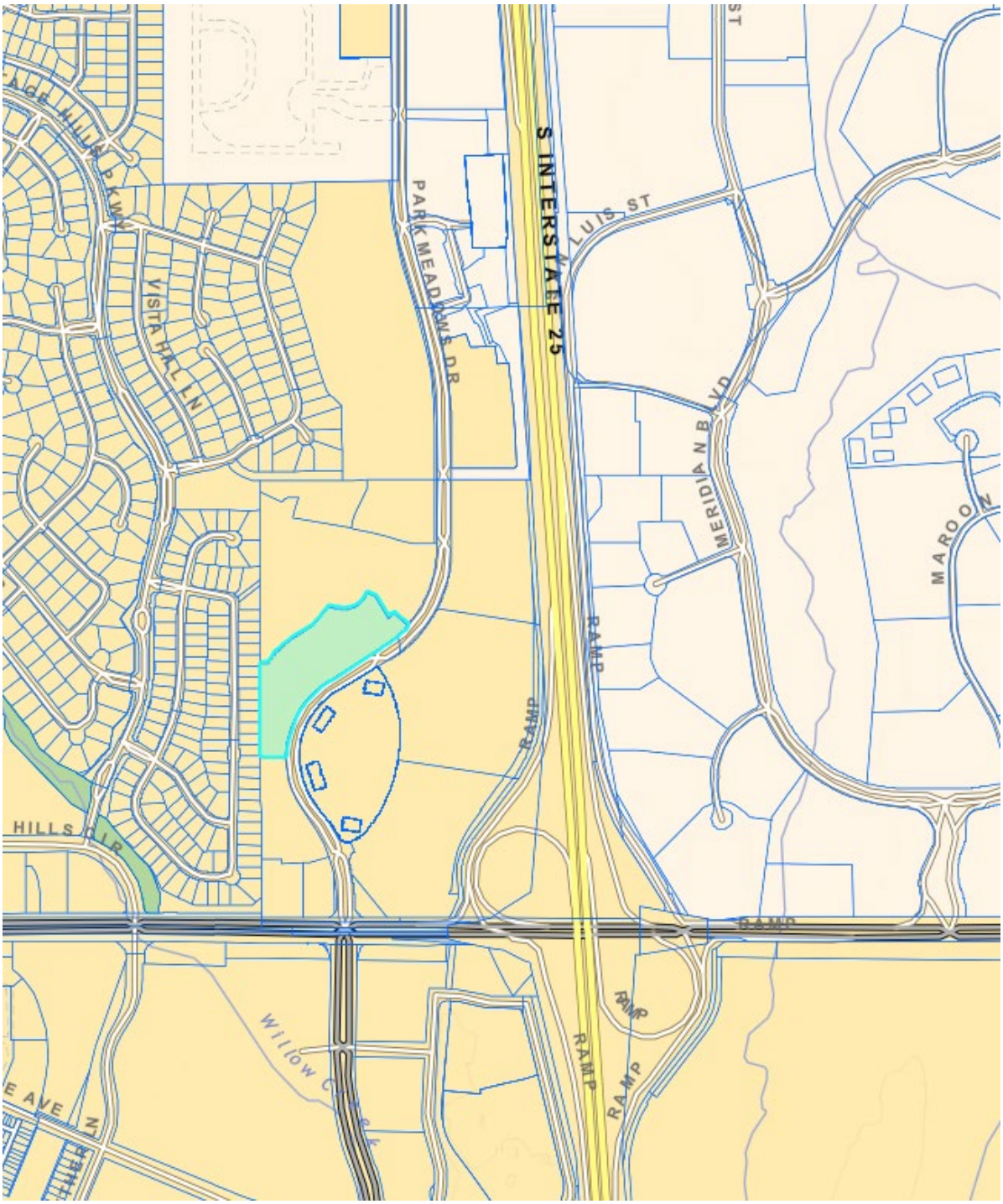
EXHIBITS AND ADDENDUM

Location Map for the Subject Property and Comparable Sales

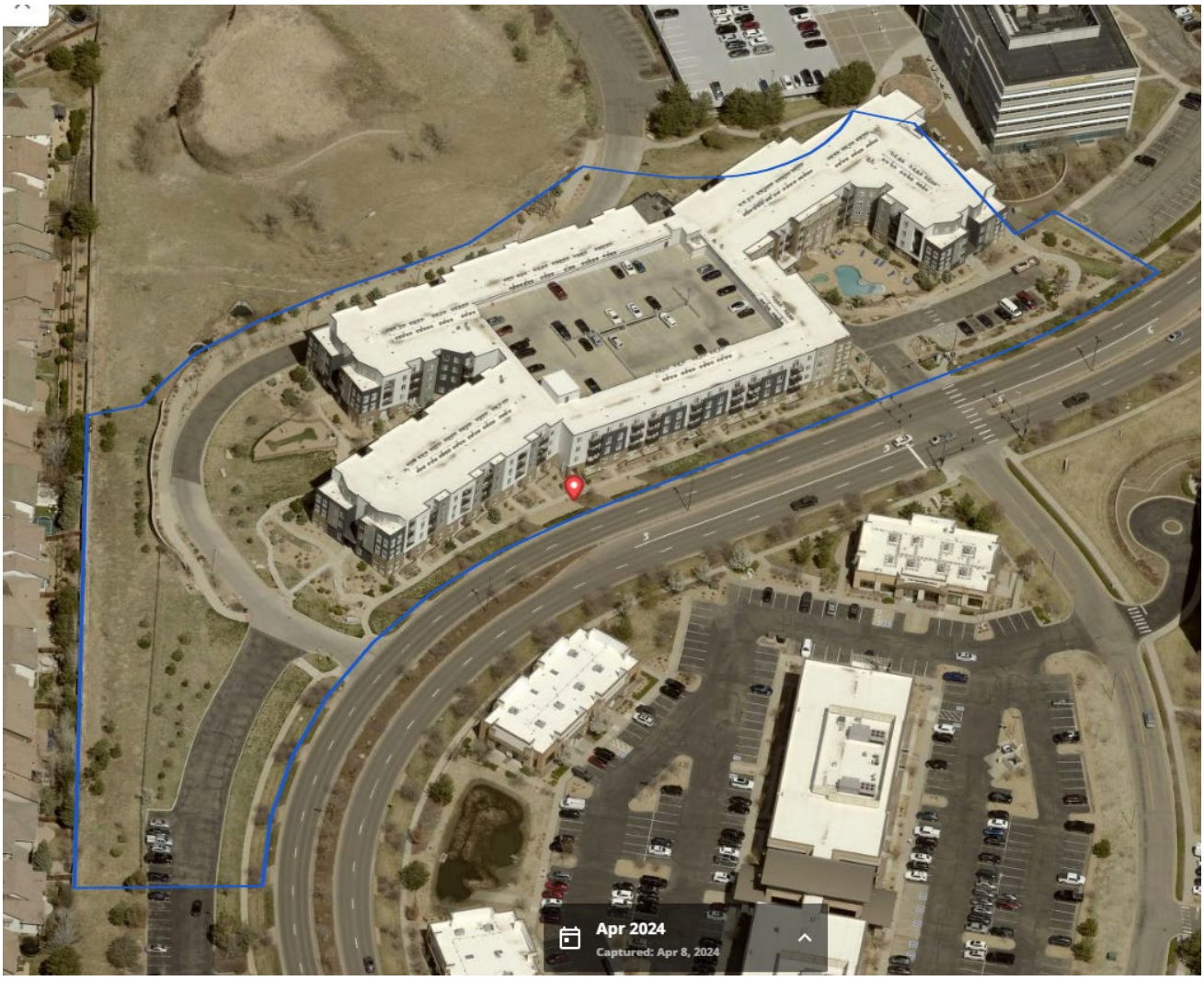


No	Property Name	Year Constructed	Total Units	Sub Market	Distance from Subject
	Aspect	2015	230	HLR	
1	Gateway Arvada Ridge	2018	296	ARV	22.03
2	Lofts at Lincoln Station	2015	101	HLR	0.43
3	Marq Iliff Station	2019	316	AUE	9.79
4	Marq Inverness	2008	219	DTC	2.91
5	Marq Promenade	2022	261	INT	27.48
6	Palmer, The	2018	252	DTC	1.79

Subject Property Location Map



Subject Property Aerial View



Subject and Comparable Sales Photos



Subject – Aspect Apartments



Comp 1 – Lofts at Lincoln Station



Comp 2 – The Palmer



Comp 3 – Marq Iliff Station



Comp 4 – Marq Inverness



Comp 5 – Marq Promenade



Comp 6 – Gateway Arvada Ridge

Subject Property Profile

The following pages contain a copy of the Assessor's Office property profile for the subject property. This profile contains the current record of the subject property owner, property address and or legal description, sales summary, land area, building and site improvement characteristic data as of the date of assessment, and as applied to indicate the actual and assessed values assigned the subject property.

There are photographs and sketches of the subject property improvements included when available in the CAMA system database. The sketch, if included, is intended to familiarize the user(s) of this summary with the dimensional proportions of the subject property improvements. The area of the subject property building improvement has been calculated per plans and specs available from contractor and/or building department.

The profile data is intended to provide identification and description of the subject property characteristics relevant to the purpose and intended use of this summary.

DOUGLAS COUNTY ASSESSOR
PROPERTY PROFILE

Account #: R0426438 Local #: 1,2,7 Parcel #: 223110401010

Tax Year:	2023	Levy:	88.219000	# of Imps:	1	Created On:	07/21/2000
Tax Dist:	3496	Map #:		LEA:	25206	Active On:	06/14/2023
PUC:		Initials:		Acct Type:	Commercial	Inactive On:	
Assign To:	DAK					Last Updated:	

Owner's Name and Address

HANCOCK REIT ASPECT LLC
865 S FIGUEROA ST STE 3320
LOS ANGELES, CA 90017-5444

Property Address

10400 PARK MEADOWS DR, LONE TREE

Sales Summary

Sale Date	Sale Price	Deed Type	Reception #	Book	Page #	Grantor
08/07/2018	$62,000,000	Special Warranty Deed	2018050946			LINCOLN STATION INVESTMENT PARTNERS LP
12/18/2012	$3,150,000	Special Warranty Deed	2013000619			MEADOWS CORPORATE CENTER JV

Legal

LOT 3A OMNIPARK #1 3RD AMEND 6.280 AM/L

Section	Township	Range	Qtr	QtrQtr	Government Lot	Government Tract
10	6	67	SE			

Subdivision Information

Sub Name	Block	Lot	Tract
OMNIPARK	0	3A	

Land Valuation Summary

Land Type	Abst Cd	Value By	Net SF	Measure	# of Units	Value/Unit	Actual Val	Asmt %	Assessed Val
Multiple Unit	1125	Market	273,557	Square Feet	273,556.800000	$14.00	$3,829,795	6.70%	$256,596
Class				Sub Class					
Land Subtotal:					6.28		$3,829,795		$256,596

Land Attributes

Attribute	Description	Adjustment

Improvement Valuation Summary

Imp #	Property Type	Abst Code	Occupancy	Class	Actual Value	Asmt %	Assessed Val*
1.00	Multiple Unit	1225	Apartment w/9 + Units		$73,220,205	6.70%	$4,905,754
Improvement Subtotal:					$73,220,205		$4,905,754

Total Property Value

Total Value:	$77,050,000	$5,158,670

*Approximate Assessed Value

DOUGLAS COUNTY ASSESSOR
PROPERTY PROFILE

Account #: R0426438 Local #: 1,2,7 Parcel #: 223110401010

Imp #:	1			Landscaping $: 0.00
Property Type:	Multiple Unit			
Quality:	Average			
Condition:	Good	Nbhd:	A20	
Perimeter:		Nbhd Ext:	00	
% Complete:	100.00%	Nbhd Adj:	1.0000	

Occupancy Summary

Occupancy:	Apartment w/9 + Units	Occ %:	100%

Built As Summary

Built As:	Apartment > 3 Stories	Year Built:	2015
Construction Type:	Frame Siding	Year Remodeled:	
HVAC:	Central Air to Air		
Interior Finish:	Drywall	% Remodeled:	0.0000
Roof Cover:	Built Up Rock	Adj Year Blt:	2015
Built As SF:	374035	Effective Age:	
# of Baths:			
# of Bdrms:			
# of Stories:	4.00		
Story Height:	9		
Sprinkler SF:	0	Diameter:	
Capacity:		Height:	0

Improvement Summary

Improvement 1	Units	Units Price	RCN	Actual Value
Add On				
Elevator	4.0000	$38,000.0	$152,000.00	$142,424.00
Garage				
Attached	11692.0000	$19.73	$230,683.16	$230,683.00

Improvements Value Summary

IMPNO: 1

RCN Cost/SF:	$80.46	Design Adj:	0.0000	Func Obs %:	0.0000
Total RCN:	$30,094,936.00	Exterior Adj:	0.0000	Econ Obs %:	0.0000
Phys Depr %	0.0630	Interior Adj:	0.0000	Other Obs %:	0.0000
Phys Depr $:	$1,895,981.00	Amateur Adj:	0.0000		
RCNLD $:	$28,198,955.00	RCNLD Cost/$:	$75.39	Market/SF:	$195.76

MEETING DATE: August 12, 2025

STAFF PERSON RESPONSIBLE: Jeff Garcia, County Attorney

DESCRIPTION: Following the Recommendation of the Assessor's Office to Settle a 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	7/24/2025
Andrew Copland	Approve	7/27/2025
Doug DeBord	Approve	7/30/2025

ATTACHMENTS:

Board Memo 8.12.25

COUNTY ATTORNEY'S OFFICE

MEMORANDUM

TO: **BOARD OF COUNTY COMMISSIONERS**

APPROVED BY: **ANDREW C. STEERS,**
DEPUTY COUNTY ATTORNEY

DATE: **August 12, 2025**

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 taxpayer. The information in this memo is a summary of the settlement justifications offered by the Assessor's Office.

Canvas Credit Union v. Douglas County BOE
BAA Docket No. 2024BAA2495

BOE Decision: October 29, 2024

BOE Action: Petition denied

Current Status: Protest Tax Year 2024; Scheduled at BAA

Property Profile: Address: 10002 Park Meadows Drive, Lone Tree, 80124

Type: *Office Building*

The subject property is a 3-story office building located proximate to the Lincoln Light Rail Station in the City of Lone Tree and built in 2000. The 78,313 SF building is situated on a 4.77-acre lot. The petitioner provided study period rent rolls and profit & loss statements. Part of this information included the lease termination of the building's primary tenant who otherwise had a lease through

November 2026. The tenant paid a lease termination fee and exited the building in November 2022. Post-Study period (May 2023) , the building was purchased by the petitioner (off-market) as vacant for $5,621,760. Confirmation of the sale indicated that the petitioner would utilize the building long-term for expansion of their operations but would continue to market the building's vacant space for lease in the short-term.

For the BAA analysis, the appraiser re-examined the sales comparison and income approaches, taking into consideration the performance of the building during the study period as well as the inherent risk associated with re-leasing the building post-study period. Both approaches to value, including a lease-up analysis, supported a downward adjustment in value. Blending the two approaches to value, a stipulation was developed to adjust the Tax Year 2024 value from $11,903,576 to $9,900,000.

MEETING DATE: August 12, 2025

STAFF PERSON RESPONSIBLE: Christy Gordon, Administrative Assistant

DESCRIPTION: Resolution Appointing Independent Referees to Act on Behalf of the Douglas County Board of Equalization to Conduct Hearings, Make Findings, and Submit Recommendations Pursuant to Section 39-8-102, C.R.S.

SUMMARY: Pursuant to Section 39-8-102, C.R.S., the Board of County Commissioners, acting as the County Board of Equalization (CBOE), is authorized to appoint independent referees experienced in property valuation to serve on behalf of the Board. Said referees shall be independent contractors who shall be compensated by Douglas County at the rate of $85.00 per hour for their time spent in hearing appeals and writing decisions.

RECOMMENDED ACTION: Approve Resolution.

REVIEW:

Doug DeBord	Approve	7/30/2025
Jeff Garcia	Approve	8/7/2025
Andrew Copland	Approve	8/7/2025
Christie Guthrie	Approve	8/7/2025

ATTACHMENTS:

CBOE Hearing Officeer Appoinment Resolution

Resolution Appointing Independent Referees to Act on Behalf of the Douglas County Board of Equalization to Conduct Hearings, Make Findings, and Submit Recommendations Pursuant to Section 39-8-102, C.R.S.

WHEREAS, Section 39-8-102(2)(i), C.R.S. authorizes the County Board of Equalization to appoint independent referees, who are experienced in property valuation, to conduct hearings pursuant to Section 39-8-102, C.R.S. on behalf of the County Board of Equalization, and to make findings and submit recommendations to the County Board of Equalization for its final action; and

WHEREAS, the Board of County Commissioners acting as the Douglas County Board of Equalization desires to appoint individuals who are experienced in property valuation to serve as independent referees on behalf of the Board of Equalization and to make findings and submit recommendations to the Board of Equalization for its final action; now, therefore

BE IT RESOLVED, by the Board of County Commissioners acting as the Board of Equalization of the County of Douglas, State of Colorado, that the following persons are hereby appointed to serve as independent referees to conduct hearings pursuant to Section 39-8-102, C.R.S. on behalf of the Board of Equalization and to make findings and to submit recommendations to the Board of Equalization for its final action:

Jeff Hamilton	Karen Hart	Daisy Glassburn
Belinda Warren	Debra Baumbach	Melissa Reed
Thomas Rayne		

BE IT FURTHER RESOLVED that said persons will conduct hearings during the period from September 1, 2025 through October 24, 2025 as and when assigned by the Board of Equalization.

BE IT FURTHER RESOLVED that said referees shall be independent contractors who shall be compensated by Douglas County at the rate of $85.00 per hour for their time spent in hearing appeals and writing decisions.

PASSED AND ADOPTED this 12th day of August 2025, in Castle Rock, Douglas County, Colorado.

THE BOARD OF COUNTY COMMISSIONERS ACTING AS THE BOARD OF EQUALIZATION OF THE COUNTY OF DOUGLAS, COLORADO

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

BY:

_____

ABE LAYDON, Chair

ATTEST:

_____

HAYLEY HALL, Clerk to the Board

MEETING DATE: August 12, 2025

STAFF PERSON RESPONSIBLE: Maureen Waller, Special Projects Manager

DESCRIPTION: Purdue Direct Settlement Participation Forms for the National Opioids Settlement.

SUMMARY: A new proposed national opioids settlement has been reached with Purdue Pharma and the Sackler family.

As with the original settlements, in order for Colorado to maximize its share of the settlement proceeds, this opioid settlement requires local governments to participate in the settlements by releasing their opioid-related legal claims against the settling defendants.

All opioid settlement funds that are received as a result of this settlement will follow the same Colorado Opioid Settlement Memorandum of Understanding that Douglas County signed on October 19, 2021.

If enough Local Governments join the Purdue Pharma and the Sackler family settlement, Colorado stands to receive an estimated $75.6 million in addition to the millions of dollars our state has already begun receiving from previous opioid settlements. The request is for Douglas County to sign off and submit the attached form so the state and our region can receive the additional funds.

RECOMMENDED ACTION: Approve and Sign the Purdue Pharma and the Sackler Family Settlement Participation Forms

REVIEW:

Doug DeBord	Approve	7/29/2025
Jeff Garcia	Approve	8/5/2025
Andrew Copland	Approve	8/6/2025
Christie Guthrie	Approve	8/7/2025

ATTACHMENTS:

Purdue settlement docusign

Docusign Envelope ID: 05BA3FE2-E1CF-427C-A3FD-E9034C5651EF

New National Opioids Settlement: Purdue
Opioids Implementation Administrator
opioidsparticipation@rubris.com

Douglas County, CO
Reference Number: CL-1730602

TO COLORADO LOCAL POLITICAL SUBDIVISIONS:

THIS PACKAGE CONTAINS DOCUMENTATION FOR COLORADO LOCAL POLITICAL SUBDIVISIONS TO PARTICIPATE IN THE NEW NATIONAL OPIOIDS SETTLEMENT WITH PURDUE AND THE SACKLERS. YOU MUST TAKE ACTION IN ORDER TO PARTICIPATE.

Deadline: September 30, 2025

A new proposed national opioids settlement has been reached with Purdue (and certain of its affiliates) and the Sackler family (the "Direct Purdue Settlement"). This *Participation Package* is a follow-up communication to the *Notice of New National Opioids Settlement* recently received electronically by your subdivision.

You are receiving this *Participation Package* because all eligible States and Territories, including Colorado, are participating in the Purdue Direct Settlement.

Thanks to the collaboration of Colorado's counties and municipalities, Colorado maximized its settlement proceeds from previous opioid settlements, and we are now asking that you review and sign-on to this settlement so that Colorado can maximize its share of these funds.

All opioid settlement funds that are received as a result of the settlement will follow the same Colorado Opioid Settlement Memorandum of Understanding (opens PDF) that was signed in 2021. Completing the participation forms does not change your decision to "opt-out" to direct funds to the Regional Opioid Abatement Council, or to "opt-in" to retain your direct allocation.

To review your Colorado local government decisions to receive or redirect funds, please see the Colorado Opioid Settlement Dashboard Local Government page (opens webpage).

The proposed Direct Purdue Settlement is being implemented in connection with Purdue's bankruptcy proceedings, and consists of, among other things, a settlement of Purdue's claims against the Sacklers and certain other parties (referred to as the "Purdue Estate Settlement"), and settlements of direct claims against the Sacklers held by States, local governments and other creditors (collectively, the "Purdue Direct Settlement", and together with the Estate Settlement, the "Purdue Settlement"). The Purdue Direct Settlement for States and local governments is documented in the Governmental Entity and Shareholder Direct Settlement Agreement.

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This electronic envelope contains:

- The *Participation Form* for the Purdue Direct Settlement, including a release of any claims

The *Participation Form* must be executed, without alteration, and submitted on or before September 30, 2025, in order for your subdivision to be considered for initial participation calculations and payment eligibility under the Purdue Direct Settlement.

Based upon subdivision participation forms received on or before September 30, 2025, the subdivision participation rate will be used to determine whether participation is sufficient for the Purdue Settlement to move forward and whether a State earns its maximum potential payment under the Purdue Direct Settlement. If the Purdue Settlement moves forward and becomes effective, your release will become effective. If the Purdue Settlement does not move forward, that release will not become effective.

Any subdivision that does not participate in the Purdue Direct Settlement cannot directly share in the Purdue Direct Settlement funds, even if other subdivisions in the state are participating and sharing those Purdue Direct Settlement funds. Any subdivision that does not participate may impact and reduce the overall amount of money for programs to remediate the opioid crisis in its State. You are encouraged to discuss the terms and benefits of the Purdue Direct Settlement with your counsel, your Attorney General's Office, and other contacts within your State. Opioid settlement funds which Colorado is entitled to receive as a result of the Purdue Direct Settlement will follow the same **Colorado Opioid Settlement Memorandum of Understanding (opens PDF)** that was signed in 2021.

Information and documents regarding the Purdue Settlement, including a complete copy of the Governmental Entity and Shareholder Direct Settlement Agreement, and how it is being implemented in Colorado and how funds will be allocated within Colorado can be found on the national settlement website at https://nationalopioidsettlement.com/purdue-sacklers-settlements/. This website will be supplemented as additional documents are created.

How to return signed forms:

There are three methods for returning the executed *Participation Form* and any supporting documentation to the Implementation Administrator:

(1) *Electronic Signature via DocuSign*: Executing the *Participation Form* electronically through DocuSign will return the signed form to the Implementation Administrator and associate your form with your subdivision's records. Electronic signature is the most efficient method for returning the *Participation Form*, allowing for more timely participation and the potential to

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meet higher settlement payment thresholds, and is therefore strongly encouraged.

(2) *Manual Signature returned via DocuSign*: DocuSign allows forms to be downloaded, signed manually, then uploaded to DocuSign and returned automatically to the Implementation Administrator. Please be sure to complete all fields. As with electronic signature, returning a manually signed *Participation Form* via DocuSign will associate your signed forms with your subdivision's records.

(3) *Manual Signature returned via electronic mail*: If your subdivision is unable to return an executed *Participation Form* using DocuSign, the signed *Participation Form* may be returned via electronic mail to opioidsparticipation@rubris.com. Please include the name, state, and reference ID of your subdivision in the body of the email and use the subject line Settlement Participation Form – [Subdivision Name, Subdivision State] – [Reference ID].

Detailed instructions on how to sign and return the *Participation Form*, including changing the authorized signer, can be found at https://nationalopioidsettlement.com/purdue-sacklers-settlements/. You may also contact opioidsparticipation@rubris.com.

YOU MUST PARTICIPATE IN THE PURDUE DIRECT SETTLEMENT BY RETURNING YOUR PARTICIPATION FORM IN ORDER TO RECEIVE THE BENEFITS OF THE PURDUE SETTLEMENT.

Please note that this is NOT a solicitation or a request for subdivisions to submit votes on the Purdue bankruptcy plan. This settlement package only pertains to a decision to participate in the Purdue Direct Settlement. If you receive a package to vote on the plan you should follow the applicable instructions for voting included in the package. PLEASE NOTE THAT VOTING ON THE PLAN IS SEPARATE FROM PARTICIPATION IN THE PURDUE DIRECT SETTLEMENT.

The sign-on period for subdivisions to participate in the Direct Purdue Settlement ends on September 30, 2025.

If you have any questions about executing the *Participation Form*, please contact your counsel, the Implementation Administrator at opioidsparticipation@rubris.com, or the Colorado Attorney General's Office, Opioid Response Unit at Opioids@coag.gov or 720-508-6904.

Thank you,

Implementation Administrator for the Purdue Direct Settlement

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The Implementation Administrator is retained to provide the settlement notice required by the Purdue Direct Settlement to manage the collection of the participation forms for it.

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EXHIBIT K

Subdivision Participation and Release Form

Governmental Entity: Douglas County	State: CO
Authorized Signatory: Abe Laydon	
Address 1: 100 Third Street	
Address 2:	
City, State, Zip: Castle Rock, CO 80104	
Phone: 303-660-7401	
Email: alaydon@douglas.co.us	

The governmental entity identified above ("*Governmental Entity*"), in order to obtain and in consideration for the benefits provided to the Governmental Entity pursuant to that certain Governmental Entity & Shareholder Direct Settlement Agreement accompanying this participation form (the "*Agreement*")[1], and acting through the undersigned authorized official, hereby elects to participate in the Agreement, grant the releases set forth below, and agrees as follows.

1. The Governmental Entity is aware of and has reviewed the Agreement, and agrees that by executing this Participation and Release Form, the Governmental Entity elects to participate in the Agreement and become a Participating Subdivision as provided therein.

2. The Governmental Entity shall promptly after the Effective Date, and prior to the filing of the Consent Judgment, dismiss with prejudice any Shareholder Released Claims and Released Claims that it has filed. With respect to any Shareholder Released Claims and Released Claims pending in *In re National Prescription Opiate Litigation*, MDL No. 2804, the Governmental Entity authorizes the Plaintiffs' Executive Committee to execute and file on behalf of the Governmental Entity a Stipulation of Dismissal with Prejudice substantially in the form found at https://nationalopioidsettlement.com.

3. The Governmental Entity agrees to the terms of the Agreement pertaining to Participating Subdivisions as defined therein.

4. By agreeing to the terms of the Agreement and becoming a Releasor, the Governmental Entity is entitled to the benefits provided therein, including, if applicable, monetary payments beginning following the Effective Date.

5. The Governmental Entity agrees to use any monies it receives through the Agreement solely for the purposes provided therein.

6. The Governmental Entity submits to the jurisdiction of the court in the Governmental Entity's state where the Consent Judgment is filed for purposes limited to that court's role as and to the extent provided in, and for resolving disputes to the extent provided in, the

[1] Capitalized terms used in this Exhibit K but not otherwise defined in this Exhibit K have the meanings given to them in the Agreement or, if not defined in the Agreement, the Master Settlement Agreement.

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Agreement. The Governmental Entity likewise agrees to arbitrate before the National Arbitration Panel as provided in, and for resolving disputes to the extent otherwise provided in, the Agreement.

7. The Governmental Entity has the right to enforce the Agreement as provided therein.

8. The Governmental Entity, as a Participating Subdivision, hereby becomes a Releasor for all purposes in the Agreement, including without limitation all provisions of Article 10 (Release), and along with all departments, agencies, divisions, boards, commissions, districts, instrumentalities of any kind and attorneys, and any person in his or her official capacity whether elected or appointed to serve any of the foregoing and any agency, person, or other entity claiming by or through any of the foregoing, and any other entity identified in the definition of Subdivision Releasor, to the maximum extent of its authority, for good and valuable consideration, the adequacy of which is hereby confirmed, the Shareholder Released Parties and Released Parties are, as of the Effective Date, hereby released and forever discharged by the Governmental Entity and its Subdivision Releasors from: any and all Causes of Action, including, without limitation, any Estate Cause of Action and any claims that the Governmental Entity or its Subdivision Releasors would have presently or in the future been legally entitled to assert in its own right (whether individually or collectively), notwithstanding section 1542 of the California Civil Code or any law of any jurisdiction that is similar, comparable or equivalent thereto (which shall conclusively be deemed waived), whether existing or hereinafter arising, in each case, (A) directly or indirectly based on, arising out of, or in any way relating to or concerning, in whole or in part, (i) the Debtors, as such Entities existed prior to or after the Petition Date, and their Affiliates, (ii) the Estates, (iii) the Chapter 11 Cases, or (iv) Covered Conduct and (B) as to which any conduct, omission or liability of any Debtor or any Estate is the legal cause or is otherwise a legally relevant factor (each such release, as it pertains to the Shareholder Released Parties, the "Shareholder Released Claims", and as it pertains to the Released Parties other than the Shareholder Released Parties, the "Released Claims"). For the avoidance of doubt and without limiting the foregoing: the Shareholder Released Claims and Released Claims include any Cause of Action that has been or may be asserted against any Shareholder Released Party or Released Party by the Governmental Entity or its Subdivision Releasors (whether or not such party has brought such action or proceeding) in any federal, state, or local action or proceeding (whether judicial, arbitral, or administrative) (A) directly or indirectly based on, arising out of, or in any way relating to or concerning, in whole or in part, (i) the Debtors, as such Entities existed prior to or after the Petition Date, and their Affiliates, (ii) the Estates, (iii) the Chapter 11 Cases, or (iv) Covered Conduct and (B) as to which any conduct, omission or liability of any Debtor or any Estate is the legal cause or is otherwise a legally relevant factor.

9. As a Releasor, the Governmental Entity hereby absolutely, unconditionally, and irrevocably covenants not to bring, file, or claim, or to cause, assist or permit to be brought, filed, or claimed, or to otherwise seek to establish liability for any Shareholder Released Claims or Released Claims against any Shareholder Released Party or Released Party in any forum whatsoever, subject in all respects to Section 9.02 of the Master Settlement Agreement. The releases provided for herein (including the term "Shareholder Released

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Claims" and "Released Claims") are intended by the Governmental Entity and its Subdivision Releasors to be broad and shall be interpreted so as to give the Shareholder Released Parties and Released Parties the broadest possible release of any liability relating in any way to Shareholder Released Claims and Released Claims and extend to the full extent of the power of the Governmental Entity to release claims. The Agreement shall be a complete bar to any Shareholder Released Claim and Released Claims.

10. To the maximum extent of the Governmental Entity's power, the Shareholder Released Parties and the Released Parties are, as of the Effective Date, hereby released and discharged from any and all Shareholder Released Claims and Released Claims of the Subdivision Releasors.

11. The Governmental Entity hereby takes on all rights and obligations of a Participating Subdivision as set forth in the Agreement.

12. In connection with the releases provided for in the Agreement, each Governmental Entity expressly waives, releases, and forever discharges any and all provisions, rights, and benefits conferred by any law of any state or territory of the United States or other jurisdiction, or principle of common law, which is similar, comparable, or equivalent to § 1542 of the California Civil Code, which reads:

    > **General Release; extent.** A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release that, if known by him or her, would have materially affected his or her settlement with the debtor or released party.

    A Releasor may hereafter discover facts other than or different from those which it knows, believes, or assumes to be true with respect to the Shareholder Released Claims or such other Claims released pursuant to this release, but each Governmental Entity hereby expressly waives and fully, finally, and forever settles, releases and discharges, upon the Effective Date, any and all Shareholder Released Claims or such other Claims released pursuant to this release that may exist as of such date but which Releasors do not know or suspect to exist, whether through ignorance, oversight, error, negligence or through no fault whatsoever, and which, if known, would materially affect the Governmental Entities' decision to participate in the Agreement.

13. Nothing herein is intended to modify in any way the terms of the Agreement, to which Governmental Entity hereby agrees. To the extent any portion of this Participation and Release Form not relating to the release of, or bar against, liability is interpreted differently from the Agreement in any respect, the Agreement controls.

14. Notwithstanding anything to the contrary herein or in the Agreement, (x) nothing herein shall (A) release any Excluded Claims or (B) be construed to impair in any way the rights and obligations of any Person under the Agreement; and (y) the Releases set forth herein shall be subject to being deemed void to the extent set forth in Section 9.02 of the Master Settlement Agreement.

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I have all necessary power and authorization to execute this Participation and Release Form on behalf of the Governmental Entity.

Signature: _____

Name: _____

Title: _____

Date: _____

MEETING DATE: August 12, 2025

STAFF PERSON RESPONSIBLE: Dan Avery, Special Projects Manager

DESCRIPTION: First 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.

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 Castle Rock may contribute up to $4,800,000 in additional funding for the project. This funding contribution is to be repaid with interest from System Development Fees it collects from future connections to the system. The amendment provides for Castle Rock to be reimbursed prior to any reimbursement to Douglas County.

RECOMMENDED ACTION: Staff recommends approval of the amended IGA

REVIEW:

Doug DeBord	Approve	7/31/2025
Jeff Garcia	Approve	8/7/2025
Andrew Copland	Approve	8/7/2025
Christie Guthrie	Approve	8/7/2025

ATTACHMENTS:

Amendment to IGA with Douglas County_07.09.2025 Proposed Final

FIRST 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 FIRST AMENDMENT TO THE AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT (the "First Amendment") is made and entered into this ___ day of _____, 2025 ("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, the Agreement provides that Douglas County shall commit fourteen million dollars in American Rescue Plan Act funds to the Project; and

WHEREAS, engineering for the Project, currently at 30% design, has determined the Project will actually have a total cost of up to $18.8 million, leaving a potential $4.8 million shortfall not accounted for in the Agreement; and

WHEREAS, Castle Rock wishes to fund the shortfall under specific terms related to reimbursement, interest, and surcharges on system development fees; 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.** Section 3(A) of the Agreement is hereby amended to read as follows:

"3. PROJECT DESIGN, CONSTRUCTION AND INSTALLATION.

A. Costs. The Estimated Castle Rock-Managed Project Infrastructure Costs, as shown in Exhibit A, shall include, without limitation, the following costs incurred by Castle Rock: (i) staff time spent administering the work set forth herein, which time shall be accounted for within the Project Management Fee; (ii) design of the Castle Rock-Managed Project Infrastructure; (iii) easement research and acquisition, and any right-of-way or other permitting fees; and (iv) construction and contract management. Castle Rock shall track all costs incurred during the course of the designing, constructing, and installing the Castle Rock-Managed Project Infrastructure; provided, however, that Douglas County acknowledges and agrees that Castle Rock staff time shall not be tracked.

(i) ARPA Funds. The total ARPA Funds that Douglas County will provide for the Castle Rock-Managed Project Infrastructure is fourteen million dollars ($14,000,000.00).

(ii) Funding Shortfall Commitment. Castle Rock shall pay up to a maximum of four million, eight-hundred thousand dollars ($4,800,000.00) beyond the $14 million in ARPA funding to complete final design and construction (the "Funding Shortfall Payment"). The Funding Shortfall Payment shall be reimbursed to Castle Rock as detailed herein. Any portion of the Funding Shortfall Payment not reimbursed to Castle Rock shall accrue interest at a rate of 5% per year ("Accrued Interest").

(iii) Reimbursement of Funding Shortfall Payment. All System Development Fees collected from customers connecting to the Highway 85 Wastewater System shall first be used to reimburse Castle Rock for the Funding Shortfall Payment and any Accrued Interest until fully repaid. Once Castle Rock has been reimbursed in full for its Funding Shortfall Payment and any Accrued Interest, all System Development Fees shall be processed as outlined in Sections 5(C) and 3(A)(iv) of the Agreement.

(iv) System Development Fee Surcharge. Castle Rock shall assess a surcharge of 25% of the portion of the System Development Fee financed by Castle Rock and that surcharge shall be to customers for all System Development Fees charged under this Agreement. This surcharge shall be retained by Castle Rock for the benefit of its existing customers and system. Once the Town is reimbursed in full for its Funding Shortfall Payment and any Accrued Interest, Castle Rock shall apply these surcharge funds only to improvements and expansions of the Sedalia sewer system.

3. **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.

IN WITNESS WHEREOF, the parties hereby execute this Amendment on the date first written above.

ATTEST:

_____
Lisa Anderson, Town Clerk

TOWN OF CASTLE ROCK

_____
Jason Gray, Mayor

Approved as to form:

_____
Sarah Jean Rodger, Assistant Town Attorney

Approved as to content:

_____
Mark Marlowe, Director of Castle Rock Water

ATTEST:

_____
Clerk to the Board

DOUGLAS COUNTY

By: _____

Name: _____

Title: _____

APPROVED AS TO FISCAL CONTENT:

_____
Director of Finance

APPROVED AS TO LEGAL FORM:

_____
Sr. Asst. County Attorney

MEETING DATE: August 12, 2025

STAFF PERSON RESPONSIBLE: Ron Hanavan, Division Chief

DESCRIPTION: Purchase Request to Dooley Enterprises Inc., Law Enforcement Distributor for Winchester Ammunition in the State of Colorado (State Contract# 177560) for Duty and Practice Ammunition in the Amount of $120,606.00.

SUMMARY: This purchase order (PO) is intended for law enforcement practice ammunition, specifically handguns and rifles. It also includes the replacement of duty rifle ammunition. The total amount for the purchase requests is $120,606.00, ensuring that law enforcement personnel have the necessary ammunition for training and operational readiness. Budget is available in the 2025 adopted budget.

RECOMMENDED ACTION: Request the Board approve the purchase request above totaling $120,606.00 to Dooley Enterprises Inc. Law Enforcement Distributor for Winchester Ammunition in the State of Colorado (State Contract# 177560) for Duty and Practice Ammunition

REVIEW:

Darren Weekly	Approve	7/30/2025
Jeff Garcia	Approve	8/5/2025
Andrew Copland	Approve	8/6/2025
Christie Guthrie	Approve	8/7/2025
Doug DeBord	Approve	8/8/2025

ATTACHMENTS:

21115_Dooley Enterprises_$120,606

Douglas County Government
Finance Department, Purchasing Division
100 Third Street, Suite 130
Castle Rock, Colorado 80104
Phone: 303-660-7430

Date Requested: 8/12/25 **Requested By:** Anthony Arutunov
Department Number: 21115 **Telephone Number:** 303-660-7882
Department Name: Training **Delivery Address:** 6001 Ron King Trail

Account Number: 21115.433700

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.

Authorized Department Official

Vendor

Dooley Enterprises Inc.
1198 N. Grove St., Ste. A
Anaheim, CA 92806
714-630-6436

Qty.	Unit	Description/Specifications (please include detailed information regarding this purchase, i.e., bid number, quotes attached, etc.)	Unit Price	Amount
10		40CAL 165GR USA40SW	$300.00	$3,000.00
145		223 55GR W2231000 BULK	$458.00	$66,410.00
1		308 WIN 147GR USA3081	$803.00	$803.00
2		12G TARGET TRGT127	$361.00	$722.00
3		9MM RANGER FRANG RA9SF	$464.00	$1,392.00
3		223 RANGER FRANGE RA223SFY	$813.00	$2,439.00
40		556 64GR BONDED RA556B	$1,146.00	$45,840.00
			Total Price	**$120,606.00**

Special Instructions: Pricing per State of Colorado Contract #177560
BOCC Approval - August 12, 2025 Business Meeting

**** 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: _____

WINCHESTER AMMUNITION

Dooley Enterprises, Inc.
Contract #: 177560
Effective Date: 08/01/2024 through 7/31/2025

PLEASE NOTE: Buyers are strongly encouraged to contact Dooley to request a final quote with shipping and availability estimates for every order, as in-stock inventory levels change quickly without notice. In-stock ammo from Dooley ships in approx 2-7 business days. When shipping from Dooley, actual shipping costs apply. When ammo is not in-stock at Dooley, then Winchester dropship ETAs can range from 3-12 months (possibly longer for select products). This delay is due to multiple factors including (but not limited to) COVID, civil unrest, supply chain issues, US Elections, new gun legislation, & new gun owners. When shipping from Winchester, shipping is $10 per case between 1-4 cases and is free for 5 cases or more.

Training-only ammunition
Lead-free/Training-only ammunition
Duty ammunition

Product Description	Part Number	Rounds Per Case	2024 List Price Per Case	2024 Contract Price Per Case	2024 Contract Price Per 1000 Rounds
.380 AUTO					
95 GR. USA Full Metal Jacket	Q4206	500	$ 268.90	$ 134.50	$ 269.00
95 GR. Ranger T-Series	RA380T	500	$ 401.60	$ 196.00	$ 392.00
.40 S&W					
120 GR. Super Clean NT	W40SWLF	500	$ 395.20	$ 188.00	$ 376.00
135 GR. Ranger Frangible	RA40SF	500	$ 665.50	$ 308.50	$ 617.00
165 GR. USA Full Metal Jacket - Flat Nose	USA40SW	500	$ 292.70	$ 150.00	$ 300.00
180 GR. Winclean Brass Enclosed Base	WC402	500	$ 320.00	$ 163.50	$ 327.00
180 GR. USA Full Metal Jacket - Flat Nose	Q4238	500	$ 305.80	$ 152.00	$ 304.00
165 GR. Ranger T-Series	RA40TA	500	$ 416.10	$ 202.00	$ 404.00
165 GR. Ranger Bonded	RA40BA	500	$ 527.90	$ 242.50	$ 485.00
180 GR. Ranger T-Series	RA40T	500	$ 416.70	$ 202.00	$ 404.00
180 GR. Ranger Bonded	RA40B	500	$ 527.90	$ 242.50	$ 485.00
180 GR. Ranger ONE	RA40B1	500	$ 649.50	$ 310.00	$ 620.00
9MM +P					
90 GR. USA Frangible	USA9F	500	$ 439.00	$ 221.50	$ 443.00
90 GR. Ranger Frangible	RA9SF1	500	$ 458.40	$ 221.50	$ 443.00
100 GR. Ranger Frangible	RA9SF	500	$ 479.80	$ 232.00	$ 464.00
124 GR. Ranger T-Series	RA9124TP	500	$ 365.30	$ 179.00	$ 358.00
124 GR. Ranger Bonded	RA9BA	500	$ 477.40	$ 226.50	$ 453.00
9MM					
90 GR. Super Clean NT	W9MMLF	500	$ 350.60	$ 168.00	$ 336.00
115 GR. Full Metal Jacket	Q4172	500	$ 256.90	$ 122.50	$ 245.00
115 GR. Training JHP (white box)	USA9JHP	500	$ 284.00	$ 141.00	$ 282.00
124 GR. Winclean Super-X	WC92	500	$ 282.80	$ 134.00	$ 268.00
124 GR. Full Metal Jacket	USA9MM	500	$ 261.30	$ 122.50	$ 245.00
124 GR Ranger NATO Full Metal Jacket	RA9124N	500	$ 268.30	$ 131.00	$ 262.00
147 GR. Winclean Brass Enclosed Base	WC93	500	$ 288.30	$ 134.00	$ 268.00
147 GR. USA Full Metal Jacket - Flat Nose	USA9MM1	500	$ 288.60	$ 134.50	$ 269.00
147 GR. Ranger T-Series	RA9T	500	$ 361.20	$ 179.00	$ 358.00
147 GR. Ranger Bonded	RA9B	500	$ 477.40	$ 226.50	$ 453.00
147 GR. Ranger ONE	RA9B1	500	$ 561.50	$ 266.50	$ 533.00
9MM +P+					
127 GR. Ranger T-Series	RA9TA	500	$ 367.30	$ 179.00	$ 358.00

WINCHESTER AMMUNITION

Dooley Enterprises, Inc.
Contract #: 177560
Effective Date: 08/01/2024 through 7/31/2025

PLEASE NOTE: Buyers are strongly encouraged to contact Dooley to request a final quote with shipping and availability estimates for every order, as in-stock inventory levels change quickly without notice. In-stock ammo from Dooley ships in approx 2-7 business days. When shipping from Dooley, actual shipping costs apply. When ammo is not in-stock at Dooley, then Winchester dropship ETAs can range from 3-12 months (possibly longer for select products). This delay is due to multiple factors including (but not limited to) COVID, civil unrest, supply chain issues, US Elections, new gun legislation, & new gun owners. When shipping from Winchester, shipping is $10 per case between 1-4 cases and is free for 5 cases or more.

Training-only ammunition
Lead-free/Training-only ammunition
Duty ammunition

Product Description	Part Number	Rounds Per Case	2024 List Price Per Case	2024 Contract Price Per Case	2024 Contract Price Per 1000 Rounds
.45 ACP					
160 GR. Super Clean	W45LF	500	$ 438.00	$ 214.00	$ 428.00
175 GR. Ranger Frangible	RA45SF	500	$ 795.30	$ 370.00	$ 740.00
230 GR. Winclean Brass Enclosed Base	WC452	500	$ 378.20	$ 185.50	$ 371.00
230 GR. USA Full Metal Jacket	Q4170	500	$ 353.50	$ 167.50	$ 335.00
230 GR. Ranger T-Series	RA45T	500	$ 463.70	$ 221.50	$ 443.00
230 GR. Ranger Bonded	RA45B	500	$ 618.90	$ 279.50	$ 559.00
230 GR. Ranger ONE	RA45B1	500	$ 745.70	$ 339.50	$ 679.00
.45 ACP +P					
230 GR. Ranger T-Series	RA45TP	500	$ 480.80	$ 221.50	$ 443.00
.38 SPL					
130 GR. USA Full Metal Jacket	Q4171	500	$ 330.10	$ 173.00	$ 346.00
125 GR. Winclean Brass Enclosed Base	WC381	500	$ 323.10	$ 164.00	$ 328.00
.38 SPL +P					
130 GR. Ranger Bonded	RA38B	500	$ 508.60	$ 239.50	$ 479.00
.223 REM/5.56MM					
55 GR. Ranger Frangible Rifle	RA223SFY	1000	$ 1,704.00	$ 813.00	$ 813.00
55 GR. USA Full Metal Jacket	Q3131K	1000	$ 920.00	$ 458.00	$ 458.00
55 GR. USA Full Metal Jacket (bulk pack)	WM1931000	1000	$ 893.47	$ 458.00	$ 458.00
55 GR. USA Full Metal Jacket	USA223R1K	1000	$ 921.00	$ 458.00	$ 458.00
55 GR. USA Full Metal Jacket (bulk pack)	W2231000	1000	$ 893.47	$ 458.00	$ 458.00
62 GR. Full Metal Jacket	USA223R3	1000	$ 1,129.00	$ 564.00	$ 564.00
55 GR. Ranger Ballistic Silvertip	RA223BSTAY	1000	$ 1,794.00	$ 868.00	$ 868.00
55 GR. Ranger Pointed Soft Point	RA223RY	1000	$ 1,343.00	$ 660.00	$ 660.00
64 GR. Ranger Power-Point	RA223R2Y	1000	$ 1,269.00	$ 660.00	$ 660.00
64 GR. Bonded Solid Base	RA556B	1000	$ 2,381.00	$ 1,146.00	$ 1,146.00
69 GR. Boat Tail Hollow Point Match	RA223MY	1000	$ 1,727.00	$ 837.00	$ 837.00
77 GR. Boat Tail Hollow Point Match	RA556M	1000	$ 1,813.50	$ 869.00	$ 869.00
.357 MAG					
158 GR. Super-X Jacketed Hollow Point	X3574P	500	$ 487.00	$ 244.50	$ 489.00
.308 WIN					
147 GR. Full Metal Jacket	USA3081	200	$ 338.40	$ 160.60	$ 803.00
168 GR. Boat Tail Hollow Point Match	S308M/RA308M	200	$ 512.90	$ 237.80	$ 1,189.00
12 GA					
2-3/4" Ranger Buckshot 00, 9, Low Recoil	RA12005	250	$ 340.00	$ 170.25	$ 681.00
2-3/4" Buckshot 00, 8, Low Recoil	RA120085	250	$ 340.00	$ 170.25	$ 681.00
2-3/4" Super-X Standard Buckshot 00	XB1200	250	$ 340.00	$ 170.25	$ 681.00
2-3/4" Ranger Super-X Slug, Low Recoil	RA12RS15	250	$ 364.00	$ 178.00	$ 71[illegible]

WINCHESTER AMMUNITION

Dooley Enterprises, Inc.
Contract #: 177560
Effective Date: 08/01/2024 through 7/31/2025

PLEASE NOTE: <u>Buyers are strongly encouraged to contact Dooley to request a final quote with shipping and availability estimates for every order, as in-stock inventory levels change quickly without notice.</u> In-stock ammo from Dooley ships in approx 2-7 business days. When shipping from Dooley, actual shipping costs apply. When ammo is not in-stock at Dooley, then Winchester dropship ETAs can range from 3-12 months (possibly longer for select products). This delay is due to multiple factors including (but not limited to) COVID, civil unrest, supply chain issues, US Elections, new gun legislation, & new gun owners. When shipping from Winchester, shipping is $10 per case between 1-4 cases and is free for 5 cases or more.

Training-only ammunition
Lead-free/Training-only ammunition
Duty ammunition

Product Description	Part Number	Rounds Per Case	2024 List Price Per Case	2024 Contract Price Per Case	2024 Contract Price Per 1000 Rounds
2-3/4" Super-X Standard Slug	X12RS15	250	$ 359.00	$ 178.00	$ 712.00
2-3/4" Ranger Segmenting Slug	RA12RS15S	250	$ 389.00	$ 194.25	$ 777.00
2-3/4" Super Target, 7-1/2	TRGT127	250	$ 183.20	$ 90.25	$ 361.00
2-3/4" Super Target, 8	TRGT128	250	$ 183.20	$ 90.25	$ 361.00

For the Twelve Months Ending December 31, 2025

Description	Prior Year Actual	Prior Year Budget	Current Year Actual	Current Year Encumbrance	Adopted Budget	Amended Budget	Current Year Available	% Remaining
21115 SHERIFF TRAINING								
433700 Firearm Supplies	1,611.98	48,235.00	54,773.86	.00	162,300.00	209,900.00	155,126.14	73.9
21115 SHERIFF TRAINING	1,611.98	48,235.00	54,773.86	.00	162,300.00	209,900.00	155,126.14	73.9

MEETING DATE: August 12, 2025

STAFF PERSON RESPONSIBLE: Alan Stanton, Commander

DESCRIPTION: 2025 Amendment to the Cooperative Law Enforcement Agreement Between the Douglas County Sheriff's Office and the USDA Forest Service.

SUMMARY: The Sheriff's Office has had a cooperative agreement with the USDA Forest Service since 1984. The Forest Service has prepared a new Cooperative Law Enforcement Agreement for CY2025.

The 2025 reimbursement amount for law enforcement activities conducted in the Pike National Forest shall not exceed $20,000 based upon a $0.67 per mile patrolled and wages at their outlined prevailing rate of $40.59 per hour.

RECOMMENDED ACTION: Request that the Board review, approve, and sign the 2025 Law Enforcement Agreement through DocuSign.

REVIEW:

Darren Weekly	Approve	7/30/2025
Jeff Garcia	Approve	8/5/2025
Andrew Copland	Approve	8/6/2025
Christie Guthrie	Approve	8/7/2025
Doug DeBord	Approve	8/8/2025

ATTACHMENTS:

Forest Service

MODIFICATION OF GRANT OR AGREEMENT

PAGE	OF PAGES
1	8

1. U.S. FOREST SERVICE GRANT/AGREEMENT NUMBER:	2. RECIPIENT/COOPERATOR GRANT or AGREEMENT NUMBER, IF ANY:	3. MODIFICATION NUMBER:
22-LE-11021200-020		003

4. NAME/ADDRESS OF U.S. FOREST SERVICE UNIT ADMINISTERING GRANT/AGREEMENT (unit name, street, city, state, and zip + 4):	5. NAME/ADDRESS OF U.S. FOREST SERVICE UNIT ADMINISTERING PROJECT/ACTIVITY (unit name, street, city, state, and zip + 4):
Pike-San Isabel National Forests & Cimarron and Comanche National Grasslands (PSICC) 2840 Kachina Drive Pueblo, CO 81008	R2 Law Enforcement & Investigation 1617 Cole Blvd, Bldg 17 Lakewood, CO 80401
6. NAME/ADDRESS OF RECIPIENT/COOPERATOR (street, city, state, and zip + 4, county):	7. RECIPIENT/COOPERATOR'S HHS SUB ACCOUNT NUMBER (For HHS payment use only):
Douglas County Government 100 3RD ST Castle Rock, CO 80104-2425	

8. PURPOSE OF MODIFICATION

CHECK ALL THAT APPLY:	This modification is issued pursuant to the modification provision in the grant/agreement referenced in item no. 1, above.
☐	CHANGE IN PERFORMANCE PERIOD:
☒	CHANGE IN FUNDING: U.S. Forest Service to provide funding in the amount of $20,000.00
☒	ADMINISTRATIVE CHANGES: Update agreement contacts
☒	OTHER (Specify type of modification): Add 2025 Operating Plan

Except as provided herein, all terms and conditions of the Grant/Agreement referenced in 1, above, remain unchanged and in full force and effect.

9. ADDITIONAL SPACE FOR DESCRIPTION OF MODIFICATION (add additional pages as needed):
The purpose of this modification is to add Forest Service Funding in the amount of $20,000, update agreement contacts, and update the Operating Plan

10. ATTACHED DOCUMENTATION (Check all that apply):

☐	Revised Scope of Work
☐	Revised Financial Plan
☒	Other: 2025 Operating Plan, Exhibit A; Law Enforcement Activity Report, Exhibit B

11. SIGNATURES

AUTHORIZED REPRESENTATIVE: BY SIGNATURE BELOW, THE SIGNING PARTIES CERTIFY THAT THEY ARE THE OFFICIAL REPRESENTATIVES OF THEIR RESPECTIVE PARTIES AND AUTHORIZED TO ACT IN THEIR RESPECTIVE AREAS FOR MATTERS RELATED TO THE ABOVE-REFERENCED GRANT/AGREEMENT.

11.A. DOUGLAS COUNTY SIGNATURE	11.B. DATE SIGNED	11.C. U.S. FOREST SERVICE SIGNATURE	11.D. DATE SIGNED
(Signature of Signatory Official)		(Signature of Signatory Official)	
11.E. NAME (type or print): DARREN M. WEEKLY		11.F. NAME (type or print): JAMES PITTS	
11.G. TITLE (type or print): Sheriff, Douglas County		11.H. TITLE (type or print): Deputy Forest & Grassland Supervisor, PSICC	
11.I. DOUGLAS COUNTY SIGNATURE	11.J. DATE SIGNED	11.K. U.S. FOREST SERVICE SIGNATURE	11.L. DATE SIGNED
(Signature of Signatory Official)		(Signature of Signatory Official)	
11.M. NAME (type or print):		11.N. NAME (type or print): NICHOLAS WALTERS	
11.O. TITLE (type or print): Chair, Douglas County Commissioner		11.P. TITLE (type or print): Special Agent in Charge, Rocky Mountain Region	

12. G&A REVIEW

12.A. **The authority and format of this modification have been reviewed and approved for signature by:**	12.B. DATE SIGNED
SARA WOLF Digitally signed by SARA WOLF Date: 2025.07.14 11:43:02 -06'00' SARA WOLF U.S. Forest Service Grants & Agreements Specialist	

Paperwork Reduction Act Statement

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond, to a collection of information unless it displays a valid OMB control number. Persons are not required to respond to this collection of information unless it displays a currently valid OMB control number. The OMB control number for this information collection is 0596-0217. Response to this collection of information is mandatory. The authority to collect the information Section 7 of the Granger-Thye Act (16 U.S.C. 580d) and Title IV of the Federal Land Policy and Management Act of 1976 (43 U.S.C. 1751-1753). The time required to complete this information collection is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to: U.S. Department of Agriculture, Clearance Officer, OIRM, 1400 Independence Avenue, SW, Room 404-W, Washington, D.C. 20250; and to the Office of Management and Budget, Paperwork Reduction Project (OMB# 0596-0217), 725 17th Street NW, Washington, D.C. 20503.

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible agency or USDA's TARGET Center at (202) 720-2600 (voice and TYY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at How to File a Program Discrimination Complaint and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov.

USDA is an equal opportunity provider, employer, and lender.

The Privacy Act of 1974, 5 U.S.C. 552a and the Freedom of Information Act, 5 U.S.C. 552 govern the confidentiality to be provided for information received by the Forest Service.

FS Agreement No. 22-LE-11021200-020

Cooperator Agreement No. _____

EXHIBIT A

COOPERATIVE LAW ENFORCEMENT OPERATING & FINANCIAL PLAN Between The DOUGLAS COUNTY GOVERNMENT And the USDA, FOREST SERVICE PIKE-SAN ISABEL NATIONAL FORESTS & CIMARRON AND COMANCHE NATIONAL GRASSLANDS

2025 OPERATING AND FINANCIAL PLAN

This Financial and Operating Plan (Operating Plan), is hereby made and entered into by and between the Douglas County Government, hereinafter referred to as "Cooperator ," and the United States Department of Agriculture (USDA), Forest Service, Pike-San Isabel National Forests & Cimarron and Comanche National Grasslands, (PSICC), South Platte Ranger District, hereinafter referred to as the "U.S. Forest Service," under the provisions of Cooperative Law Enforcement Agreement #22-LE-11021200-020 executed on 05/09/2022. This Operating and Financial Plan is made and agreed to as of the last signature date on the Cooperative Law Enforcement Agreement and is in effect through December 31, 2026, unless modified during the annual review.

Previous Year Carry-over: $0.00
Current Calendar Year Obligation: $20,000.00
CY2025 Total Annual Operating Plan: $20,000.00

I. GENERAL:

A. The following individuals shall be the designated and alternate representative(s) of each party, so designated to make or receive requests for special enforcement activities.

Principal Cooperator Contacts:

Cooperator Program Contact	Cooperator Administrative Contact
Joel White, Division Chief Douglas County Sheriff's Office 4000 Justice Way Castle Rock, CO 80109 Telephone: (303) 814-7056 FAX: (303) 688-3983 Email: jwhite@dcsheriff.net	Alan Stanton, Commander Douglas County Sheriff's Office 4000 Justice Way Castle Rock, CO 80109 Telephone: (303) 814-7047 FAX: (303) 688-3983 Email: astanton@dcsheriff.net

Principal U.S. Forest Service Contacts:

U.S. Forest Service Program Manager Contact	U.S. Forest Service Administrative Contact
Thomas Dunfee, Patrol Captain 2840 Kachina Dr. Pueblo, CO 81008 Cell: (970) 596-8971 Email: thomas.dunfee@usda.gov	Sara Lindberg, Grants & Agreements Specialist 1617 Cole Blvd., Bldg 17 Lakewood, CO 80401 Telephone: (20) 689-7425 Email: sara.lindberg@usda.gov
U.S. Forest Service Field Contact	**U.S. Forest Service Payment Approver Contact**
Thomas Dunfee, Patrol Captain 2840 Kachina Dr. Pueblo, CO 81008 Cell: (970) 596-8971 Email: thomas.dunfee@usda.gov	Misty Mitchell, Program Support 2250 S Main Street Delta, CO 81416 970-874-6638 misty.mitchell@usda.gov

B. Reimbursement for all types of enforcement activities shall be at the following rates unless specifically stated otherwise:

$.67/mile patrolled
Wages at the prevailing rate of $40.59/hour.

II. PATROL ACTIVITIES:

A. Time schedules for patrols will be flexible to allow for emergencies, other priorities, and day-to-day needs of both Cooperator and the U.S. Forest Service. Ample time will be spent in each area to make residents and visitors aware that law enforcement officers are in the vicinity.

1.Patrol on following U.S. Forest Service roads:

Patrols are not specifically scheduled. They will cover the Rampart Range Road, Rim Road, Jackson Creek Road, Dakan Road, Fern Creek/Long Hollow Road, Sugar Creek Road and FSR 343 (Turkey Tracks). No single route or area will receive extensive coverage to the exclusion of others.

2.Patrol in the following campgrounds, developed sites, or dispersed areas:

Colorado Trail Trailhead, Osprey CG, Willow Bend PG, Scraggy View PG, Ouzel CG, Indian Creek CG and TH, Trailheads along the Rampart Range Road, Flat Rocks CG, Cabin Ridge PG, Devils Head CG and PG, and Topaz Point PG.

Total reimbursement for this category shall not exceed the amount of: **$20,000.00**.

III. SPECIAL ENFORCEMENT SITUATIONS:

A. Special Enforcement Situations include but are not limited to: Fire Emergencies, Drug Enforcement, and certain Group Gatherings.

B. Funds available for special enforcement situations vary greatly from year to year and must be specifically requested and approved prior to any reimbursement being authorized. Requests for funds should be made to the U.S. Forest Service designated representative listed in Item I-A of this Operating Plan. The designated representative will then notify the Cooperator whether funds will be authorized for reimbursement. If funds are authorized, the parties will then jointly prepare a revised Operating Plan.

1. Drug Enforcement: This will be handled on a case-by-case basis. The request will normally come from the Patrol Captain; however, it may come from the Special Agent in Charge or their designated representative. Reimbursement shall be made at the rates specified in Section I-B. Deputies assigned to the incident will coordinate all of their activities with the designated officer in charge of the incident.

2. Fire Emergency: During emergency fire suppression situations and upon request by the U.S. Forest Service pursuant to an incident resource order, the Cooperator agrees to provide special services beyond those provided under Section II-A, within the Cooperator's resource capabilities, for the enforcement of State and local laws related to the protection of persons and their property. The Cooperator will be compensated at the rate specified in Section I-B; the U.S. Forest Service will specify times and schedules. Upon concurrence of the local Patrol Captain or their designated representative, an official from the Incident Management Team managing the incident, Cooperator personnel assigned to an incident where meals are provided will be entitled to such meals.

3. Group Gatherings: This includes but is not limited to situations which are normally unanticipated, or which typically include very short notices, large group gatherings such as rock concerts, demonstrations, and organization rendezvous. Upon authorization by a U.S. Forest Service representative listed in Section I-A for requested services of this nature, reimbursement shall be made at the rates specified in Section I-B. Deputies assigned to this type of incident will normally coordinate their activities with the designated officer in charge of the incident.

IV. BILLING FREQUENCY:

See Cooperative Law Enforcement Agreement Provisions II-H and III-B for additional information.

A. Itemized billing for reimbursement for Items listed under II-A, and III. will be invoiced annually to (email is preferred):

Submit original invoice with patrol logs for payment to:
USDA, Forest Service
Albuquerque Service Center
Payments – Grants & Agreements
4000 Masthead Street
Albuquerque, NM 87109
FAX: (877) 687-4894
E-Mail: SM.FS.asc_ga@usda.gov

Send copy with patrol logs to:
Thomas Dunffee, Patrol Captain
2840 Kachina Dr.
Pueblo, CO 81008
Telephone: (303) 325-4055
Email: thomas.dunfee@usda.gov

B. The following is a breakdown of the total estimated costs associated with this Operating Plan.

Category	Estimated Costs	Not to Exceed by %
Patrol Activities	$20,000.00	100%
Total	**$20,000.00**	**100%**

C. Any remaining funding in this Operating Plan may be carried forward to the next calendar year and will be available to spend through the term of the Cooperative Law Enforcement Agreement, or deobligated at the request of the U.S. Forest Service. *See Cooperative Law Enforcement Agreement Provision IV-C.*

USDA Forest Service

LAW ENFORCEMENT ACTIVITY REPORT

(Ref. FSM 5300)

Agreement Number

Initial ☐ **Follow Up** ☐

1. Cooperator (Department Name):	2. National Forest:

3. Record (1)	4. Action Code (2) (FS Use Only) U-Update	5. Unit Identification (3-11)				6. Date (12-5)	
		Region	Forest	State	County	Month	Year

7. Patrol Units (16-18)	8. Search and Rescue Missions Hours (19-22)	No. (23-24)	9. Property Stolen (25-30) Dollars

10. Property Recovered (31-36) Dollars	11. Controlled Substances Seized (37-45) Dollars (Street Value)

12. Record (1)	13. Number of Crimes Occurring on National Forest System Lands

13a. Item # (16-17)	13b. Type of Crime	13c. Coop Agreement Reimbursed Activity (18-20)	13d. Non-Coop Agreement Activities (21-23)
PART I - FBI UNIFORM CRIME REPORTING			
01	Criminal Homicide		
02	Forcible Rape		
03	Robbery		
04	Aggravated Assault		
05	Burglary - Breaking or Entering		
06	Larceny - Theft (Except Motor Vehicle)		
07	Motor Vehicle - Theft		
08	Arson		
PART II - FBI UNIFORM CRIME REPORTING			
09	Other Assaults (simple)		
10	Stolen Property by Buying, Receiving, Possessing		
11	Vandalism		
12	Weapons - Carry, Possessing		
13	Narcotic Drug Law		
14	Driving Under the Influence		
15	Liquor Laws		
16	Drunkenness		
17	Disorderly Conduct		
18	All Other Offenses		
PART III - COOPERATOR ASSISTS			
19	Assists to Forest Service Officers		
20	Assists to Public		

Remarks:

NOTE: This document is for OFFICIAL USE ONLY. It and its contents are not to be distributed outside your agency, nor duplicated, without prior approval of the USDA, Forest Service, Law Enforcement and Investigations.

MEETING DATE: August 12, 2025

STAFF PERSON RESPONSIBLE: Kathryn Nicola, Deputy

DESCRIPTION: Walmart Spark Good Local Grant Award in the Amount of $5,000.00.

SUMMARY: On July 19, 2025, the Douglas County Sheriff's Office received an award letter approving funding in the amount of $5,000 in the form of an electronic payment.

The purpose of this funding is to help fund Douglas County Sheriff's Office annual "Shop with a Cop" event. Shop with a Cop is an event where underprivileged children are nominated to participate by their School Resource Officers and then partnered with a deputy to shop for gifts for the holidays. Much of this event is sponsored by donations collected by Deputies and Community Safety Volunteers throughout the year.

The award letter and application are included for reference

RECOMMENDED ACTION: Request that the Board accept the Walmart Spark Good Local Grant Award in the amount of $5,000 and approve spending authority - no signatures are required.

REVIEW:

Darren Weekly	Approve	7/30/2025
Jeff Garcia	Approve	8/5/2025
Andrew Copland	Approve	8/6/2025
Christie Guthrie	Approve	8/7/2025
Doug DeBord	Approve	8/8/2025

ATTACHMENTS:

Walmart Grant Application 6.12.25
Walmart Award Letter

Logout

Sparkgoodgrants / Home / Grant review

We are currently reviewing your application. We will notify you of our decision soon.

DOUGLAS COUNTY SHERIFF'S OFFICE - 92047446

Pending

Selected store

HIGHLANDS RANCH, CO Pending Grant

Facility number:	1252
Distance to organization:	12 miles
Phone number:	(303) 683-3641
Address:	6675 BUSINESS CENTER DR, HIGHLANDS RANCH, CO, 80130-3603

Grant Information

Does your organization and the proposed program directly benefit the service area of the facility that you are applying to?

Yes

Are you a church or other faith-based organization applying for one of the following: mission trips support, Sunday school supplies, youth group trips, or other funding that would support only the members of your congregation?

Not Applicable

Will the funds be used to support work internationally?

No

Yes

Please briefly describe the event and who will be attending

In December, DCSO hosts the “Shop with a Cop” program at Walmart. Children in need are invited to shop with deputies. Funds donated are used to purchase gift cards for the children to use during their shopping trips. Once the children arrive at the Walmart store, they are paired with Douglas County Sheriff’s deputies for their shopping spree. The program aims to give underprivileged children holiday presents while building relationships with local law enforcement.

Please select the primary focus area for this grant

Community Support & Social Action

Requested amount

$5,000.00

Program description

Every year, our deputies reach out to families in our community during the holiday season and discover that many children will not receive gifts. The “Shop with a Cop” program makes a significant difference in their lives by ensuring they receive presents. This initiative not only benefits the children but also strengthens our community by fostering a sense of unity and support.

Program name

Shop With A Cop

Applicant Information

Applicant email

Full name

Organization information

Please verify your organization information is up to date. If you would like to modify your organization information, please log into your Deed profile and update in settings.

Organization name

DOUGLAS COUNTY SHERIFF'S OFFICE

Organization id

52908652-6626-4ca7-aaef-e57e3c6feff3

Organization legal name

Organization address

4000 JUSTICE WAY, CASTLE ROCK, CO, 80109

Org tax id

846000761

Npo cause

Website

Mission statement

Partnering with the community in our unwavering commitment to safeguard life, rights, and property, while enforcing the law fairly. We will be accountable, transparent, and respectful as we adapt our training and resources to meet the evolving needs of Douglas County.

Primary contact name

Kathryn Nicola

Primary contact email

knicola@dcsheriff.net

Primary contact phone

Kim Browning

From: no-reply-sparkgoodgrants@es.relay.walmart.com on behalf of Spark Good Grants Team <no-reply-sparkgoodgrants@es.relay.walmart.com>
Sent: Saturday, July 19, 2025 10:23 AM
To: Kathryn Nicola
Cc: Kim Browning
Subject: Spark Good Local Grant – It is time to set up your payment

Spark Good Local Grant to Facility #1252 Status Update – Application ID 92047446

Dear Kathryn,

Congratulations! Your Spark Good Local Grant request to Facility #1252 for DOUGLAS COUNTY SHERIFF'S OFFICE, in the amount of $5000 has been recommended for approval.

Next, you must set up your organization's banking information to receive electronic payment through JP Morgan. You have 21 days to set up payment through this link. Walmart does not store, transmit or process your banking information. You will receive funds electronically.

To ensure a smooth payment setup, here are some helpful tips:

- **Organization Legal Name or DBA Name**: Confirm that the legal name or DBA name of your organization matches the name listed on your bank account. It should also match the name on this grant application.
- **Account and Routing Numbers**: Double check there are no extra spaces or zeros at the end of account number you enter. The numbers should exactly match what is listed on the bottom of a check.
- Refer to this Payment Setup Guide or How To Video for detailed payment setup instructions.
- Failure to setup payment in 21 days will result in the grant being rejected.

If you have any further questions or concerns, please don't hesitate to reach out to sparkgoodsupport@walmart.com

Thank you for continuing to Spark Good.
Spark Good Team

** Please note Spark Good Local Grants are disbursed through JP Morgan. This is separate from the PayPal information you may have provided as part of the Deed verification. PayPal Giving Fund (PPGF) will disburse any Spark Good Matching Grants for associate giving and/or volunteerism.*

MEETING DATE: August 12, 2025

STAFF PERSON RESPONSIBLE: DJ Beckwith, Principal Planner

DESCRIPTION: Piney Lake Trails Metropolitan District Nos. 1 & 2 - Amended and Restated Service Plan - Project File: SV2025-001.

SUMMARY: The request is to set the hearing for consideration of, and Board action on, an Amended and Restated Service Plan for Piney Lake Trails Metropolitan District for August 26, 2025.

STAFF ASSESSMENT: Staff recommends that the Board set the hearing for consideration of, and action on, an Amended and Restated Service Plan for Piney Lake Trails Metropolitan District for August 26, 2025.

REVIEW:

Terence T Quinn - FYI	Notified - FYI	7/30/2025
Kati Carter	Approve	7/30/2025
Jeff Garcia	Approve	8/5/2025
Andrew Copland	Approve	8/6/2025
Christie Guthrie	Approve	8/7/2025
Doug DeBord	Approve	8/8/2025
Samantha Hutchison - FYI	Notified - FYI	8/8/2025

ATTACHMENTS:

Staff Report - SV2025-001

DOUGLAS COUNTY
COLORADO

Service Plan Staff Report

Date:	July 31, 2025
To:	Douglas County Board of County Commissioners
Through:	Douglas J. DeBord, County Manager
From:	Terence T. Quinn, AICP, Director of Community Development
CC:	DJ Beckwith, Principal Planner Lauren Pulver, Planning Supervisor Kati Carter, AICP, Assistant Director of Planning Resources
Subject:	**Piney Lake Trails Metropolitan District Nos. 1 & 2– Amended and Restated Service Plan**
Project File:	**SV2025-001**

Planning Commission Hearing:	**July 21, 2025 @ 6:00 p.m. (Meeting Canceled)**
Board of County Commissioners Meeting:	**August 12, 2025 @ 1:30 p.m.**
Board of County Commissioners Hearing:	**August 26, 2025 @ 2:30 p.m.**

BACKGROUND

Colorado Revised Statutes Title 32 requires the Board of County Commissioners (Board) to set a date for a public hearing on the service plan of a proposed special district or service plan amendment at the next regular meeting of the Board following Planning Commission (PC) action on the item. Due to a lack of quorum, the scheduled PC meeting was canceled, however, the request will be considered by the Board as planned to meet election filing deadlines.

REQUEST

A. Applicant
Tim Westbrook
Piney Lake Trails MD Nos. 1 & 2
7100 E. Belleview Ave., Suite 200
Greenwood Village, CO 80111

B. Applicant's Representative
Megan Murphy
WBA Local Government Law
2154 East Commons Avenue, Suite 2000
Centennial, CO 80122

C. Request

The applicant is requesting a hearing for consideration of, and Board action on, an Amended and Restated Service Plan for Piney Lake Trails Metropolitan District.

Staff recommends that the Board set the hearing for consideration of, and action on, an Amended and Restated Service Plan for Piney Lake Trails Metropolitan District for August 26, 2025.

MEETING DATE: August 12, 2025

STAFF PERSON RESPONSIBLE: DJ Beckwith, Principal Planner

DESCRIPTION: Ramblewood Metropolitan District - New Service Plan - Project File: SV2025-002.

SUMMARY: The request is to set the hearing for consideration of, and Board action on, a New Service Plan for Ramblewood Metropolitan District for August 26, 2025.

STAFF ASSESSMENT: Staff recommends that the Board set the hearing for consideration of, and action on, a New Service Plan for Ramblewood Metropolitan District for August 26, 2025.

REVIEW:

Terence T Quinn - FYI	Notified - FYI	7/29/2025
Kati Carter	Approve	7/29/2025
Jeff Garcia	Approve	8/5/2025
Andrew Copland	Approve	8/6/2025
Christie Guthrie	Approve	8/7/2025
Doug DeBord	Approve	8/8/2025
Samantha Hutchison - FYI	Notified - FYI	8/8/2025

ATTACHMENTS:

Staff Report - SV2025-002

DOUGLAS COUNTY
COLORADO

Service Plan Staff Report

Date:	July 31, 2025
To:	Douglas County Board of County Commissioners
Through:	Douglas J. DeBord, County Manager
From:	Terence T. Quinn, AICP, Director of Community Development
CC:	DJ Beckwith, Principal Planner Lauren Pulver, Planning Supervisor Kati Carter, AICP, Assistant Director of Planning Resources
Subject:	**Ramblewood Metropolitan District – New Service Plan**
Project File:	**SV2025-002**

Planning Commission Hearing:	**July 21, 2025 @ 6:00 p.m. (Meeting Canceled)**
Board of County Commissioners Meeting:	**August 12, 2025 @ 1:30 p.m.**
Board of County Commissioners Hearing:	**August 26, 2025 @ 2:30 p.m.**

BACKGROUND

Colorado Revised Statutes Title 32 requires the Board of County Commissioners (Board) to set a date for a public hearing on the service plan of a proposed special district or service plan amendment at the next regular meeting of the Board following Planning Commission (PC) action on the item. Due to a lack of quorum, the scheduled PC meeting was canceled, however, the request will be considered by the Board as planned to meet election filing deadlines.

REQUEST

A. Applicant
Daniel R. Sheldon
MU Hilltop LLC
6900 E. Belleview Ave., Suite 300
Greenwood Village, CO 80111

B. Applicant's Representative
Paula Williams
McGeady Becher Cortese Williams P.C.
450 E. 17th Avenue, Suite 400
Denver, CO 80203

C. Request

The applicant is requesting a hearing for consideration of, and Board action on, a New Service Plan for Ramblewood Metropolitan District.

Staff recommends that the Board set the hearing for consideration of, and action on, a New Service Plan for Ramblewood Metropolitan District for August 26, 2025.

MEETING DATE: August 12, 2025

STAFF PERSON RESPONSIBLE: DJ Beckwith, Principal Planner

DESCRIPTION: Pinery Meadows Metropolitan District Nos. 1 & 2 - New Service Plan - Project File: SV2025-003.

SUMMARY: The request is to set the hearing for consideration of, and Board action on, a New Service Plan for Pinery Meadows Metropolitan District Nos. 1 & 2 for August 26, 2025.

STAFF ASSESSMENT: Staff recommends that the Board set the hearing for consideration of, and action on, a New Service Plan for Pinery Meadows Metropolitan District Nos. 1 & 2 for August 26, 2025.

REVIEW:

Terence T Quinn - FYI	Notified - FYI	8/7/2025
Kati Carter	Approve	8/7/2025
Jeff Garcia	Approve	8/7/2025
Andrew Copland	Approve	8/7/2025
Christie Guthrie	Approve	8/7/2025
Doug DeBord	Approve	8/8/2025
Samantha Hutchison - FYI	Notified - FYI	8/8/2025

ATTACHMENTS:

Staff Report - SV2025-003

DOUGLAS COUNTY
COLORADO

Service Plan Staff Report

Date:	July 31, 2025
To:	Douglas County Board of County Commissioners
Through:	Douglas J. DeBord, County Manager
From:	Terence T. Quinn, AICP, Director of Community Development
CC:	DJ Beckwith, Principal Planner Lauren Pulver, Planning Supervisor Kati Carter, AICP, Assistant Director of Planning Resources
Subject:	**Pinery Meadows Metropolitan District Nos. 1 & 2 – New Service Plan**
Project File:	**SV2025-003**

Planning Commission Hearing:	**July 21, 2025 @ 6:00 p.m. (Meeting Canceled)**
Board of County Commissioners Meeting:	**August 12, 2025 @ 1:30 p.m.**
Board of County Commissioners Hearing:	**August 26, 2025 @ 2:30 p.m.**

BACKGROUND

Colorado Revised Statutes Title 32 requires the Board of County Commissioners (Board) to set a date for a public hearing on the service plan of a proposed special district or service plan amendment at the next regular meeting of the Board following Planning Commission (PC) action on the item. Due to a lack of quorum, the scheduled PC meeting was canceled, however, the request will be considered by the Board as planned to meet election filing deadlines.

REQUEST

A. Applicant
Jerry Richmond
JEN Colorado 23, LLC
7200 S. Alton Way
Centennial, CO 80112

B. Applicant's Representative
Trisha Harris
White Bear Ankele Tanaka & Waldron
2154 E. Commons Ave., Suite 2000
Centennial, CO 80122

C. Request

The applicant is requesting a hearing for consideration of, and Board action on, a New Service Plan for Pinery Meadows Metropolitan District Nos. 1 & 2.

Staff recommends that the Board set the hearing for consideration of, and action on, a New Service Plan for Pinery Meadows Metropolitan District Nos. 1 & 2 for August 26, 2025.

MEETING DATE: August 12, 2025

STAFF PERSON RESPONSIBLE: Amy Knopp, Manager of Rueter-Hess Reservoir

DESCRIPTION: Fee Waiver Request from the Douglas County Sheriff's Office Beyond the Badge Foundation in the Amount of $4,400.00 for the Employee and Family Wellness Day 2025 at Rueter-Hess Reservoir.

SUMMARY: The request is for a fee waiver in the amount of $4,400 from the Douglas County Sheriff's Office Beyond the Badge (DCSOBB) Foundation for the use fees for Rueter-Hess Reservoir to host the Douglas County Sheriff's Office Fun in the Sun Employee and Family Wellness Day on August 23, 2025.

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 use fee of $4,400 for DCSOBB for their event on August 23, 2025, at Rueter-Hess Reservoir.

REVIEW:

Terence T Quinn - FYI	Notified - FYI	7/29/2025
Steve Shoultz	Approve	7/29/2025
Jeff Garcia	Approve	8/5/2025
Andrew Copland	Approve	8/6/2025
Christie Guthrie	Approve	8/7/2025
Doug DeBord	Approve	8/8/2025
Samantha Hutchison - FYI	Notified - FYI	8/8/2025

ATTACHMENTS:

Staff Report - Fee Waiver DCSO Family Day

DOUGLAS COUNTY
COLORADO

Fee Waiver Staff Report

Date:

To: Douglas County Board of County Commissioners

Through: Douglas J. DeBord, County Manager

From: Terence T. Quinn, AICP, Director of Community Development TQ

CC: Amy Knopp, Recreation Manager, Rueter-Hess Reservoir
Steven Shoultz, CPRP, Assistant Director of Parks, Trails and Building Grounds

Subject: **Fee Waiver Request from the Douglas County Sheriff's Office Beyond the Badge Foundation in the Amount of $4,400 for the Employee and Family Wellness Day 2025 at Rueter-Hess Reservoir**

Board of County Commissioners Hearing: **August 12, 2025 @ 2:30 p.m.**

I. EXECUTIVE SUMMARY

The Douglas County Sheriff's Office Beyond the Badge Foundation (DCSOBB) requests a fee waiver of $4,400 for their use fees for Rueter-Hess Reservoir including 230 parking spaces for the day to host their DCSO Fun in the Sun Employee and Family Wellness Day for approximately 500 people on August 23, 2025, from 5:00 to 9:00 p.m. This event will extend beyond normal operating hours.

II. APPLICATION INFORMATION

A. Applicant

Douglas County Sheriff's Office
Beyond the Badge
4000 Justice Way
Castle Rock, CO 80109

B. Applicant's Representative

Alicia Romero
Douglas County Sheriff's Office
Beyond the Badge Foundation
4000 Justice Way
Castle Rock, CO 80109

D. Request

The Douglas County Sheriff's Office Beyond the Badge Foundation requests a fee waiver in the amount of $4,400 for their use of Rueter-Hess Reservoir to host the DCSO Employee and Family Wellness Day on August 23, 2025. The fees would include:

Item	Fees
Rueter-Hess Large Event Fee	$1,210
Parking	$2,300
Port-o-Let	$ 350
Rangers	$ 540
Total Fees for Event	**$4,400**

E. Location

The event would take place at Rueter-Hess Reservoir 9343 Double Angel Road, Parker, CO 80134.

III. CONTEXT

A. Background

DCSOBB is dedicated to mental health, resilience, and the overall well-being of its first responders, employees, and their families. This activity provides the first responders, employees, and their families with an opportunity to decompress in a safe and relaxing environment, which is essential to maintaining their wellness and readiness to serve our community.

This would be the inaugural event for DCSOBB at Rueter-Hess Reservoir. This event has the potential to be held annually.

This event is scheduled outside of normal business hours, and will require three (3) Park Rangers to support the event. The Rangers will provide safety boat patrols and watercraft and tackle box inspections.

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 use fee of $4,400 for DCSOBB for their event on August 23, 2025, at Rueter-Hess Reservoir.

ATTACHMENTS **PAGE**

Special Event Online Application 3
Rueter-Hess Invoice for Services 5
Letter Requesting a Fee Waiver 6

From: "wordpress-admin@webolutions.com"
To: Celeste Deal
Subject: New submission from Rueter-Hess Special Use Application
Date: Tuesday, June 24, 2025 1:44:30 PM

Name
Alicia Romero
Email
aromero@dcsheriff.net
Phone
3038843278
Organization Name
Douglas County Sheriff's Office/Beyond the Badge Non-Profit
Type of Organization
Non-profit
Address
4000 Justice Way Castle Rock, Colorado 80109 Map It
Event name
DCSO Fun in the Sun and Water Employee and Family Day
Event Start Date
08/23/2025
Event End Date
08/23/2025
Event Start time
05:30 pm
Event End time
09:00 pm
Event location
Both
Please tell us about your event. Be as specific as possible.
The Douglas County Sheriff's Office is seeking to partner with Reuter-Hess Reservoir to host an Employee and Family Day focused on connection, wellness, and quality time. This event is designed to strengthen relationships within our agency, provide space to decompress, and allow our personnel to enjoy meaningful time with their families. By investing in the mental health and well-being of our first responders and their families, we're not only building a more resilient and supported workforce—we're also strengthening the foundation of our

community. When first responders feel connected and cared for, they’re better equipped to serve the public with compassion, clarity, and commitment.

We would be grateful for the opportunity to collaborate on this event and continue fostering wellness for those who dedicate their lives to keeping our community safe. We will be requesting a discount to assist with hosting this event as well.

Expected number of attendees:

500

Access to public:

Closed to the public

Invoice

Date: July 18, 2025
Invoice # 2025 DCSOBB

To: Alicia Romero
DCSO Beyond the Badge
4000 Justice Way
Castle Rock, CO 80109

Rueter-Hess Reservoir Recreation Large Event Fee	$1,210
Port-o-let	$ 350
Total Due Upon Receipt	**$4,400**

If remitting payment by check, please make check payable to:

Douglas County Government and mail to the address below.

If remitting payment electronically, please contact the Douglas County Treasurer Office (303.660.7455) to obtain ACH instructions.

Douglas County Sheriff's Office
Darren M. Weekly, Sheriff

July 22, 2025

Douglas County Board of County Commissioners:

On behalf of the Douglas County Sheriff's Office (DCSO), I am reaching out to respectfully request a **waiver of the rental fee** for the use of the Reuter-Hess Reservoir on **August 23rd from 6:00 p.m. to 9:00 p.m.** for a first responder, employee, and family wellness event.

The Douglas County Sheriff's Office is deeply committed to supporting the mental health, resilience, and overall well-being of our first responders, employees, and their families. These individuals face extraordinary stress, trauma, and demands in service to our community, and their wellness is critical not only to their performance but also to their long-term ability to serve Douglas County with strength and compassion.

Events like this provide a rare opportunity for our personnel to step away from the pressures of the job and connect with loved ones in a peaceful, restorative environment. By granting a **waiver of the rental fee**, you would be directly investing in the mental health of those who protect and serve our county every day. Your support would allow us to use our limited resources to enhance the experience for attendees — providing a healing, family-focused event that encourages connection, decompression, and resilience.

This event is made possible in part by the **Beyond the Badge Foundation**, a 501(c)(3) nonprofit organization dedicated to supporting first responder mental health. The Foundation is generously covering the cost of meals and other event needs, making it possible for every staff member and family to attend without financial burden.

We believe the Reuter-Hess Reservoir offers an ideal setting for this gathering, and we would be honored to partner with you to bring this vision to life. Your support helps us create intentional, impactful moments that directly support the mental wellness of our law enforcement families — an investment that benefits not just our personnel, but the entire Douglas County community.

Thank you for your time and consideration of this request.

Sincerely,

Darren M. Weekly
Sheriff

Douglas County Sheriff's Office
4000 Justice Way
Castle Rock, CO 80109

303.660.7505
www.dcsheriff.net
dcso@dcsheriff.net

MEETING DATE: August 12, 2025

STAFF PERSON RESPONSIBLE: Melinda Spaulding, Human Services Program Manager

DESCRIPTION: Douglas County Department of Human Services Core Services Plan for Fiscal Year 2025-2026 in the Amount of $1,768,582.00.

SUMMARY: The Core Services Program Plan projects Douglas County Department of Human Services (Department) Core spending for state fiscal year 25-26, requiring submission to the Colorado Department of Human Services (CDHS), Office of Children, Youth & Families for approval. County-designed services are annually approved by CDHS as part of the Core Services Plan. The Department receives 80% reimbursement for child welfare Core services upon meeting State program and fiscal requirements.

RECOMMENDED ACTION: Approve and sign.

REVIEW:

Ruby Richards	Approve	7/31/2025
Jeff Garcia	Escalated	8/6/2025
Amy Williams	Approve	8/7/2025
Andrew Copland	Approve	8/7/2025
Christie Guthrie	Approve	8/7/2025
Doug DeBord	Approve	8/8/2025

ATTACHMENTS:

25-26 Core Services Plan

Docusign Envelope ID: 36262095-E520-4C0C-9220-1D6CB77F052F

COLORADO
Office of Children, Youth & Families
Department of Human Services

Core Plan Template

(Last Revised 03/04/2025)

CORE SERVICES PLAN

SECOND YEAR OF A THREE-YEAR PLAN

SFY 2024 - 2025

SFY 2025 - 2026

SFY 2026 - 2027

Douglas	COUNTY:

Please complete all REQUIRED sections of the plan template and any additional sections that may pertain to your county Core Services Program. Once complete, upload a copy of this plan into Docusign to route for signatures. Completed Core Services Plans with signatures are due by August 29th, 2025.

Docusign Envelope ID: 36262095-E520-4C0C-9220-1D6CB77F052F

REQUEST FOR STATE APPROVAL OF PLAN

Signatures from the Human Services County Director(s), Boards of County Commissioners, and Placement Alternatives Commission are required. ***If the Board of County Commissioners has granted signing authority to the Human Services County Director, please note that on the Board of Commissioners signature line.

This Core Services Plan is hereby submitted for Indicate county name(s) and lead county if this is a multi-county plan, for the period contract years June 1, 2025, through May 31, 2026, fiscal years July 1, 2025, through June 30, 2026.

The Douglas County Plan includes the following:

- Completed “Statement of Assurances” (Required);
- Completed "County Designed Service" for EACH Program (If Applicable);
- Completed “Core Service Availability Per Program Area” (Required);
- Completed "Combined Core Budget” (Required).

This Core Services Program Plan has been developed in accordance with the Colorado Department of Human Services rules and is hereby submitted to the Colorado Department of Human Services, Division of Child Welfare for review and approval. If the enclosed proposed Core Services Program Plan is approved, the Plan will be administered in conformity with its provisions and the provisions of Code of Colorado Department of Human Services rules. If the proposed plan is not approved, Division of Child Welfare staff will advise the county of needed revisions and a subsequent re-submission by the county is required for final approval.

- The primary contact person for the Core Services Plan is Melinda Spaulding ;
- The primary contact person can be reached at telephone number (303)814-5361;
- The primary contact receives e-mail at mspauldi@douglas.co.us; and
- The primary contacts business address is 4400 Castleton Court, Castle Rock, CO 80132.

In the event the primary contact person is not available, the secondary contact person is Chris McNeal, and they can be reached at (303)814-5353 or cmcneal@douglas.co.us.

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If two or more counties propose this plan, the required signatures below are to be completed by each county, as appropriate. Please attach an additional signature page as needed.

DocuSigned by:
Nicole Adams
64212830D74D4FB...

7/28/2025

Signature, DIRECTOR, COUNTY DEPARTMENT OF HUMAN/SOCIAL SERVICES DATE

DocuSigned by:
0C1BAA18B9AE48B...

7/29/2025

Signature, CHAIR, PLACEMENT ALTERNATIVES COMMISSION DATE

Please check here if your county does not have a Placement Alternative Commission: ☐

Signature, CHAIR, BOARD OF COUNTY COMMISSIONERS

Docusign Envelope ID: 36262095-E520-4C0C-9220-1D6CB77F052F

CORE SERVICES STATEMENT OF ASSURANCES

Douglas County Department of Human Services assures that, upon approval of the Core Services Program Plan the following will be adhered to in the implementation of the Program:

Core Services Assurances:

- Operation will conform to the provisions of the Plan;
- Operation will conform to state rules;
- Core Services, provided or purchased, will be accessible to children and their families who meet the eligibility criteria set forth in Rule Volume 7, at 7.303;
- Operation will not discriminate against any individual on the basis of race, sex, national origin, religion, age or mental/physical disability who applies for or receives services through the Core Services program;
- Services will recognize and support cultural and religious background and customs of children and their families;
- Out-of-state travel will not be paid for with Core Services funds;
- All forms used in the completion of the Core Services Plan will be state prescribed or state approved forms;
- Core FTE/Personal Services costs authorized for reimbursement by CDHS will be used only to provide the direct delivery of Core Services;
- The purchase of services will be in conformity with State purchase of service rules including contract form, content, and monitoring requirements;
- Core Services Program expenditures will not be reimbursed when the expenditures may be reimbursed by some other source set forth in Rule Volume 7, at 7.414,B;
- Information regarding services purchased or provided will be reported to the State Department for program, statistical, and financial purposes;
- All providers of Core Services (through the purchase of service contracts) must be registered with the Colorado Department of Regulatory Agencies (DORA). The provision of Life Skills is the only exception to this mandate;
- County staff are responsible for monitoring their Program provider payments and for ensuring the county and providers are following all statutory and regulatory requirements;
- All Core Services are made available, based on the need of each child/youth/family; and
- All contracts for services using Core Services Program funding will include all of the required language of the attached contract template.

Docusign Envelope ID: 36262095-E520-4C0C-9220-1D6CB77F052F

PURCHASE OF SERVICE CONTRACT EXAMPLE
Core Services Program

1. THIS CONTRACT, made this _____day of_____, 20 Select from dropdown by and between the _____ County Department of Human/Social Services at _____(address), hereinafter called "County" and _____ (name) at _____(address), hereinafter called "Contractor". _____(Tax I.D. or Social Security Number)

2. This contract will be effective from _____ until _____.

3. County agrees to purchase, and Contractor agrees to provide _____(Core Service) to_____(population to be served) at _____ (location service is to be provided). This service is described in Rule Manual Volume 7, Section 7.303.1Select from dropdown, and, if appropriate, the State-approved County Core Service Plan.

4. County agrees to purchase, and the contractor agrees to furnish _____units of _____service at the cost of _____per unit of service for a maximum amount of this contract of $_____.

5. The parties agree that the Contractor's relationship with the county is that of an independent Contractor.

6. The parties agree that payment pursuant to this Contract is subject to and contingent upon the continuing availability of funds for the purpose thereof.

7. County agrees:
a) To determine child eligibility and, as appropriate, to provide information regarding rights to fair hearings.
b) To provide the Contractor with written prior authorization on a child or family basis for services to be purchased.
c) To provide the Contractor with referral information, including name and address of family, social, medical, and educational information as appropriate to the referral.
d) To monitor the provision of contracted service.
e) To pay the Contractor after receipt of billing statements for services rendered satisfactorily and in accordance with this Contract.

8. Contractor agrees:
a) Not to assign any provision of this Contract to a subcontractor.
b) Not to charge clients any fees related to services provided under this contract.
c) To hold the necessary license(s) which permits the performance of the service to be purchased, and/or to meet applicable Colorado Department of Human Services qualification requirements.
d) To comply with the requirements of the Civil Rights Act of 1964 and Section 504, Rehabilitation Act of 1973 concerning discrimination on the basis of race, color, sex, age, religion, political beliefs, national origin, or handicap.
e) To provide the service described herein at a cost not greater than that charged to other persons in the same community.
f) <u>To submit a billing statement in a timely manner, no later than forty-five (45) days after services. Failure to do so may result in non-payment.</u>
g) To safeguard the information and confidentiality of the child and the child's family in accordance with the rules of the Colorado Department of Human Services and the County Department of Human/Social Services.

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h) To provide County with reports on the provision of services as follows:
   - Within _____ weeks of enrollment/participation, submission of a treatment plan for the child/child's family with specific objectives and target dates. The treatment plan is subject to county approval.
   - At intervals of _____ months, from the time of enrollment/participation, submit reports that include progress and barriers in achieving provisions of the treatment plan.

i) To provide access for any duly authorized representative of the County or the Colorado Department of Human Services until the expiration of five (5) years after the final payment under this Contract, involving transactions related to this Contract.

j) Indemnify the County and the Colorado Department of Human Services from the action based upon or arising out of damage or injury, including death, to persons or property caused or sustained in connection with the performance of this contract or by conditions created thereby, or based upon any violation of any statute, regulation, and the defense of any such claims or actions.

9. In addition to the foregoing, the County and Contractor also agree:

10. Termination: Either party may terminate this Contract by thirty (30) days prior notification in writing.

11. All payments will be paid through the State's approved automated system, as appropriate.

- Core Services Program expenditures will not be reimbursed when the expenditures may be reimbursed by some other source. (As set forth in Rule Manual Volume 7, at 7.414, B (12 CCR 2509-5).

ADDITIONAL PROVISIONS:

County Director's Signature Date

_____ _____

Contractor's Signature Date

_____

Contractor's Title

Original to Contractor
Copy to the Case File
Copy to County Bookkeeping
Copy to State Accounting
Attach Core II Plan Documentation Here - if applicable

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CORE SERVICES PLAN II (IF APPLICABLE)

Is your County submitting a Core Services Plan II? No

What is a Core Services Plan II?

A Core Services Plan II is an option for counties that demonstrate need in the prior fiscal year by being over-spent in their Core Allocation and wish to request funds in excess of the current allocation. If a county meets this criteria, they should complete a Core Services Plan II that outlines only the desired additional/expanded services planned if there are additional funds available. If the funding will be used for a County Designed service/program not detailed in the current Core Services Plan, additional information must be provided.

Procedure to submit a Core Services Program Plan, Part II:

1.Access the Core Services Plan II document via this **[LINK]**
2.Download and save a copy of the Core Services Plan II to your system; and
3.Complete the sections outlined in the document and email the completed Plan to Amy Sciangula (amy.sciangula@state.co.us) and Yerson Padilla (yerson.padilla@state.co.us)

***There is no guarantee that funds will be available for Core Services Plan II. CDHS tracks the submission of Core Services Plan II and will notify the county if funds are available and all or a portion of their Core Services Plan II will be approved.

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COUNTY DESIGNED SERVICES NARRATIVE SECTION

(IF APPLICABLE)

County Designed Services are approved on an annual basis and are submitted as part of a county's Core Services Plan. To be extended beyond one year, this portion of the plan must be submitted yearly and approved by the State Department.

Given that County Designed programs are not standardized across counties, it is important to provide detailed information as outlined below.

The information listed below is to be completed for **EACH** County Designed Service and included in the County(ies) Core Services Program Plan. Volume 7 - Core Services Program begin at **7.303**

Service Name: **Quality Time Together: Family Time Program**

1. Is this an Evidence-Based Service (IV-E Clearance House)? No
2. What Program Area(s) is the service available through (e.g. PA3, 4, 5, or 6)? Family Time can be used for Program areas 4, 5, or 6.
3. What is the name of the service or program? **7.303.1 Definitions.** Quality Time Together: Family Time Program includes Monitored, Supervised, Therapeutic, Flex and Assessment.
4. Describe the service and components; define the goals of the program 7**.303.11 Program Goals**

Monitored- Lowest level of supervision before completely unsupervised contact begins. It is appropriate when parents and children demonstrate safe interactions. Provide a range of oversight by the family time supervisor, which may include random pop-ins, scheduled check-ins, and/or partial supervision of sessions – either in person or virtually, depending on the needs of each family. In office monitoring occurs via video monitoring and random room pop-ins. Occur in 3-month increments at the Department's discretion. Services will be re-evaluated by the professional team every 30 days. Includes debriefing before and after sessions.

Supervised Family Time - Supervised family time provides a safe, child-friendly environment that allows parents to engage in contact with their children under supervision. These services are primarily used when children have been placed out of the home due to abuse or neglect. This type of family time ensures the safety and confidentiality of the child by assisting in the transition between caregivers and the parent. A supervisor is always within earshot and visible to the child and parent during visits. Supervised family time can occur in office settings, community locations, or the home, depending on the agreement with the

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caseworker. During each session, the supervisor is responsible for maintaining the child's safety while also educating, mentoring, and training the parent. The goal is to encourage bonding and promote healthy parenting practices. Supervisors also serve as role models to support positive parent-child interactions. As a result of this support, parents may begin to make positive changes in how they interact with their children. If progress is demonstrated and agreed upon by the Department, supervised family time may transition to monitored family time. Supervised visits typically occur in three-month increments, based on the discretion of the Department. The professional team re-evaluates services every 30 days. Each session includes a debriefing before and after the visit.

Therapeutic Family Time- Therapeutic family time is not the same as family therapy. If parents and their children require ongoing family therapy, they should be referred to a licensed family therapist for that service. The goals of therapeutic family time are similar to those of supervised family time. These goals include parents demonstrating safe and effective parenting skills, showing stability and capability as caregivers, and building loving, healthy bonds with their children. The main difference between therapeutic family time and supervised family time is the person facilitating the visits. Therapeutic family time is facilitated by licensed or registered therapists. In situations where there are higher safety risks, therapists have the education and training needed to assess the situation, intervene appropriately, and report on the family's progress in maintaining safety. Therapists who supervise therapeutic family time may provide immediate, in-the-moment therapeutic support to create a positive and safe environment during visits. However, more in-depth therapeutic interventions—such as processing past trauma or developing long-term plans for family wellness—should take place in a confidential family therapy setting. It is important to note that one individual cannot serve as both the family therapist and the family time supervisor for the same family.

Flex and Make-Up Family Time - Flex and Make-Up Family Time exists to ensure that caregivers always know they can access time with their children, even if they have been removed from a regular schedule. The goal of this service is to maintain consistency in parent-child relationships and to reinforce that family time remains a priority, regardless of scheduling challenges. Flex Family Time sessions are available twice per week, with each session lasting two hours. One session is offered on a weekday evening and the other on a weekend. These sessions are available to parents who have been placed on Flex Status or when the Department has an urgent need to schedule a family time session within 72 hours. A parent is placed on Flex Status if they have a history of missing regularly scheduled family time visits. Once a parent is moved to Flex Status, the contractor will notify the QTT Family Time Group by email. After being notified, the parent is responsible for contacting the contractor directly to sign up for a Flex Family Time session. The parent must confirm attendance at least 24 hours in advance so that the contractor can arrange for the caregivers to bring the children. Flex Family Time sessions can accommodate two families at the same time, if the QTT supervisor determines that it is appropriate. If it is not appropriate for two families to attend at once, QTT will attempt to assign a second supervisor to support the session.

Family Time Assessment- The Family Time Assessment is designed to evaluate parenting abilities, identify strengths and needs, and assess any potential risks. The results of this assessment help determine the appropriate level of supervision, support, and education that should be provided to parents during family time. The assessment also includes recommendations regarding the frequency, duration, and location of family time visits, as well as transportation needs. It consists of an intake process involving the parent or parents, the caregiver or caregivers, and the child or children when appropriate. The assessment includes a

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written report with recommendations and a phone staffing with the professional team to review and confirm the family time plan. The assessment includes two sessions, each lasting 90 minutes. Contact with both the parent and the caregiver will be made within 24 hours of receiving the referral. The final assessment and report will be completed within two weeks of receiving the Trails referral.

5. Which Core Goal will the County Designed Service meet? This can be more than one.
   - ➢ Focus on the family strengths by directing intensive services that support and strengthen the family and/or protect the child
   - ➢ Prevent out-of-home placement of the child
   - ➢ Return children in placement to their own home
   - ➢ Unite children with their permanent families
   - ➢ Provide services that protect the child
   - ➢ To return children in placement to their own home or to unite children with their permanent families" is defined as return to the home of a parent, an adoptive placement, guardianship, supervised independent living placement, foster-adoption placement or to live with a relative/kin if the goal for the child in the Family Services Plan is to remain in the placement on a permanent basis.
6. Is this service innovative and/or otherwise unavailable in this county? Yes, Quality Time Together(QTT)/ Mclaughlin Counseling is our primary provider for these services and have designed the family time services to specifically meet Douglas County needs. Flex time and the family tiem assessment are unique programs developed by QTT at the request of Douglas County to meet the FFPSA rules around family time.
7. Who will provide the service? Is a new Trails service detail necessary or is the service detail already in Trails? **7.303.12 Access,** Family Time should be the TRAILS option not family visitation. There is not currently a Flex option or an Assessment option for family time in TRAILS.
8. Define the eligible population to be served. **7.303.13 Program Eligibility,** Any family/caregiver within an active case that requires family time supervision regardless of court involvement.
9. Define the time frame of the service. **7.303.15 Service Time Frames ,** The services continue until there are no longer safety concerns regarding unsupervised contact between the child and the caregiver or until alternative kin or kin like supervision is secured.
10. Define the workload standard for the program. **7.303.16 Workload Standards:** QTT family time staff have a varying workload depending on part-time or full-time status and can range between 5-12 families.

11. Define the staff qualifications for the service (e.g., Social Caseworker I/III or equivalent in rule). Monitored and supervised staff are required to possess a bachelor's degree in a Human Services

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related field with one year of experience and are eligible to provide services. Therapeutic level supervisors are required to possess a master's degree in a Human Service related field with one year of experience.

12. Which performance indicators will be achieved by the service? **7.303.17 Performance Indicators.**
    Performance indicators include peer and family conflict management, advocacy, focused listening, action-planning, and coping with change.

13. What is the rate of payment (e.g., $100.00 per session/episode).
    Monitored- $50-$75 per hour
    Supervised- $100-$120 per hour
    Therapeutic- $120-$150 per hour
    Flex/Make Up- $150 per hour
    Family Assessment - $1,100 per episode/evaluation

14. Can this service be funded by Medicaid or private insurance instead of Core? If yes, why is the county seeking to fund the service through Core? What is the process the county will follow to confirm the service cannot be covered by Medicaid, private insurance, or another entity prior to Core use? No, Core or self-pay are the only options for this service type.

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CORE SERVICE AVAILABILITY PER PROGRAM AREA

Using the chart below, identify what program area populations will be captured under your Core Services for each Service:

SERVICE	Included in (PA3) (Prevention)	Included in (PA4) (Youth in Conflict)	Included in (PA5)	Included in (PA6) (Adoption at risk of disruption, FYIT)
Home-Based Intervention	Yes	Yes	Yes	Yes
Intensive Family Therapy	Yes	Yes	Yes	Yes
Sexual Abuse Treatment	No	Yes	Yes	Yes
Day Treatment	Yes	Yes	Yes	Yes
Life Skills	Yes	Yes	Yes	Yes
County-Designed Service (Optional)	No	Yes	Yes	Yes
SEA - (Special Economic Assistance)	Yes	Yes	Yes	Yes
Aftercare Services	Yes	Yes	Yes	Yes
Mental Health Services	Yes	Yes	Yes	Yes
Substance Abuse Treatment	Yes	Yes	Yes	Yes

Reminders:

- Definition of services that may be included in Core Services Programs - Volume 7.303.1.
- Definition of service elements that may be included in Core Services Programs (Collateral, Concrete, Crisis Intervention, Diagnostic and Treatment Planning, Hard, Therapeutic) Volume 7.303.14.
- Special Economic Assistance is limited to no more than $2,000 per family, per 12-month time frame, in the form of cash and/or vendor payment to purchase hard services.
- Any services or service elements that are eligible for coverage by Medicaid, private insurance, or another entity shall not be paid for with Core dollars. Core may only be used when private insurance and/or other funding sources are exhausted, insufficient, or

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inappropriate (7.304.662) and the service is needed to prevent out of home placement or to facilitate a return home from out of home placement.

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COUNTY STAFF FUNDED BY THE CORE SERVICES PROGRAM N/A

County(ies): N/A

How many county staff are funded using your county's Core Services Allocation? Total

Using the list below, please document the total number of FTEs according to what area of child welfare they spend the most time working in.

Example: FTE job duties include 50% Family Engagement funded through Core and 50% Intake funded through Child Welfare Block. Only list the Family Engagement portion of the position.

Position	Total Number of FTEs	Program Area
Example: Family Engagement	*.50*	*PA3*
N/A		
Total number of county staff funded through Core:	**N/A**	**N/A**

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CORE SERVICES PROGRAM

OVERHEAD/PROGRAM ADMINISTRATION COST for CORE SERVICES STAFF

*****OPTIONAL PAGE – ONLY USE IF YOUR COUNTY WISHES TO CLAIM OVERHEAD/PROGRAM ADMINISTRATION COSTS*****

1. DIRECT SERVICE
    a. Total Core Services salary/Fringe/Travel/Operating Costs of Line Core Service Workers and their Immediate Supervisors _____
    b. Formula Percentage Allowed for Overhead/Program Administration Costs ____8%____
    c. Provided Service Overhead/Program Administration Costs (A X B) _____
2. PURCHASED SERVICE
    a. Purchased Service Dollar Amount _____
    b. Formula Percentage Allowed for Overhead/Program Administration Costs _____ $0 - 50,000 = 5%; $50,001 -100,000 = 4.9%
    c. For each $50,000 (in total expenditure) increase, the Overhead/Program Administration decreases by **.1** %.
    d. Allowed Amount for Overhead/Program Administration Costs (A X B) _____
    e. Base Overhead/Program Administration Cost Allowed $500.00_____
    f. Purchased Service Overhead/Program Administration Costs (C + D) _____
3. TOTAL OVERHEAD? PROGRAM ADMINISTRATION COSTS (1C + 2F) _____

Formula to determine overhead/program administration cost by service:

Step 1: Total provided service cost (by service) x 8% = provided service overhead/program administration cost

Step 2: Total purchased service cost (by service) x % listed in 2B = Y, $500 divided by number of purchased service = Z, then Y + Z = overhead/program administration cost

Step 3: Provided service overhead/program administration cost plus purchased service overhead cost equals total overhead/program administration cost

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COMBINED BUDGET / CORE SERVICES PROGRAM

County(ies):			
CFMS Function Code (N/A if not applicable):	**Service Name:**	**80/20 Allocation Percentage**	**100% Allocation Percentage**
	Home-Based Intervention	5%	5%
	Intensive Family Therapy	5%	5%
	Sexual Abuse Treatment	10%	10%
	Day Treatment	1%	`1%
	Life Skills	10%	10%
N/A	County-Designed Service (Optional)	44%	44%
	SEA - (Special Economic Assistance)	5%	5%
	Aftercare Services	5%	5%
	Mental Health Services	10%	10%
	Substance Abuse Treatment	5%	5%
Totals: ***The percentage for each column must total 100%***		***100%***	***100%***

*** CFMS Function Codes 17xx denotes 80/20 allocation and 18xx denotes 100% allocation funded Core Service

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RESOURCE LIST

1. Example Purchase of Service Contract (Google Doc)
2. Example SFY 2025-2026 Core Services Plan (Google Doc)
3. SYF 2025-2026 Core Services Plan II Template (Google Doc)
4. Volume 7 - Child Welfare (12 CCR 2509-4)
5. Volume 7 - Overview of Child Welfare Services (12 CCR 2509-1)
6. Volume 7 - Child Welfare Services (12 CCR 2509-4)
7. Core Services Handbook (Google Doc)
8. Docusign Visual Guide (Gopgle Doc)

Certificate Of Completion

Envelope Id: 36262095-E520-4C0C-9220-1D6CB77F052F
Subject: 25-26 SFY Douglas County Core Plan
Contract Type:
Tuition Reimbursement Application:
Source Envelope:
Document Pages: 17
Certificate Pages: 5
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-07:00) Mountain Time (US & Canada)

Signatures: 2
Initials: 0

Status: Completed

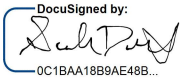
Envelope Originator:
Melinda Spaulding
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mspauldi@douglas.co.us
IP Address: 67.135.160.230

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Status: Original
7/28/2025 2:25:31 PM

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mspauldi@douglas.co.us

Location: DocuSign

Signer Events	Signature	Timestamp
Nicole Adams nadams@douglas.co.us Security Level: Email, Account Authentication (None)	DocuSigned by: Nicole Adams 64212830D74D4FB... Signature Adoption: Pre-selected Style Using IP Address: 67.135.162.252	Sent: 7/28/2025 2:33:21 PM Viewed: 7/28/2025 3:14:57 PM Signed: 7/28/2025 3:15:04 PM
Electronic Record and Signature Disclosure: Not Offered via Docusign		
Sarah Davenport sarah_Davenport@adv4children.org Security Level: Email, Account Authentication (None)	DocuSigned by:  0C1BAA18B9AE48B... Signature Adoption: Drawn on Device Using IP Address: 65.141.47.114	Sent: 7/28/2025 3:15:06 PM Viewed: 7/29/2025 9:49:54 AM Signed: 7/29/2025 9:50:06 AM
Electronic Record and Signature Disclosure: Accepted: 7/29/2025 9:49:54 AM ID: bf49a419-1808-4635-9c4f-be527f059b6e		

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
Madeleine Daly mdaly@douglas.co.us Security Level: Email, Account Authentication (None)	COPIED	Sent: 7/29/2025 9:50:07 AM Viewed: 7/29/2025 9:54:02 AM
Electronic Record and Signature Disclosure: Accepted: 2/10/2025 8:31:56 AM ID: d2f7bc04-8b22-4a85-883f-772bce17bf9a		

Carbon Copy Events	Status	Timestamp
Yerson Padilla - CDHS yerson.padilla@state.co.us Security Level: Email, Account Authentication (None)	COPIED	Sent: 7/29/2025 9:50:07 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	7/28/2025 2:33:21 PM
Certified Delivered	Security Checked	7/29/2025 9:49:54 AM
Signing Complete	Security Checked	7/29/2025 9:50:06 AM
Completed	Security Checked	7/29/2025 9:50:07 AM

Payment Events	Status	Timestamps

Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, Carahsoft 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 Carahsoft 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: joleson@douglas.co.us

To advise Carahsoft 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 joleson@douglas.co.us 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 Carahsoft 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 joleson@douglas.co.us 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 Carahsoft 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 joleson@douglas.co.us 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 Carahsoft 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 Carahsoft OBO County of Douglas, CO during the course of your relationship with Carahsoft OBO County of Douglas, CO.

MEETING DATE: August 12, 2025

STAFF PERSON RESPONSIBLE: Kirk Inderbitzen

DESCRIPTION: 2025 Public Contract for Services with Timberline Trailcraft, LLC and the Department of Open Space and Natural Resources for Trail Construction, Maintenance and Trail Restoration on Open Space Properties in the Amount of $350,000.00.

SUMMARY: Public Contract for Services in the amount of $350,000. The contract includes trail design work, maintaining existing trails, trail restoration and the remediation of closed trails on Open Space Properties. The contract will also include trailhead design, trailhead construction and maintenance. The contract terms will commence August 2025 and terminate at 11:59pm, December 31, 2025.

RECOMMENDED ACTION: Approval of contract.

REVIEW:

Dan Dertz	Approve	7/31/2025
Jeff Garcia	Approve	8/5/2025
Doug DeBord	Approve	8/5/2025
Scott McEldowney - FYI	Notified - FYI	8/5/2025

ATTACHMENTS:

08.12.25 DC PCS Timberline Trailcraft LLC - BOCC Staff Report

DOUGLAS COUNTY
COLORADO

Timberline Trailcraft PCS Staff Report

Date: August 12, 2025

To: County Open Space Advisory Committee

Through: Dan Dertz, Director of Open Space and Natural Resources

From: Lindsay Williams, Land Manager/Ranger

CC: Kirk Inderbitzen, Ranger Supervisor
Scott McEldowney, Assistant Director

Subject: Public Contract for Trail and Trailhead of County Open Space Properties

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EXECUTIVE SUMMARY

Open Space and Natural Resources (OSNR) staff is requesting the approval of a public contract for services for trail and trailhead maintenance of all County Open Space properties. The contract term will commence July 2025 and terminate on December 31, 2025. The amount of funds appropriated for this contract is not to exceed $350,000. This contract includes trail design work, maintaining existing trails, trails restoration, and remediation of closed trails. Additionally, this contract includes trailhead design, trailhead construction, and trailhead maintenance. This contract is essential to the continued expectations of Douglas County Open Space users and will allow for the best maintenance management of County Open Space properties.

1. Process

Open Space and Natural Resource staff will execute the option to renew a contract with Timberline Trailcraft based on the agreed terms from the 2024 contract.

2. Location

The project area is located across Douglas County Open Spaces and include Bayou Gulch, Columbine, Dawson Butte, Frink Creamery, Glendale Farm, Greenland, Hidden Mesa, Iron Horse, Lincoln Mountain, Prairie Canyon, Sandstone Ranch, Sharptail Ridge, Spruce Meadows, and Spruce Mountain.

3. Project Description

Douglas County Open Space's trails see erosion from rain and snow melt to recreationists enjoying the trails. This year's projects are focused on repairing places of heavy erosion

that could cause safety concerns if not addressed. Work will include re-establishing the trail tread, drain maintenance, and culvert installation which will provide a safe and enjoyable recreation experience for our guests.

CONTEXT

Background

OSNR staff conducted a competitive process (IFB 012-23) for trail and trailhead maintenance in 2023 with the option to renew through 2025. The bid from Timberline Trailcraft is the most cost effective for what staff considers moderate and difficult trail construction and is competitively priced for the other sections of the invitation for bid.

Timberline Trailcraft, LLC has proven itself to be a company with high standards, effective communication, and a growing history of efficient and quality work as they continue to construct trails on Open Space properties. This last year the company has built upon an already stable history with the county as they constructed some of the original trails on Open Space properties. Timberline Trailcraft is part of a larger company, Timberline Landscaping, and as such can complete large scale projects without subcontracting.

RECOMMENDATION

It is OSNR staff's recommendation that the PCS between the BOCC and Timberline Trailcraft, LLC be approved as it meets the following objectives described in the 2030 Parks, Trails, and Open Space Master Plan:

Objective OS 2A
Develop access to County open space by creating trails and trailheads where appropriate while maintaining and managing existing facilities.

Objective OS 2B
Support development of passive outdoor recreational uses within designated areas, including but not limited to hiking, bicycling, horseback riding, fishing, and other compatible uses of open space in accordance with adopted County regulations, conservation easements, and the PTOS Sales and Use Tax.

Objective OS 2C
Improve recreational opportunities by linking open space areas, regional parks, trails, the national forest, and municipalities.

Objective OS 2E
Adopt and refine open space resource management plans to balance the needs and desires for public use of open space properties and features with other identified open space values.

Objective OS 3L
Provide safe and secure open space public facilities.

ATTACHMENTS PAGE

2025 Public Contract with Timberline Trailcraft

PUBLIC CONTRACT FOR SERVICES

THIS PUBLIC CONTRACT FOR SERVICES ("Contract") is made and entered into this ____day, of _____, 2025, by and between the **BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO** (the "County"), and **TIMBERLINE TRAILCRAFT, LLC**, authorized to do business in Colorado (the "Contractor"). The County and the Contractor are hereinafter collectively referred to as the "Parties" and individually to as a "Party."

RECITALS

WHEREAS, the County is undertaking certain activities for trail construction, trail maintenance, trail reclamation and trail planning; and

WHEREAS, the County desires to engage the Contractor to render certain professional services and assistance in connection with such undertakings of the County; and

WHEREAS, the Contractor 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: Land Manager Lindsay Williams (the "Authorized Representative"), is designated as Authorized Representative of the County for the purpose of administering, coordinating and approving the work performed by the Contractor under this Contract.

2. SCOPE OF SERVICES: All services described in Exhibit A, attached hereto and incorporated herein, shall be performed by the Contractor.

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 Contractor's compensation, which are mutually agreed upon between the County and the Contractor, shall be in writing and shall become part of this Contract upon execution.

The Contractor 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 Contractor 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 Contractor and the County for the use and occupancy by the Contractor of any County facilities or space.

3. COMPENSATION: Subject to the Maximum Contract Expenditure and all other provisions of this Contract, the County agrees to pay to the Contractor, and the Contractor 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 **THREE HUNDRED FIFTY THOUSAND DOLLARS AND ZERO CENTS ($350,000.00)** for the Term of this Contract. In no event shall the County be liable for payment under the Contract for any amount in excess thereof, except as otherwise provided herein in Exhibit B. The County is not under obligation to make any future apportionment or allocation to the Contract, nor is anything set forth herein a limitation of liability for the Contractor. 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 the Contract shall commence as of 12:01 a.m. on **JUNE 18, 2025**, and terminate at 11:59 p.m. on **DECEMBER 31, 2025**. 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 Contractor based upon invoices submitted by the Contractor, provided such invoices have been approved by the Authorized Representative. Payments will be made to the Contractor within thirty (30) days, or within a mutually agreed upon period after the County has received complete invoices from the Contractor. The County reserves the right to require such additional documentation, including monthly activity reports detailing the Contractor's activities and services rendered, as the County deems appropriate to support the payments to the Contractor. The signature of an officer of the Contractor shall appear on all invoices certifying that the invoice has been examined and found to be correct.

7. CONFLICT OF INTEREST: The Contractor 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 Contractor 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 Contractor by placing the Contractor's own interests, or the interest of any party with whom the Contractor has a contractual arrangement, in conflict with those of the County.

8. INDEMNIFICATION: The County cannot and by this Contract does not agree to indemnify, hold harmless, exonerate or assume the defense of the Contractor or any other person or entity whatsoever, for any purpose whatsoever. The Contractor 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 Contractor 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.

9. INDEPENDENT CONTRACTOR: The Contractor is an Independent Contractor and is free to perform services for other clients. Notwithstanding any provision of this Contract, all personnel assigned by the Contractor to perform work under this Contract shall be and remain at all times, employees of the Contractor for all purposes. The Contractor and its employees are not entitled to Workers' Compensation or Unemployment Benefits through the County. The Contractor is obligated to pay federal and state income tax on any monies earned pursuant to this Contract relationship.

10. NO WAIVER OF GOVERNMENTAL IMMUNITY ACT: No term or condition of this Agreement shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protections, notice requirements or other provisions of the Colorado Governmental Immunity Act, C.R.S. 24-10- 101 *et seq.* as applicable now or hereafter amended. There is no intent to waive or restrict

governmental immunity. 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, or otherwise available to the County.

11. ASSIGNMENT: The Contractor 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 Contractor 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 Contractor hereunder.

12. COUNTY REVIEW OF RECORDS: The Contractor 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 Contractor 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 Contractor in connection with this Contract shall be the property of the County.

14. ASSIGNMENT OF COPYRIGHTS: The Contractor 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 Contractor 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 Contractor 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 Contractor pursuant to this Contract shall become the County's property. The Contractor 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 Contractor 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 Contractor.

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 Contractor to:

Douglas County, Open Space & Natural Resources
Attn: Lindsay Williams, Land Manager
100 Third Street
Castle Rock, CO 80104
Ph: (303) 660-7495
E-mail: LWilliams1@Douglas.co.us

with a copy to:	Douglas County Attorney's Office 100 Third Street, 3rd Floor Castle Rock, CO 80104 Ph: (303) 660-7414 E-mail: attorney@douglas.co.us
and by the County to:	Timberline TrailCraft, LLC Attn: Colton Emick 8110 Opportunity View Colorado Springs, CO 80939 Ph: (719) 491-3677 E-mail: cemick@timberlinetrailcraft.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 Contractor 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 Contractor 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 the Contract by the Contractor shall comply with all applicable laws, rules, regulations and codes of the United States and the State of Colorado. The Contractor 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 Contractor, 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 Contractor shall not include any reference to this Contract or services pursuant to this Contract in any of the Contractor'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, the Assistant Manager, and the Board of County Commissioners.

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 Exhibit C - Insurance Requirements
3rd Exhibit A - Scope of Services
4th Exhibit B - Method of Payment

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 CONTRACT: The Parties acknowledge and agree that the provisions contained herein constitute the Entire Contract 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 Contractor shall be required to maintain the insurance requirements provided in Exhibit C, attached hereto and incorporated herein by reference. The Contractor 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 Contractor's insurance coverage during the Term of this Contract.

27. COUNTY EXECUTION OF CONTRACT: 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 the 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 such as, but not limited to, weather conditions, acts of God, strikes, work stoppages, unavailability of or delay in receiving labor or materials, faults by contractors, subcontractors, utility companies or third parties, fire or other casualty or actions of government authorities.

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Exhibit A
SCOPE OF WORK

Trail safety and sustainability are the primary goals. Trails are to be constructed and maintained for non-motorized use including equestrian, pedestrian, and bicycle. Motorized use is not allowed except for Other Power-Driven Mobility Devices (OPDMD).

Trail Standards:

- The existing tread width shall be widened up to 60 inches.
- The new trail tread width will be up to 60 inches with a rolling contour design.
- The trail corridor shall be 10 feet wide and 12 feet high from the center of the trail tread. The trees and shrubs need to be cleared from the corridor.
- All newly constructed and maintained structures shall be "self-cleaning."
- Excess material shall be dispersed not less than 20 feet from the trail and shall not impede water flow.
- Construction and maintenance activities are to be conducted in such a manner as not to create safety hazards.
- Contractor may use motorized equipment, tools, and machinery as necessary.
- The Contractor shall furnish, at no additional cost, any reports that may be needed in tracking said services.

Buck & Rail Standards:

- Buck and rail fence will be placed according to, but not limited to, the descriptions below:
  1. The fence will be constructed in a manner that does not create a safety hazard. Two posts will be screwed to one another at least 12 inches from the top of both posts to form an A-Frame formation. Along with this, a tie will be screwed into both posts 12 inches from the end of each post.
  2. Bucks will be installed in the upright and level position. A top pole will be placed in the upper "V" of the bucks and screwed into the post of the assembled bucks in which the top pole lays with at least 6 inches of overlap between each top pole.
  3. On the level ground, a single diagonal brace pole should be added to every other section.

  4. In addition to the top pole and single diagonal brace pole, two poles will be placed on the trail side of the bucks.

Post & Rail Standards:

- Post and rail fence will be placed according to, but not limited to, the descriptions below:
  1. The 6.5-foot posts will be ordered with pre-cut holes for round rails.
  2. A fence line will be laid out and post spacing will be determined by the 6-foot round rails.
  3. Post holes will be dug out to a depth of no less than 42 inches. At least 6 inches of the post hole will be backfilled with construction aggregate to reduce the bottom of the post from rotting over time.
  4. Rails can be secured by screws or nails for better securement

Trailhead & Trail Mowing Standards:

- OSNR trails shall be mowed 2.5 feet on both sides of the trail tread.
- If vegetation is present in the middle of the trail tread, it will be mowed in its entirety.

- Vegetation will be mowed to a height no less than 3.0 inches and no more than 4.0 inches.
- At the direction of OSNR, woody vegetation within the trail corridor beyond the means of being mowed will be brush cut flush to the ground to a height no more than 2.0 inches.
- Structures, including but not limited to, benches, picnic tables, and kiosks encountered at OSNR Trailheads and Trails will be string-trimmed around the entirety of the structure(s) to a height no less than 2.0 inches and no more than 3.0 inches.
- At the direction of OSNR, trailhead envelopes will be mowed both inside and outside of the fence line to a height no less than 2.0 inches and no more than 3.0 inches in height.

2025 Priority Project Overview:

Douglas County Open Space and Natural Resources (OSNR) has approximately 100 miles of natural surface trail. Trails are situated along riparian areas, meadows, forested buttes, and mountainous terrain. The Gambel oak and pine can be sparse to densely forested. Elevation ranges from 5,600 feet to 7,500 feet above sea level. Tread width currently varies from 18 inches to 60 inches. Tread condition varies wildly from newer construction to highly eroded and braided.

Douglas County Open Space and Natural Resources also manages and maintains twelve trailheads. All trailheads include a porta-potty structure, at least one kiosk, picnic tables and/or benches, and parking for vehicles. Four of the twelve trailheads contain picnic shelters.

As follows is a list of specific projects in priority ranking, although this is not all inclusive as priorities might change:

1) Spruce Meadows Open Space reroute. This project will be working on 2.2 miles of the southeast section of trail. The project will entail a reroute of the first .5 mile of trail due to heavy erosion causing unsafe trail conditions. The rest of the 1.7 miles of trail will be maintenance work and re-establishing the trail tread.
2) Culvert placement on multiple properties
3) Spruce Mountain Open Space re-establishing roughly a mile of tread on the north section of the loop on top of Spruce Mountain
4) Dawson Butte Open Space re-establishing half a mile of tread on the Fence Line Trail
5) Sharptail Ridge Open Space picnic shelter work
6) DuPont Open Space re-establish half a mile of tread
7) Columbine Open Space re-do fencing around parking lot
8) Greenland Open Space re-establishing a mile of tread on the Luge Trail
9) Bayou Gulch Open Space re-route a quarter mile of trail on the southwest corner of the Bayou Gulch Trail

Exhibit B
METHOD OF PAYMENT

Trail Fee Schedule

Category	Measurement	Easy	Moderate	Difficult
LF price trail construction	LF	$5.51	$6.14	$7.62
LF price trail maintenance	LF	$4.36	$5.73	$6.47
Rock armor/diversion structure construction	SF	$16.42	$35.60	$44.50
Rock armor/diversion structure maintenance	LF	$5.51	$6.14	$7.62
Reclaim abandoned trail	LF	$1.38	$2.01	$3.29
Mobilization (4 per crew/Per Day)	SF	$250.00	$250.00	$250.00

Linear Foot = LF
Square Foot = SF
Mobilization = Per Day

Fence Fee Schedule

Category	Measurement	Minimal Slope	Moderate Slop	Extreme Slope
LF buck & rail removal	LF	$13.75	$25.66	$40.88
LF post & rail removal	LF	$8.99	$17.89	$46.47
LF buck & rail installation	LF	$34.87	$45.18	$68.20
LF post & rail installation	LF	$32.33	$43.22	$64.11
Mobilization (3 per crew)	Per Day	$225.00	$225.00	$225.00

Linear Foot = LF
Mobilization = Per Day

Trailhead and Trail Mowing Fee Schedule

Category	Measurement	Minimally Vegetated	Moderately Vegetated	Extremely Vegetated
Per hour mowing	Hour	$93.68	$93.68	$93.68
Per hour string trimmer	Hour	$75.41	$75.41	$75.41
Per hour brush cutting	Hour	$75.41	$75.41	$75.41
Mobilization	Per Day	$200.00	$200.00	$200.00

Mobilization = Per Day

Exhibit C
INSURANCE REQUIREMENTS

The 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 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):** Insurance 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 the 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 Contractor's profession, with limit no less than **$1,000,000** per occurrence or claim, $2,000,000 aggregate.

The Insurance obligations under this Contract shall be the minimum Insurance coverage requirements and/or limits shown in this Contract; 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 Contract are sufficient to cover the obligations of the Contractor under this Contract.

OTHER INSURANCE PROVISIONS

The insurance policies are to contain, or be endorsed to contain, the following provisions:

Additional Insured Status. The 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 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 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 Contractor's insurance coverage shall be primary insurance. Any insurance or self- insurance maintained by the County, its officers, officials, employees, or volunteers shall be excess and non- contributory to the Contractor's insurance.

Notice of Cancellation. Each insurance policy required above shall state that coverage shall not be canceled, except with notice to the County.

Waiver of Subrogation. The Contractor hereby grants to the County a waiver of any right to subrogation which any insurer of said Contractor may acquire against the County by virtue of the payment of any loss under such insurance. The Contractor agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether the County has received a waiver of subrogation endorsement from the insurer.

Self-Insured Retentions, Deductibles and Coinsurance. The 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. The County may require the 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 the County. The Contractor will indemnify the 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 the 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 Date prior to the Contract effective date, the Contractor must purchase "extended reporting" coverage for a minimum of three (3) years after completion of Contract work.

Verification of Coverage. The Contractor shall furnish the 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 the County before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the Contractor's obligation to provide them. The County reserves the right, but not the obligation, to review and revise any insurance requirement, not limited to limits, coverage, and endorsements. Additionally, the 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 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 the County may immediately terminate this Contract.

The completed certificates of insurance with additional insured endorsements and waivers of subrogation and any notices, within twenty (20) days of cancellation, termination, or material change 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. The Contractor shall require and verify that all subcontractors maintain insurance meeting all the requirements stated herein, and the Contractor shall ensure the County is an additional insured on insurance required from subcontractors.

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 the County may immediately terminate this Contract.

Governmental Immunity. The Parties hereto understand and agree that the County is relying on and does not waive or intend to waive by any provision of this Contract, 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 the County, its commissioners, officers, officials, employees or volunteers.

Special Risks or Circumstances. The 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.

IN WITNESS WHEREOF, the County and the Contractor have executed this Contract as of the above date.

TIMBERLINE TRAILCRAFT, LLC

BY: _____

Printed Name Judd Bryarly

Title: Vice President

DATE: 7/2/25

ATTEST: (if a corporation)

Colton Emick

Title: Business Unit Leader

Signature of Notary Public Required:

STATE OF Colorado)

) **ss.**

COUNTY OF El Paso)

The foregoing instrument was acknowledged before me this 2nd **day of** July**, 2025, by** ~~Colton~~ Judd Bryarly

Witness my hand and official seal

Lyn Briggs

Notary Public

My commission expires: 9/11/2025

LYN BRIGGS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20094029232
MY COMMISSION EXPIRES 09/11/2025

INSTRUCTIONS

Print out this page and then attach the signed and notarized page to this attachment icon.

MEETING DATE: August 12, 2025

STAFF PERSON RESPONSIBLE: Dan Dertz, Director

DESCRIPTION: Contract with Open Space and Welch Cattle Brothers, LLC for Amount of $20.00 Dollars per Head per Month for Contractor Owned Cattle Occupying Greenland Ranch.

SUMMARY: Contract with Welch Cattle Brothers LLC to allow cattle grazing on Greenland Open Space for 20 dollars per head per month until the termination of the contract on December 31, 2034.

RECOMMENDED ACTION: Approval of Contract.

REVIEW:

Dan Dertz	Approve	8/5/2025
Jeff Garcia	Approve	8/5/2025
Doug DeBord	Approve	8/5/2025
Scott McEldowney - FYI	Notified - FYI	8/5/2025

ATTACHMENTS:

GreenlandGrazingContractFinal_02.2025

PUBLIC CONTRACT FOR SERVICES

THIS PUBLIC CONTRACT FOR SERVICES (the "Contract") is made and entered into this _____ day of _____, 2025, by and between the **BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO** (the "County"), and **WELCH BROTHERS CATTLE LLC**, a corporation authorized to do business in Colorado (the "Contractor"). The County and the Contractor hereinafter collectively referred to as the "Parties" and individually to as a "Party."

RECITALS

WHEREAS, the County is undertaking certain activities for preservation of the historic ranching environment and ranch pasture/fence maintenance at Greenland Open Space (the "Property") per RFQ #46-24; and

WHEREAS, the County desires to engage the Contractor to render certain professional services and assistance in connection with such undertakings of the County; and

WHEREAS, the Contractor 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: Land Management Specialist/Ranger Lindsay Williams (the "Authorized Representative") is designated as Authorized Representative of the County for the purpose of administering, coordinating, and approving the work performed by the Contractor under this Contract.

2. SCOPE OF SERVICES: The Contractor shall perform all services described under the Scope of Services as contained in the Request for Qualifications (RFQ) #46-24, labeled Exhibit A, and the Contractor's Response to RFQ #46-24, labeled Exhibit B, attached hereto and incorporated herein, and as determined and directed by the County through its Authorized Representative as designated under this Contract, during the term hereof, in accordance with the terms set forth herein.

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 Contractor's compensation, which are mutually agreed upon between the County and the Contractor, shall be in writing and shall become part of this Contract upon execution.

The Contractor 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 Contractor 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 Contractor and the County for the use and occupancy by the Contractor of any County facilities or space.

3. COMPENSATION: Subject to the maximum contract liability and all other provisions of this Contract, the Contractor agrees to pay the County, and the County agrees to accept compensation from Contractor equal to $20.00 per head per month for Contractor owned cattle occupying Greenland Ranch for the Term of this Contract or upon termination of this Contract in compliance with the Scope of Services in the Grazing Plan as indicated in Exhibit A. Any changes including any increase or decrease in the amount of the payment due to the County (i.e., infrastructure improvements and repair), which are mutually agreed upon between the Authorized Representative and Contractor, shall be in writing and shall become part of this Contract upon execution.

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 by the County to the Contractor are **ZERO DOLLARS AND ZERO CENTS ($0.00)** for the Term of this Contract. 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 Contractor. 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 this **February 15, 2025**, and terminate at 11:59 a.m. on **December 31, 2034**. 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 Contractor based upon invoices submitted by the Contractor, provided such invoices have been approved by the Authorized Representative. Payments will be made to the Contractor within thirty (30) days or within a mutually agreed-upon period after County has received complete invoices from the Contractor. The County reserves the right to require such additional documentation, including monthly activity reports detailing the Contractor's activities and services rendered, as the County deems appropriate to support the payments to the Contractor. The signature of an officer of the Contractor shall appear on all invoices certifying that the invoice has been examined and found to be correct. Full payment will be made upon receipt of an invoice when the completion of a project is to the satisfaction of the County.

7. CONFLICT OF INTEREST: The Contractor 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 Contractor 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 Contractor by placing the Contractor's own interests, or the interest of any party with whom the Contractor has a contractual arrangement, in conflict with those of County.

8. INDEMNIFICATION: The County cannot and by this Contract does not agree to indemnify, hold harmless, exonerate or assume the defense of the Contractor or any other person or entity whatsoever, for any purpose whatsoever. The Contractor 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 Contractor 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.

9. INDEPENDENT CONTRACTOR: The Contractor is an independent contractor and is free to perform services for other clients. Notwithstanding any provision of this Contract, all personnel assigned by the Contractor to perform work under this Contract shall be and remain at all times, employees of the Contractor 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 Contractor 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 Contractor 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 Contractor hereunder.

12. COUNTY REVIEW OF RECORDS: The Contractor 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 Contractor 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 Contractor in connection with this Contract shall be the property of the County.

14. ASSIGNMENT OF COPYRIGHTS: The Contractor 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

Contractor 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 Contractor 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 Contractor pursuant to this Contract shall become the County's property. The Contractor 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 Contractor 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 Contractor.

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 Contractor to:	Douglas County Open Space Attn: Lindsay Williams, Land Management Specialist / Ranger 100 Third Street Castle Rock, CO 80104 Ph: (720) 822-7384 Email: lwilliams1@douglas.co
with a copy to:	Douglas County Attorney's Office 100 Third Street Castle Rock, CO 80104 Ph: (303) 660-7414 Email: attorney@douglas.co.us
and by the County to:	Welch Brothers Cattle, LLC Attn: Bob Welch 9895 Oak Springs Trail Franktown, CO 80116 Ph: (719) 651-8851 or (303)648-3057 Email: bob.welch.731@gmail.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, email, 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 Contractor 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 Contractor 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 Contractor shall comply with all applicable laws, rules, regulations and codes of the United States and the State of Colorado. The Contractor 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 Contractor, 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 Contractor shall not include any reference to this Contract or services performed pursuant to this Contract in any of Contractor'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.

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 29
2nd Exhibit A- Scope of Services RFQ #46-24
3rd Exhibit B- Contractor's Response to RFQ #46-24
4th Exhibit C- Insurance Requirements

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. CONFLICT WITH EXHIBITS: If any Exhibit to this Contract, conflicts with the express terms of the Contract proceeding the Parties signatures, for the purpose of interpretation and enforcement the express terms of the contract are superior, supersede, and prevail.

26. 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.

27. INSURANCE: The Contractor shall be required to maintain the insurance requirements provided in Exhibit C, attached hereto and incorporated herein by reference. The Contractor 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 Contractor's insurance coverage during the term of this Contract.

28. 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.

29. 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 such as, but not limited to, weather conditions, acts of God, strikes, work stoppages, unavailability of or delay in receiving labor or materials, faults by contractors, subcontractors, utility companies or third parties, fire or other casualty or action of government authorities.

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Exhibit A
SCOPE OF SERVICES

2025 GREENLAND LIVESTOCK GRAZING
PUBLIC CONTRACT FOR SERVICES SCOPE OF SERVICES

BACKGROUND AND PROPERTY HISTORY:

Douglas County acquired the 2,465-acre Greenland (this acreage includes the 345-acre reserve grazing area for emergency use only and may require fencing and other improvements before use) Property in southern Douglas County through an open space grant from Great Outdoors Colorado. The land is owned by the Douglas County Board of County Commissioners in fee simple. The grazing property includes land within the Greenland Open Space. The property contains visual protection zones to protect the view shed from I-25, as well as other restrictions that minimize the impact of development on the adjacent open space.

The property is protected by a Deed of Conservation Easement held by the Douglas Land Conservancy (DLC). This Scope of Service (SOS) provides management requirements for livestock grazing on the Property, in accordance with the Conservation Easement to preserve and protect the Conservation Values of the Property as described in the Deed of Conservation Easement and the Baseline Documentation Report. All activities permitted by, and described in, this SOS must also meet all requirements set forth in the Conservation Easement, regardless of whether such requirements are explicitly set forth in this SOS, including any required approvals by DLC. The inclusion of an activity or use within this SOS does not obviate the County's need for the approval of DLC where such approval is expressly required by the Conservation Easement.

PRIMARY MANAGEMENT MISSION STATEMENT:

To contract with a Livestock Manager (contractor) to manage the Property for the purpose of preserving and protecting the Conservation Values defined in the Conservation Easement, while utilizing a high-density, short-duration cattle grazing program to benefit the health and vigor of native plant communities; help control noxious weeds; provide compatible outdoor recreation opportunities, including trails for hiking, biking, and horseback riding; and hosting interpretive programs, and special events all in accordance with the Conservation Easement and this Plan.

CURRENT USE AND MANAGEMENT OF THE PROPERTY:

Land Management: Control and reduction of noxious weeds are high priorities. A wide range of strategies are used in collaboration between Douglas County Open Space and Natural Resources (DCOSNR), Public Works/Operations, and volunteers. An assessment is required each spring to determine the success of the prior year's treatment, and to identify and prioritize treatments for the current year. The areas to be treated are mapped by Open Space staff, and weed spraying is conducted through the spring, summer and fall by the County Weed Manager's staff. In addition to spraying, specific areas may also be mowed. In order to limit the exposure of cattle to herbicide, the timing and location of spraying will be coordinated between DCOSNR and the contractor.

Grazing: Following significant research and interviews with ranchers, several years of contracted livestock grazing, and in consultation with the Natural Resource Conservation Service (NRCS), the County entered into a 10-year agreement in 2015 with a local rancher, to conduct high-intensity short-duration grazing on the Property, approximately 2465 acres in total.

The goals of this grazing regime are to improve the natural resources, reduce noxious weeds, enhance wildlife habitat, retain historic ranching in the County, contribute to agricultural sustainability, provide educational opportunities for the public, and serve as a model for other County open space and other open space agencies. A successful bidder will submit a plan that includes 2 rotations throughout the Greenland Open Space grazing areas (10 pastures), moving cattle a minimum of 7-15 days. Faster, more consistent rotation is encouraged.

Preference will be given to stocker cattle (yearling) operations. Cattle facilities were designed with stocker cattle in mind. The grazing season will extend from May 1st – September 30th. The contract administrator may extend the grazing season, with consent of the contractor, based on land management goals of the County.

The program was successful in working with the Natural Resource Conservation Service (NRCS) for the Environmental Quality Incentive Program (EQIP) which provided funding for cross fencing and to fund the development of water for the livestock and for wildlife.

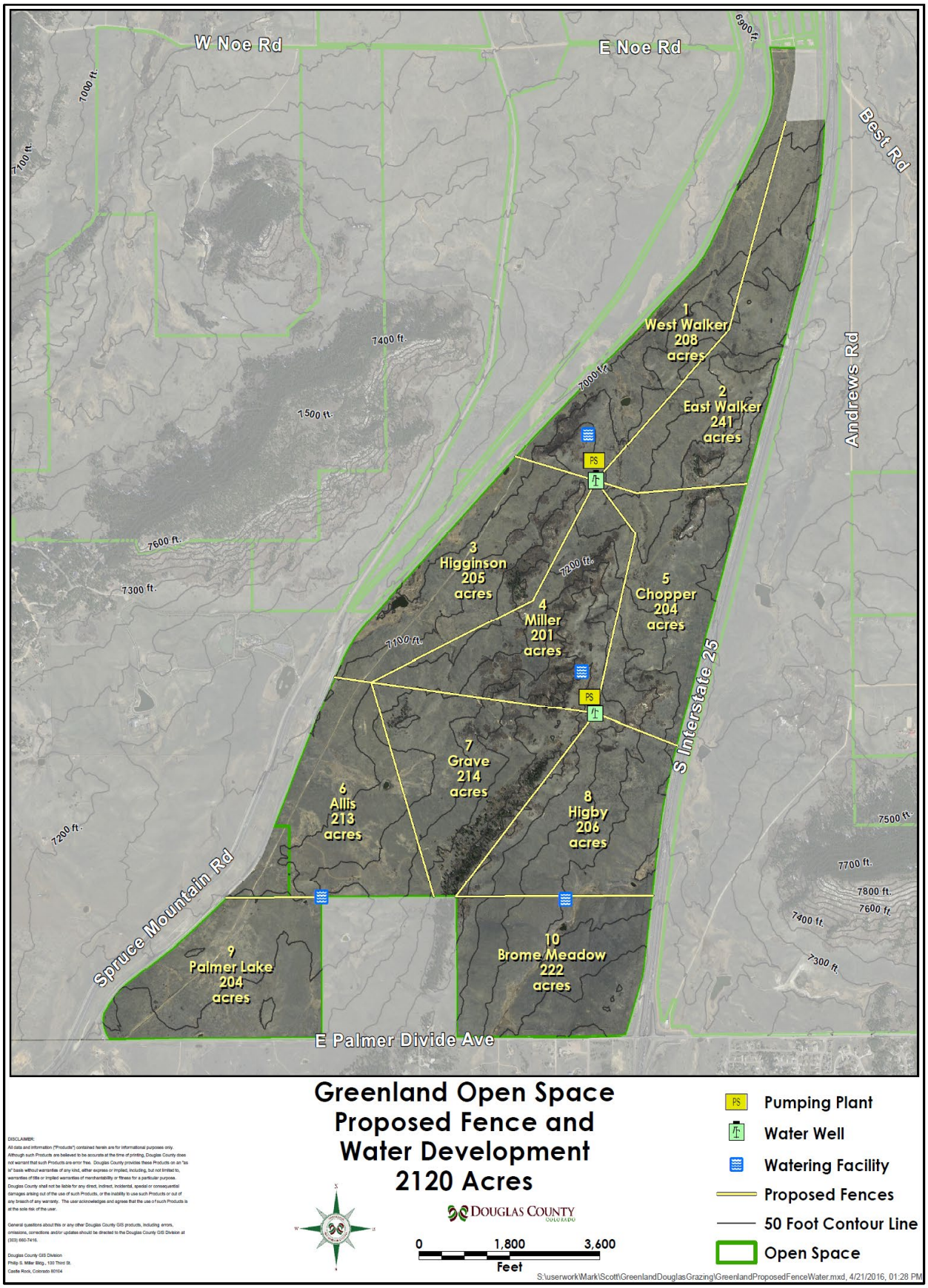
The existing grazing agreement will terminate at the end of 2024. Over its ten-year span, fence and water improvements produced a well-tuned grazing program. In this same time, we observed a reduction in noxious weeds, an increase in native plant populations, and increased water availability for both livestock and wildlife.

A map reflecting the grazing pastures is included in this Plan. The grazing program may provide for up to 300 - 400 head, the actual number will be determined by the contract administrator and the contractor annually.

Maintenance of Fencing and Water: Maintenance of the perimeter fences, cross fences, corrals, and watering facilities are the responsibility of the grazing contractor. In addition, the contractor is responsible for the gates and signs on each pasture, and to manage the opening and closing of gates as the cattle are moved from pasture to pasture.

Maintenance of Trailhead and Trail: The County is responsible for maintaining the existing trailhead, including the minor improvements, and the trail. Trash is picked up on a regular schedule by an outside contractor who also replaces the dog bags at the trailhead. The porta-potty is pumped on a regular basis.

Public Recreation: Two public trailheads are available on the Property. North Greenland Trailhead is southeast of Noe Road adjacent to the railroad track. South Greenland Trailhead is north of County Line Road. A soft surface trail network loops through the property, and an old dirt surface Territorial Road connects the North and South trailheads. The trail network and road will remain open to the public at all times.



DISCLAIMER:
All data and information ("Products") contained herein are for informational purposes only. Although such Products are believed to be accurate at the time of printing, Douglas County does not warrant that such Products are error free. Douglas County provides these Products on an "as is" basis without warranties of any kind, either express or implied, including, but not limited to, warranties of title or implied warranties of merchantability or fitness for a particular purpose. Douglas County shall not be liable for any direct, indirect, incidental, special or consequential damages arising out of the use of such Products, or the inability to use such Products or out of any breach of any warranty. The user acknowledges and agrees that the use of such Products is at the sole risk of the user.

General questions about this or any other Douglas County GIS products, including errors, omissions, corrections and/or updates should be directed to the Douglas County GIS Division at (303) 660-7416.

Douglas County GIS Division
Philip S. Miller Bldg., 100 Third St.
Castle Rock, Colorado 80104

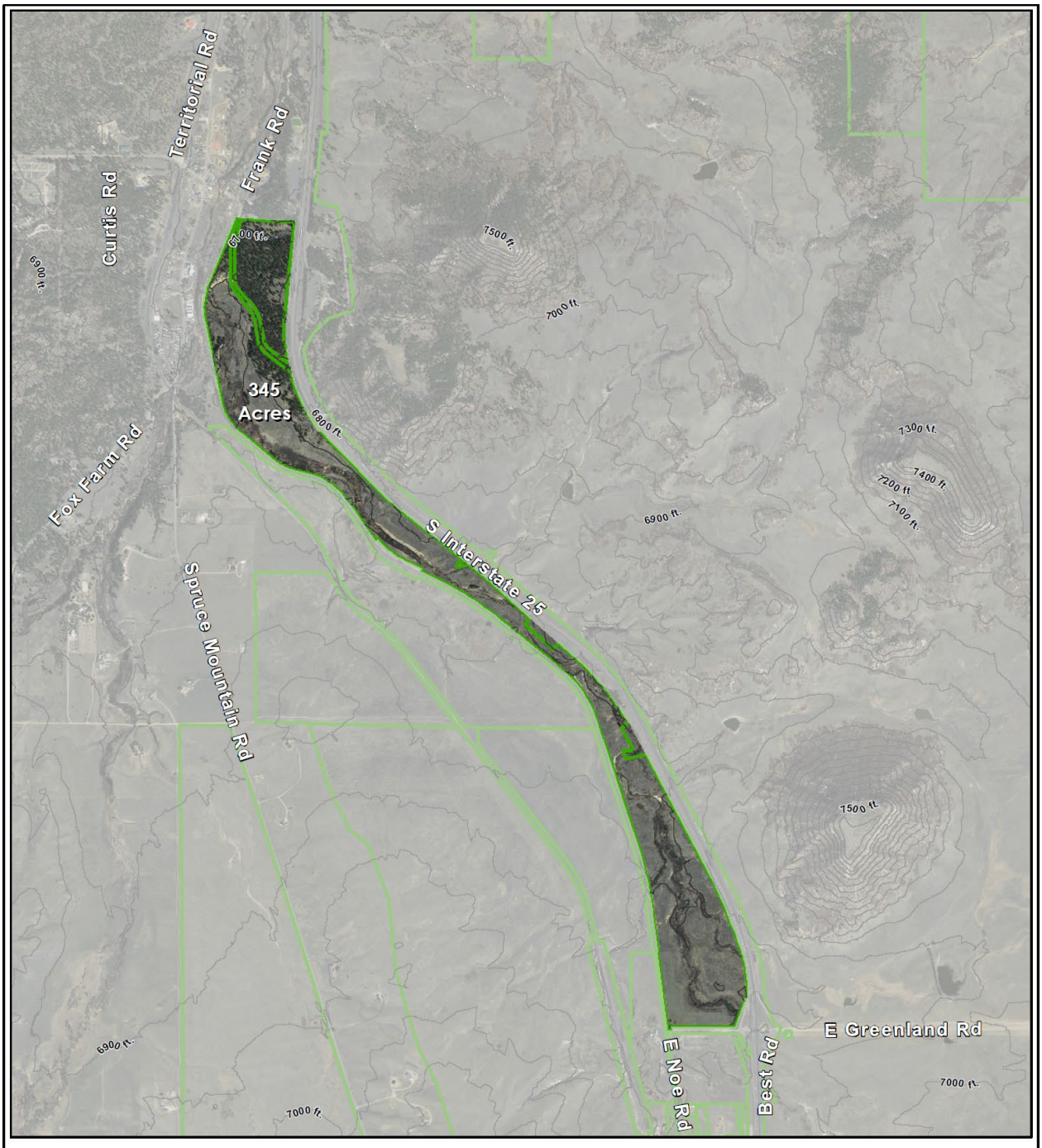

Territorial Rd
Frank Rd
Curtis Rd
Fox Farm Rd
Spruce Mountain Rd
S Interstate 25
E Greenland Rd
E Noe Rd
Best Rd
345
Acres
6900 ft.
7000 ft.
7500 ft.
7300 ft.
7400 ft.
7200 ft.
7100 ft.
6800 ft.
6900 ft.
7000 ft.
7500 ft.
7000 ft.
Greenland Open Space Reserve Grazing Area
Approximately 345 Acres
DISCLAIMER:
All data and information ("Products") contained herein are for informational purposes only. Although such Products are believed to be accurate at the time of printing, Douglas County does not warrant that such Products are error free. Douglas County provides these Products on an "as is" basis without warranties of any kind, either express or implied, including, but not limited to, warranties of title or implied warranties of merchantability or fitness for a particular purpose. Douglas County shall not be liable for any direct, indirect, incidental, special or consequential damages arising out of the use of such Products, or the inability to use such Products or out of any breach of any warranty. The user acknowledges and agrees that the use of such Products is at the sole risk of the user.
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Douglas County GIS Division
Philip S. Miller Bldg., 100 Third St.
Castle Rock, Colorado 80104
DOUGLAS COUNTY
0
1,800
3,600
Feet
Pond
50 Foot Contour Line
Open Space
S:\userwork\Mark\Scott\GreenlandDouglasGrazing\Greenland_Grazing\GreenlandReserveGrazing.mxd, 12/3/2014, 04:42 PM

Exhibit B
METHOD OF PAYMENT

Greenland Open Space Livestock Grazing Proposal

RFQ No. 046-24

submitted by Welch Brothers Cattle, LLC

December 8, 2024
to
Douglas County Open Space
100 Third Street
Castle Rock, Colorado, 80104

Greenland Open Space Livestock Grazing Lease Proposal

submitted by Welch Brothers Cattle Company, LLC

1. **Provide a detailed narrative of how you/your company would intend to embark upon this opportunity.**

Because Welch Brothers Cattle has been the previous grazing lessee for DCOS Greenland property, our plan is to build on the successes we have enjoyed the previous 10 years.

From a general perspective, Welch Brothers envisions a partnership with Douglas County that meets the goals of all stakeholders.

The most important stakeholder is the resource itself. Together, we hope to continue to restore the rangeland and make it a place where wildlife flourishes and the general public can enjoy the beauty and openness it provides. An old ranching adage is, “If you take care of the land, it will take care of you.” We strive to fulfill that ideal.

Along those lines, we also hope the resource will provide us with a measure of profitability while we maintain a connection to the County’s ranching past. We enjoy seeing cattle grow and fatten in such an idyllic setting.

While we expect some level of support from the DCOS staff, we strive to make their jobs easier rather than more demanding. The rangers and office staff are already stretched thin, so Welch Brothers hopes to require minimal oversight from DCOS employees. Further, we recognize that as the grazing lessee, Welch Brothers becomes an ambassador for the grazing program and Douglas County Open Space to the general public by proxy. Because we interact with the public nearly every time we are on the property, we recognize the importance of friendliness and a willingness to explain the project and are willing to serve in that role.

More specifically, I believe Welch Brothers and DCOS should meet if we were to become the successful bidder to establish specific goals for the land or improvements for the term of this lease. Once those are in place, Welch Brothers will work diligently to complete them.

We will implement a high-density, short-duration cattle grazing program to invigorate native plant communities and control noxious weeds. During the grazing season I or my employees are always nearby to deal with escapees or other unplanned circumstances that arise. We will be in continual conversations with the Rangers and DCOS staff to keep the cattle off trail during events and monitor the grass. We will carry the necessary insurance and workman’s compensation as outlined in the RFQ. Finally, we will pay the agreed-upon fee, accommodate the public access in all ways at all times and provide a comprehensive report at the end of the grazing season detailing all that transpired from an empirical perspective and an observational perspective.

2. **Provide a complete description of yourself/your company to include the number of years you have been doing business in the State of Colorado and the prior experience you have had with similar contracts/arrangements. Please include information related to your ranching experience.**

Company Structure/Member Experience

Welch Brothers Cattle informally organized between three brothers: Bob, Andy and Wesley Welch and their wives, in 2010. The company then formally organized as a Colorado LLC in 2014. The brothers grew up on a ranch in El Paso County and were educated in ag-related fields at university. Each partner in the company has approximately 20 years in the ranching business. Andy and Wesley have made their primary living managing ranches their entire careers. Bob's full-time ranching career started in 2011. Since that time, Bob has managed between 750-1,000 yearlings in Douglas and Elbert Counties. Andy has managed the family's 1,000-head cow/calf herd based in Southeastern Colorado with operations in Montana and Texas for 20 years. Wesley has managed the Texas-based Spade Ranches since 2012. Spade Ranches is the 15th-largest cow/calf producer in the United States.

Welch Brothers has owned and run exclusively yearling stocker cattle. We do all our work horseback and practice low-stress livestock handling techniques. The responsibility structure for Welch Brothers Cattle is as follows:

Andy's primary role is to procure the cattle each year to be turned out. He works with cattle buyers to set standards for quality of cattle and cost tolerance. He then manages the backgrounding of these cattle in feed yards, wheat pasture and grass until they can be turned out in Douglas County. He also keeps the books.

Bob's primary role is procuring lease ground and managing the on-site day-to-day care of the cattle owned with assistance in bookkeeping and ranching duties from his wife, Kristen.

Wesley manages the marketing of the cattle to include risk management and sale negotiation.

Prior Experience with Lease Arrangements

Welch Brothers Cattle has successfully leased two properties (Spruce Meadows and Greenland) from Douglas County Open Space in the past and currently. Independently of Welch Brothers, Bob Welch has leased Sandstone Open Space for three years. Obviously, these arrangements are very similar to this proposed lease. Further, Bob's experience is almost exclusively on leased ground, under very similar contracts and arrangements as the Greenland Open Space project that include lands held in easement by Douglas Land Conservancy and Colorado Cattlemen's Agriculture Land Trust. Bob has also implemented and managed two separate EQIP projects.

Andy manages cattle on owned and leased land—including one ranch leased that is in conservation easements with The Nature Conservancy and Colorado Parks and Wildlife. An EQIP project has also been implemented on two different owned parcels that Andy manages. Much of the ground Spade Ranches operates is leased as well with various arrangements. All three brothers have worked closely with their various local NRCS and FSA agencies on many of the programs they offer in addition to EQIP.

3. **Explain why you believe that you/your company is the best qualified for the award of this contract.**

Welch Brothers Cattle, LLC is the best-qualified for the award of the Greenland grazing contract for several reasons.

First, Welch Brothers Cattle has successfully run this lease for the past 10 years. There have been little to no complaints about the cattle from the general public on Open Space in that time. In fact, all our interactions with the public are positive. As the public-facing representatives of Welch Brothers at Open Space, in addition to an ag economics minor, Bob has a public relations and journalism degree. His wife, Kristen, was an agriculture educator for 10 years. We have come to realize through this partnership we are not merely stewards of the land. We are also public relations agents on behalf of the County and the beef industry and we embrace and enjoy that opportunity.

Additionally, according to County employee estimates, the invasive, noxious weeds have been reduced by 70% with the integrated grazing program. Because we are the previous lessee, we are ready to hit the ground running. There will be no learning curve in the is project, only a continued upward trajectory. Our goal is to help the County attain 100% noxious weed eradication on the property. Further, we spend everyday horseback and are skilled at our profession. We lease the neighboring property so more often than not; we are close by. We are in the prime of life, still willing and able to stand up to the physical rigors of ranching. We understand all aspects of the challenging nature of the cattle business and are comfortable riding the ups and downs of the markets and weather. For us, we are not dipping our toes into ranching, working a side-hustle or transitioning into a part-time retirement gig. This is our profession. In short, there is no one else who has the track record, experience, ranching tools, understanding, perspective and dedication as Welch Brothers Cattle.

Ten years is a long lease. The County took a risk working with us the first time we submitted a bid. At this point, we are a known commodity and the County can take comfort in knowing that for the next 10 years, they will have a partner they can count on. To wit, we have noticed the cattle gains slowly decreasing on Greenland the past 3-4 years. While it might simply be weather and cattle differences, this statistic could be a leading-edge indicator of overstocking. In our annual report to the County, out of an abundance of caution, we suggested reducing the stocking rate by 10% for the upcoming grazing season for whomever becomes the successful bidder. Very few operators would suggest such a move when profitability in the cattle business is driven largely by volume. We have the long-term interest of the resource in mind and are willing to make cuts for its long-term benefit over our short-term success.

What's more, we are local and native to Douglas County. All three brothers were born in this county and Bob—the primary caretaker—still resides in Franktown. That matters because when there are problems, the response is immediate. For every issue—from planning rotations and implementing EQIP or other capital improvements to fixing fence and returning escapees—the first contact is the cattle owner who lives within 15 minutes of the property. There are very few residents of the county who ranch at the scale of Welch Brothers, so it would be rare to find someone who lives here and owns the cattle. Because we own the cattle, we are more vested in

the outcomes and day-to-day management than someone who would take in cattle for an out-of-area owner.

Next is Welch Brothers Cattle's extensive experience in the ranching and land management industries. As explained above, all three partners have made ranching their life's work. What's more, we've all been recognized for our efforts. Bob was named Outstanding Conservationist by the Douglas County Conservation District in 2014 and serves on the Elbert/Douglas County Livestock Association and Ranching Heritage Association Boards of Directors. Andy's management garnered him the Bloom Stewardship Award for 2022, given by the Colorado State Land Board. The ranch he manages has also been recognized for Excellence in Range Stewardship by the Society for Range Management. He is a BeefCARE Certified Founding Member for Where Food Comes From's innovative verification program. Wesley's management of the Spade Ranches garnered him the 2017 NRCS Outstanding Wildlife Conservationist— Region 1 in Texas. He is on the Board of Directors for the Texas Livestock Marketing Association, Texas and Southwestern Cattle Raisers Association and the Ranching Heritage Association. All three brothers are members of the Colorado Cattlemen's Association and the National Cattlemen's Beef Association.

Finally, and no less important than the other qualifications, we believe DCOS will find Welch Brothers Cattle extremely easy to work with. This arrangement with public access, intense management practice requirements and a variety of stakeholders requires someone who can see the big picture and happily work to the satisfaction of all interested parties. We believe we have a track record with Douglas County Open Space of providing the necessary services to create successful outcomes for all involved with very little conflict along the way. Welch Brothers has enjoyed leasing this property as well as Spruce Meadows for the previous 10-12 years. We are the best qualified because we've done the job to the satisfaction of Douglas County and will continue to do so.

Video Links and News Article Link 2014

Conservationist of the Year
https://www.youtube.com/watch?v=fCQxHd4yrYs

Douglas County produced video on the Rangeland Restoration Program
https://www.youtube.com/watch?v=X28SYiqTVbE

Douglas County News-Press: "The Cattle Thrive, The Land Thrives"
https://douglascountynewspress.net/stories/the-cattle-thrive-the-land-thrives-a-win-win-for-all,252541

4. **Provide a detailed fee/commission schedule to be paid to Douglas County.**

Welch Brothers Cattle will turn out approximately 325 stocker yearlings weighing approximately 600 lbs. and proposes a ***$20.00 per head per month*** fee to be paid in one lump sum (minus approved infrastructure improvement costs) no later than Oct. 30 annually. Should at any time Welch Brothers Cattle and the County desire to turn out a different class of cattle, the basis of $20.00/hd/mo for a yearling steer at .7 AUM will be adjusted accordingly based on mutually- agreed upon AUM standards and stocking rates between DCOS and Welch Brothers.

Reasons for arriving at that bid

-Based on the USDA's National Agriculture Statistic Service, the average rent paid per month per animal unit across the state of Colorado in 2023 was $20/aum.

-A yearling is usually classed at .6 to .8 of an animal unit, making the statewide yearling price $12 to $16/aum.

-We are above the market because we believe this operation fits into our current operation well, we have enjoyed much success in this partnership with the County and we desire to maintain this relationship.

-We wholeheartedly agree with the DCOS's vision for grazing Open Space, however, in the past 10 years have learned that this lease demands more planning, effort, insurance requirements, financial input and unusual challenges than most private leases due to a labor-intensive grazing rotation plan, constant public access to the property, County government requirements and continual infrastructure improvements. Any price higher than this proves unprofitable for us. If we can't have a sustainable profit, we will lose the morale and motivation to hold up our end of the bargain with the County. Our desire is for our business to remain profitable and be excited about our partnership in improving the resource. We are aware of all the additional costs of running on DCOS and feel this grazing lease is fair.

-This is an increase over the previous rate on Greenland and current rate paid by the lessee on the Spruce Meadows Open Space grazing arrangement. This amount represents an aggressive, inflation-driven adjustment.

-See the link below or an attachment for the USDA/NASS data.
https://quickstats.nass.usda.gov/results/F14B755B-9A07-3242-AE56-8349EC1C596E

USDA United States Department of Agriculture
National Agricultural Statistics Service

Quick Stats

Double click any cell below to filter the data by that item. Right click on column heading to pivot or hide columns.

Navigation History: Data

Save:: Spreadsheet:: Printable:: Map:: (45 rows)

Program	Year	Period	Geo Level	State	State ANSI	watershed_co(	Commo	Data Item	Domain	Domain Category	Value
SURVEY	2023	YEAR	STATE	COLORADO	08	00000000	RENT	RENT, PER ANIMAL UNIT - PRICE PAID, MEASURED IN $ / MONTH	TOTAL	NOT SPECIFIED	20
SURVEY	2022	YEAR	STATE	COLORADO	08	00000000	RENT	RENT, PER ANIMAL UNIT - PRICE PAID, MEASURED IN $ / MONTH	TOTAL	NOT SPECIFIED	19.5
SURVEY	2021	YEAR	STATE	COLORADO	08	00000000	RENT	RENT, PER ANIMAL UNIT - PRICE PAID, MEASURED IN $ / MONTH	TOTAL	NOT SPECIFIED	19.5
SURVEY	2020	YEAR	STATE	COLORADO	08	00000000	RENT	RENT, PER ANIMAL UNIT - PRICE PAID, MEASURED IN $ / MONTH	TOTAL	NOT SPECIFIED	19.5
SURVEY	2019	YEAR	STATE	COLORADO	08	00000000	RENT	RENT, PER ANIMAL UNIT - PRICE PAID, MEASURED IN $ / MONTH	TOTAL	NOT SPECIFIED	18.5
SURVEY	2018	YEAR	STATE	COLORADO	08	00000000	RENT	RENT, PER ANIMAL UNIT - PRICE PAID, MEASURED IN $ / MONTH	TOTAL	NOT SPECIFIED	19.5
SURVEY	2017	YEAR	STATE	COLORADO	08	00000000	RENT	RENT, PER ANIMAL UNIT - PRICE PAID, MEASURED IN $ / MONTH	TOTAL	NOT SPECIFIED	19
SURVEY	2016	YEAR	STATE	COLORADO	08	00000000	RENT	RENT, PER ANIMAL UNIT - PRICE PAID, MEASURED IN $ / MONTH	TOTAL	NOT SPECIFIED	17.5
SURVEY	2015	YEAR	STATE	COLORADO	08	00000000	RENT	RENT, PER ANIMAL UNIT - PRICE PAID, MEASURED IN $ / MONTH	TOTAL	NOT SPECIFIED	17
SURVEY	2014	YEAR	STATE	COLORADO	08	00000000	RENT	RENT, PER ANIMAL UNIT - PRICE PAID, MEASURED IN $ / MONTH	TOTAL	NOT SPECIFIED	17
SURVEY	2013	YEAR	STATE	COLORADO	08	00000000	RENT	RENT, PER ANIMAL UNIT - PRICE PAID, MEASURED IN $ / MONTH	TOTAL	NOT SPECIFIED	17.5
SURVEY	2012	YEAR	STATE	COLORADO	08	00000000	RENT	RENT, PER ANIMAL UNIT - PRICE PAID, MEASURED IN $ / MONTH	TOTAL	NOT SPECIFIED	17
SURVEY	2011	YEAR	STATE	COLORADO	08	00000000	RENT	RENT, PER ANIMAL UNIT - PRICE PAID, MEASURED IN $ / MONTH	TOTAL	NOT SPECIFIED	15.3
SURVEY	2010	YEAR	STATE	COLORADO	08	00000000	RENT	RENT, PER ANIMAL UNIT - PRICE PAID, MEASURED IN $ / MONTH	TOTAL	NOT SPECIFIED	15
SURVEY	2009	YEAR	STATE	COLORADO	08	00000000	RENT	RENT, PER ANIMAL UNIT - PRICE PAID, MEASURED IN $ / MONTH	TOTAL	NOT SPECIFIED	14.7

5. **Provide a list of at least three (3) current references to include name, title, address, telephone number, and email address for which you are currently furnishing or have in the past furnished services on a same or similar contract or agreement. The inability to contact references may be cause for rejection of your RFQ response.**

Sally Beck
Land owner of Spring Valley Ranch, leased by Bob in the southeast portion of Douglas County
2010 SW 80th Street, Ocala, FL 34476; (719) 330-9763
homeplacerockies@aol.com

Decky Spiller
Silver Spur Ranches, Kiowa Division Manager, Welch Brothers leases portions of the Bijou Springs Ranch from them in El Paso and Elbert Counties
5942 West Kiowa Creek Road, Elbert, CO 80106; (830) 285-6828 dspiller@spurranches.com

Galina Parmer
Manager of Haystack Ranch, leased by Bob in west portion of Douglas County 8305 S. Perry Park Road, Larkspur, CO 80118; (303) 929-5138 g.parmer2429@aim.com

Justin Griffith
Manager of Peter Koi Ranch, leased by Bob in southeast portion of Douglas County 8185 Kramer Ranch Trail, Franktown, CO 80116; (303) 868-2856 justin@griffithengineering.com

Seth Denbow
Senior Vice President, National Finance Credit Corporation of Texas, credit reference 410 E. Weatherford Street, Fort Worth, TX 76101; (817) 882-4700 ext. 309 seth@nationalfinance.org

6. **All respondents must submit a written disclosure of any known potential conflicts of interest that may result during the course of performance of the services listed herein.**

Although Welch Brothers Cattle, LLC does lease another property (Spruce Meadows Open Space) from DCOS and Bob Welch leases a property (Sandstone) from DCOS, we are not aware of any potential conflicts of interest that may result during the course of performance of the services listed herein.

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, termination, or material change 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 or Contractor 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.

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.

MEETING DATE: August 12, 2025

STAFF PERSON RESPONSIBLE: Jim Brown, Chief Technology Officer

DESCRIPTION: GovConnection NetMotion Wireless Always On Virtual Private Network Renewal in the Amount of $128,041.00.

SUMMARY: Seeking approval for the purchase of the renewal of Absolute NetMotion Always on VPN software for Douglas County employee use. This purchase in the amount of $128,041.00 is budgeted from the IT Software Maintenance Fund 18900.

RECOMMENDED ACTION: Approval of the GovConnection NetMotion Always On Virtual Private Network in the Amount of $128,041.00.

REVIEW:

John Huber	Approve	7/30/2025
Jeff Garcia	Approve	8/5/2025
Andrew Copland	Approve	8/6/2025
Doug DeBord	Approve	8/7/2025
Suzi Woodruff - FYI	Notified - FYI	8/7/2025

ATTACHMENTS:

GovConnection Absolute NetMotion 2025 128041.00 QUOTE 1670452680

From: Todd Kranig
To: Steve Foster
Subject: FW: Price quote "1670452680- Netmotional Renewal 8/8/25 to 8/7/26" for Todd Kranig
Date: Wednesday, July 16, 2025 7:37:00 AM
Attachments: ~WRD2315.jpg

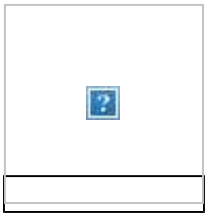
Steve,

Here is the quote.

Let me know if this is good to go, and I will get it to the attorney for review.

Thanks Todd

From: Jason Krage <jason.krage@connection.com>
Sent: Tuesday, July 15, 2025 2:28 PM
To: Todd Kranig <tkranig@douglas.co.us>
Subject: Price quote "1670452680- Netmotional Renewal 8/8/25 to 8/7/26" for Todd Kranig



Organization: Douglas County
Group: NCPA Contract Full Catalog

Todd Kranig,

The price quote "1670452680- Netmotional Renewal 8/8/25 to 8/7/26" you requested is ready for your review.

As always we appreciate your business and if you have any questions please don't hesitate to contact me at jason.krage@connection.com or 800-800-0019 x75528.

Sincerely,
Jason Krage

Login to go directly to your quote.

Billing Information	Shipping Information
Billing Address	**Shipping Address**
DOUGLAS COUNTY	TODD KRANIG

100 THIRD STREET, SUITE 130 CASTLE ROCK, CO 80104	Douglas County Government - IT 3026 N Industrial Way, Door G CASTLE ROCK, CO 80109
Billing Method	**Cart Name:** 1670452680- Netmotional Renewal 8/8/25 to 8/7/26 **Contract:** NCPA 01-144

Product Description		Availability	Qty	Unit Price	Total
	Absolute Software Govt. Full Access to NetMotion Platform Mfr: Absolute Software Item#: 41851465 Mfg. Part #: NMSCOMPRNW	Virtual delivery	1150	$111.34 Contract	$128,041.00
	8/8/25 to 08/07/26 Mfr: Absolute Mfg. Part #: Renewal	Call to Confirm Availability	1	$0.00	$0.00
				Subtotal:	$128,041.00
				Shipping & Handling: Best Way - Ground	$0.00
				Tax:	$0.00
				Total:	$128,041.00

This quote is valid through **8/14/2025**

To see our return policy click here. All orders are subject to Terms & Conditions of Sale - Connection.

If this quotation includes software or other products acquired pursuant to a subscription or other licensing arrangement, be aware that the manufacturer of such products requires all end users to agree to an End User License Agreement ("EULA"). The manufacturer will make its EULA available for review and it must be agreed to at or before the time the software or other licensed product is installed or accessed for the first time by the end user. It is the end user's responsibility to review, understand and agree to the terms of any such EULA.

Connection reserves the right to modify the pricing on any quotes, even after acceptance of the order, at any time before delivery. This adjustment may be necessary due to changes in market conditions and trade policies, including but not limited to taxes, duties, tariffs, and any other charges passed on by Connection's providers of products and services. Client will be notified promptly of any changes to the quoted prices.

This e-mail and any files transmitted with it are confidential and are intended solely for the use of the individual or entity to whom they are addressed. If you are not the intended recipient or the person responsible for delivering the e-mail for the intended recipient, be advised that you have received this e-mail in error and that any use, dissemination, forwarding, printing, or copying of this e-mail is strictly prohibited. If you believe you have received this e-mail in error, please immediately notify the sender and permanently delete the message and any attachment(s) from your system. Thank you.

MEETING DATE: August 12, 2025

STAFF PERSON RESPONSIBLE: Jim Brown, Chief Technology Officer

DESCRIPTION: Insight Public Sector Adobe Renewal 2025 in the Amount of $110,290.13.

SUMMARY: Seeking approval for the purchase of the renewal of Adobe software products for Douglas County employee use. This purchase in the amount of $110,290.13 is budgeted from the IT Software Maintenance Fund 18900.

RECOMMENDED ACTION: Approval of the Insight Public Sector Adobe Renewal 2025 in the Amount of $110,290.13.

REVIEW:

John Huber	Escalated	8/1/2025
Jim Brown	Approve	8/5/2025
Jeff Garcia	Approve	8/5/2025
Andrew Copland	Approve	8/6/2025
Christie Guthrie	Approve	8/7/2025
Doug DeBord	Approve	8/8/2025
Suzi Woodruff - FYI	Notified - FYI	8/8/2025

ATTACHMENTS:

Insight Adobe 2025 110290.13 QUOTE 0228544626

INSIGHT PUBLIC SECTOR, INC.
2701 E INSIGHT WAY
CHANDLER AZ 85286-1930
Tel: 800-467-4448

Account name: 10527658

DOUGLAS COUNTY COLORADO
100 3RD ST
CASTLE ROCK CO 80104-2425

SHIP-TO

DOUGLAS COUNTY COLORADO
TODD KRANIG
100 3RD ST
CASTLE ROCK CO 80104-2425

Quotation

Quotation Number	:	0228544626
Document Date	:	13-JUN-2025
PO Number	:	BUDGETARY QUOTE
PO Release	:	
Sales Rep	:	Dan Trivett
Email	:	DAN.TRIVETT@INSIGHT.COM
Phone	:	
Sales Rep 2	:	Aaron Marcelo
Email	:	AARON-VIC.MARCELO@INSIGHT.COM
Phone	:	+18002692523

We deliver according to the following terms:

Payment Terms	:	Net 45 days
Ship Via	:	Electronic Delivery
Terms of Delivery	:	FOB DESTINATION
Currency	:	USD

Adobe VIP#EA95A3D6AF28C47DCABA Douglas County

Material	Material Description	Quantity	Unit Price	Extended Price
65324170BC09A12	Adobe Acrobat Pro for enterprise - Subscription Renewal - 1 user Coverage Dates: 20-SEP-2025 - 19-SEP-2026 STATE OF COLORADO NASPO VALUEPOINT SOFTWARE VAR(# CTR060025 / 178266) LICENSE : EA95A3D6AF28C47DCABA DEPLOY DATE : 20-SEP-2025	792	96.21	76,198.32
65297383BC09B12	Adobe Captivate for Enterprise - Subscription Renewal - 1 user Coverage Dates: 20-SEP-2025 - 19-SEP-2026 STATE OF COLORADO NASPO VALUEPOINT SOFTWARE VAR(# CTR060025 / 178266) LICENSE : EA95A3D6AF28C47DCABA DEPLOY DATE : 20-SEP-2025	3	360.12	1,080.36
65308964BC09E12	Adobe Illustrator for Enterprise - subscription renewal (1 year) - 1 user - Level 9 (10000+) Coverage Dates: 20-SEP-2025 - 19-SEP-2026 STATE OF COLORADO NASPO VALUEPOINT SOFTWARE VAR(# CTR060025 / 178266) LICENSE : EA95A3D6AF28C47DCABA DEPLOY DATE : 20-SEP-2025	5	389.05	1,945.25
65309723BC09E12	Adobe InDesign for Enterprise - subscription renewal (1 year) - 1 user - Level 9 (10000+) Coverage Dates: 20-SEP-2025 - 19-SEP-2026 STATE OF COLORADO NASPO VALUEPOINT SOFTWARE VAR(# CTR060025 / 178266) LICENSE : EA95A3D6AF28C47DCABA DEPLOY DATE : 20-SEP-2025	6	389.05	2,334.30
65309063BC09E12	Adobe Lightroom for enterprise - Subscription renewal - 1 user Coverage Dates: 20-SEP-2025 - 19-SEP-2026	3	389.05	1,167.15

Material	Material Description	Quantity	Unit Price	Extended Price
	STATE OF COLORADO NASPO VALUEPOINT SOFTWARE VAR(# CTR060025 / 178266) LICENSE : EA95A3D6AF28C47DCABA DEPLOY DATE : 20-SEP-2025			
65308637BC09E12	Adobe Photoshop for Enterprise - subscription renewal (1 year) - 1 user - Level 9 (10000+) Coverage Dates: 20-SEP-2025 - 19-SEP-2026 STATE OF COLORADO NASPO VALUEPOINT SOFTWARE VAR(# CTR060025 / 178266) LICENSE : EA95A3D6AF28C47DCABA DEPLOY DATE : 20-SEP-2025	15	389.05	5,835.75
65309996BC09E12	Adobe Premiere Pro for Enterprise - subscription renewal (1 year) - 1 user - Level 9 (10000+) Coverage Dates: 20-SEP-2025 - 19-SEP-2026 STATE OF COLORADO NASPO VALUEPOINT SOFTWARE VAR(# CTR060025 / 178266) LICENSE : EA95A3D6AF28C47DCABA DEPLOY DATE : 20-SEP-2025	12	389.05	4,668.60
65323470BC09A12	Adobe Express for enterprise - subscription renewal - 1 user Coverage Dates: 20-SEP-2025 - 19-SEP-2026 STATE OF COLORADO NASPO VALUEPOINT SOFTWARE VAR(# CTR060025 / 178266) LICENSE : EA95A3D6AF28C47DCABA DEPLOY DATE : 20-SEP-2025	2	103.23	206.46
65310105BC09F12	ADOBE VIPG CREATIVE CLOUD ALL APPS - 4 FOR ENTERPRISE, SUBSCRIPTION RENEWAL, MONTHLY, 1 USER, LARGE GOVERNMENT LEVEL 9 10,000+ (VIP # REQ.) 12 MONTH TERM Coverage Dates: 20-SEP-2025 - 19-SEP-2026 STATE OF COLORADO NASPO VALUEPOINT SOFTWARE VAR(# CTR060025 / 178266) LICENSE : EA95A3D6AF28C47DCABA DEPLOY DATE : 20-SEP-2025	18	936.33	16,853.94

Product Subtotal	110,290.13
TAX	0.00
Total	110,290.13

Thank you for choosing Insight. Please contact us with any questions or for additional information about Insight's complete IT solution offering.

Sincerely,

Dan Trivett

DAN.TRIVETT@INSIGHT.COM

Aaron Marcelo
+18002692523
AARON-VIC.MARCELO@INSIGHT.COM

Please respond to colorado@insight.com
Phone: 800-269-2523

Insight Global Finance has a wide variety of flexible financing options and technology refresh solutions. Contact your Insight representative for an innovative approach to maximizing your technology and developing a strategy to manage your financial options.

This purchase is subject to Insight's online Terms of Sale unless you are purchasing under an Insight Public Sector, Inc. contract vehicle, in which case, that agreement will govern.

SOFTWARE AND CLOUD SERVICES PURCHASES: If your purchase contains any software or cloud computing offerings ("Software and Cloud Offerings"), each offering will be subject to the applicable supplier's end user license and use terms ("Supplier Terms") made available by the supplier or which can be found at the "terms-and-policies" link below. By ordering, paying for, receiving or using Software and Cloud Offerings, you agree to be bound by and accept the Supplier Terms unless you and the applicable supplier have a separate agreement which governs.

Insight's online Terms of Sale can be found at the "terms-and-policies" link below.

https://www.insight.com/terms-and-policies

MEETING DATE: August 12, 2025

STAFF PERSON RESPONSIBLE: Jim Brown, Chief Technology Officer

DESCRIPTION: Rapid7 Managed Services for Detection and Response Service Renewal in the Amount of $288,600.00.

SUMMARY: Seeking approval for the purchase of the renewal of Rapid7 managed detection, response services, and vulnerability management. This purchase in the amount of $288,600.00 is budgeted from the IT Software Maintenance Fund 18900.

RECOMMENDED ACTION: Approval of the Rapid7 Managed Services for Detection and Response Service Renewal in the Amount of $288,600.00.

REVIEW:

John Huber	Approve	8/4/2025
Jeff Garcia	Approve	8/7/2025
Andrew Copland	Approve	8/7/2025
Christie Guthrie	Approve	8/7/2025
Doug DeBord	Approve	8/8/2025
Suzi Woodruff - FYI	Notified - FYI	8/8/2025

ATTACHMENTS:

Carahsoft Rapid7 2025 288,600.00 QUOTE 57874711

RAPID7 PRICE QUOTATION

RAPID7 AT CARAHSOFT

11493 SUNSET HILLS ROAD | SUITE 100 | RESTON, VIRGINIA 20190
PHONE (703) 871-8500 | FAX (703) 871-8505 | TOLL FREE (888) 66CARAH
WWW.CARAHSOFT.COM | Rapid7@CARAHSOFT.COM

TO: Steve Foster
Douglas County
100 3rd St
Castle Rock, CO 80104 USA

EMAIL: scfoster@douglas.co.us

PHONE:

FROM: Elena Bosco
Carahsoft Technology Corp.
11493 Sunset Hills Road
Suite 100
Reston, Virginia 20190

EMAIL: Elena.Bosco@carahsoft.com

PHONE: (571) 662-4802 **FAX:** (703) 871-8505

TERMS:
FTIN: 52-2189693
Shipping Point: FOB Destination
Remit To: Same as Above
Payment Terms: Net 30 (On Approved Credit)
Cage Code: 1P3C5
DUNS No: 088365767
UEI: DT8KJHZXVJH5
Credit Cards: VISA/MasterCard/AMEX
Sales Tax May Apply

QUOTE NO:	57874711
QUOTE DATE:	07/14/2025
QUOTE EXPIRES:	08/29/2025
RFQ NO:	
SHIPPING:	GROUND
TOTAL PRICE:	$288,600.00
TOTAL QUOTE:	$288,600.00

LINE NO.	PART NO.	DESCRIPTION	LIST PRICE	QUOTE PRICE		QTY	EXTENDED PRICE
1	MDR-EL-SUB	Managed Detection and Response Service Rapid7 LLC - MDR-EL-SUB Start Date: 08/31/2025 End Date: 08/30/2026	$104.6100	$74.6400	OM	2,600	$194,064.00
2	MVM-SUB	Managed Vulnerability Management Service - Monthly Scanning Rapid7 LLC - MVM-SUB Start Date: 08/31/2025 End Date: 08/30/2026	$50.2200	$36.3600	OM	2,600	$94,536.00
		SUBTOTAL:					$288,600.00

PLEASE SEND ALL ORDERS TO: OMTeam@carahsoft.com

TOTAL PRICE:	**$288,600.00**
TOTAL QUOTE:	**$288,600.00**

11493 SUNSET HILLS ROAD | SUITE 100 | RESTON, VIRGINIA 20190
PHONE (703) 871-8500 | FAX (703) 871-8505 | TOLL FREE (888) 66CARAH
WWW.CARAHSOFT.COM | Rapid7@CARAHSOFT.COM

Billing Schedule:

100% will be billed on the renewal start date of the subscriptions on this quote.

Customer's pricing for any Renewal Term will be subject to a 5.0% increase over the applicable Net Rate for the expiring Annual Term, excluding any one-time discounts or credits.

TERMS: End User acknowledges and agrees that use of the products and/or services listed above are governed by the applicable terms and conditions available at https://www.rapid7.com/legal/terms. All orders are non-refundable and non-cancelable'.
Sales tax quoted above is an estimate only. Customer will be liable to pay sales tax on issued invoice in its entirety.

Rapid7 Terms and Conditions:
This order is non-refundable and non-cancellable. Expenses will be billed as incurred for project travel.
The terms of these agreements and this Product Order Form shall supersede the terms in any purchase order or non-Rapid7 executed document, whether written or verbal, and no terms included in any such purchase order or other non-Rapid7 executed document shall apply. Such purchase order is an administrative document only.
During the current subscription term, add-on orders by Customer for the product(s) listed above are eligible for the applicable volume pricing levels, prorated for the remainder of the annual term.
Any discounts and/or future guaranteed rates in this quote are subject to the partner maintaining its Rapid7 Partner Level at the time the order is placed.

Negotiated Terms and Conditions:
By signing below or issuing a purchase order referencing the Product Order Form number above, Customer acknowledges and agrees that use of the products and/or services listed herein are governed by the Master Services Agreement between Douglas County Government and Rapid7 dated August 10, 2020. Notwithstanding anything to the contrary, Customer shall not have any indemnification obligations under the Agreement or this Order Form.
Customer requires a purchase order to issue payment for the products and/or services included above.
Notwithstanding anything to the contrary, the subscription(s) above will not renew without written agreement by the parties.

Customer acknowledges and agrees that use of the products and/or services listed above are governed by the applicable terms and conditions available at https://www.rapid7.com/legal/terms.

MEETING DATE: August 12, 2025

STAFF PERSON RESPONSIBLE: Jason Oldham, P.E., Traffic Engineering and Operations Manager

DESCRIPTION: Intergovernmental Agreement with the Town of Parker Regarding Town's Acceptance of Ownership for School Zone Speed Limit Sign Beacons for Pine Lane Elementary School.

SUMMARY: The property on which Pine Lane Elementary/Intermediate School and Sierra Middle School was annexed into the corporate boundaries of the Town in 2009 and is located on the edge of Town's incorporated boundary in its northeast quadrant. In order to increase the safety of students at the schools, several school zone speed limit sign beacons have been installed within the right-of-way. Certain beacons are located on Town-owned right-of-way while other Beacons are located on County-owned right-of-way. In 2009, Town controllers were installed in all the Beacons, which enables the Town to control the operation of the Beacons; and desire to transfer ownership of all Beacons to the Town to enable the Town to maintain the Beacons, and to permit the Town to perform such maintenance on County-owned property.

RECOMMENDED ACTION: Approval of Intergovernmental Agreement with the Town of Parker Regarding Town's Acceptance of Ownership for School Zone Speed Limit Sign Beacons for Pine Lane Elementary School.

REVIEW:

Kristina Mann	Approve	7/25/2025
Jeff Garcia	Escalated	8/6/2025
Amy Williams	Approve	8/7/2025
Andrew Copland	Approve	8/7/2025
Doug DeBord	Approve	8/8/2025

ATTACHMENTS:

IGA with Town of Parker - Jason Oldham - DC-Parker IGA_NE School Flashing Beacons_6.18.2025

INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF PARKER AND THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY REGARDING RESPONSIBILITIES FOR AND MAINTENANCE OF SCHOOL ZONE SPEED LIMIT SIGN BEACONS ON JURISDICTIONAL BOUNDARIES

THIS INTERGOVERNMENTAL AGREEMENT (the "Agreement") is made and entered into this _____ (the "Effective Date"), by and between the Town of Parker, a Colorado home rule municipal corporation (the "Town"), and the Board of County Commissioners of Douglas County, State of Colorado (the "County"), hereinafter collectively referred to as the "Parties."

WITNESSETH:

WHEREAS, the property on which Pine Lane Elementary/Intermediate School and Sierra Middle School are located ("the Property") was annexed into the corporate boundaries of the Town in 2009, and is located on the edge of Town's incorporated boundary in its northeast quadrant; and

WHEREAS, in order to increase the safety of students at the schools, several school zone speed limit sign beacons, as more particularly depicted in **Exhibit A**, attached hereto and incorporated herein (the "Beacons") have been installed within the right-of-way located around the Property;

WHEREAS, certain Beacons are located on Town-owned right-of-way while other Beacons are located on County-owned right-of-way, as depicted on **Exhibit B**, attached hereto and incorporated herein; and

WHEREAS, in 2009, Town controllers were installed in all the Beacons, which enables the Town to control the operation of the Beacons; and

WHEREAS, the parties desire to transfer ownership of all Beacons to the Town to enable the Town to maintain the Beacons, and to permit the Town to perform such maintenance on County-owned property; and

WHEREAS, the parties desire to further set forth the terms pursuant to which the Town may relocate, remove, or add Beacons subsequent to the execution of this Agreement.

AGREEMENT:

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein, the sufficiency of which is mutually acknowledged, the Parties hereto agree as follows:

1. **County Responsibilities**.

   a. Transfer of the Property. By executing this Agreement, the County conveys all the Beacons depicted on **Exhibit B** to the Town, at no cost to the Town.

b. Access. Subject to the terms and conditions set forth in this Agreement, the County hereby grants to the Town a license to the County-owned property on which the Beacons are located, as more particularly depicted on **Exhibit B**, for the sole purpose of access, maintenance, and replacement of the Beacons. If the Town should relocate any of the Beacons or add additional Beacons on County-owned property, as agreed to by the parties, the license granted by the County shall extend to the new locations of the Beacons.

c. Permitting. The County shall not require a permit for any Routine Maintenance (as defined below) of the Beacons. The County shall not unreasonably withhold any permit required for maintenance of the Beacons that is not Routine Maintenance, or for the relocation, addition, or removal of Beacons located on County-owned property.

2. **Town Responsibilities**.

a. Acceptance of the Beacons. The Town, by executing this Agreement, accepts ownership of the Beacons

b. Maintenance. The Town shall be responsible to own, operate, and maintain the Beacons, which includes, but is not limited to, the following activities: Quarterly physical inspection; Replace clock, LEDs or other electronics as needed; Repair or replace poles if damaged; Replace solar components if damaged; Repair or replace sign panels if damaged or defaced; Programming of school calendars/holidays annually; On-demand programming for snow days or delayed start, and other such maintenance as is necessary to maintain the Beacons in good repair ("Routine Maintenance").

c. Relocation, Removal, and Addition of Beacons. The Town shall relocate, remove, or install additional Beacons as necessary, in the Town's sole and absolute discretion. The Town shall coordinate with the County prior to relocating, removing, or installing new Beacons on any County-owned property, including requesting permits as necessary.

3. **Term**. This Agreement shall commence upon the Effective Date and continue in perpetuity.

4. **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.

5. **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: (i) electronic mail when transmitted, if transmitted on a business day and during normal business hours of the recipient, and otherwise on the next business day following transmission; or (ii) 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, when deposited in the United States mail. For notices regarding Agreement default, contractual dispute, or termination of the Agreement, any notice sent by electronic mail shall be followed up with a hard copy of the

communication by the means described in subsection (ii), above, unless the recipient acknowledges receipt of the electronic communication within three (3) business days of transmission of the notice.

Town of Parker: Town of Parker
Attn: Director of Engineering / Public Works
20120 E. Mainstreet
Parker, Colorado 80138
Email: publicworks@parkerco.gov

With electronic copy sent to: contracts@parkerco.gov

Douglas County: Douglas County
Attn: Director of Public Works
100 Third Street
Castle Rock, Colorado 80104

With electronic copy sent to: attorney@douglas.co.us

6. No Waiver of Governmental Immunity Act. The Parties hereto understand and agree that the Parties, their commissioners, 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, §§ 24-10-101 to 120, C.R.S., or otherwise available to the County.

7. 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.

8. Colorado Law**.** This Agreement shall be governed by the laws of the State of Colorado. 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.

9. Separate Entities. The Parties enter into this Agreement as separate, independent governmental entities and shall maintain such status throughout.

10. 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.

11. Severability. It is understood and agreed by the Parties hereto that if any part, term, or provision of this Agreement is by the courts held to be illegal or in conflict with any law of the State of Colorado, the validity of the remaining portions or provisions shall not be

affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term, or provision held to be invalid.

12. Recitals. The Recitals to this Agreement are incorporated herein by this reference.

13. Entirety. This Agreement merges and supersedes all prior negotiations, representations, and agreements between the Parties hereof and constitutes the entire agreement between the Parties concerning the subject matter hereof.

14. Execution by Counterparts; Electronic Signatures. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument. The Parties approve the use of electronic signatures for execution of this Agreement. All documents must be properly notarized, if applicable. All use of electronic signatures shall be governed by the Uniform Electronic Transactions Act, C.R.S. §§24-71.3-101 to -121.

[*Remainder of page intentionally left blank. Signatures on following page.*]

IN WITNESS WHEREOF, this Agreement is executed by the Parties hereto as of the date first written above.

TOWN OF PARKER, COLORADO

_____
Joshua Rivero, Mayor

ATTEST:

_____
Chris Vanderpool Town Clerk

APPROVED AS TO FORM:

_____
Jamie Wynn, Town Attorney

BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY

_____
_____, Chair

ATTEST:

_____
Clerk to the Board

APPROVED AS TO CONTENT:

_____
Douglas J. DeBord, County Manager

APPROVED AS TO FORM:

_____
Chris Pratt, Sr. Asst. County Attorney

APPROVED AS TO FISCAL CONTENT:

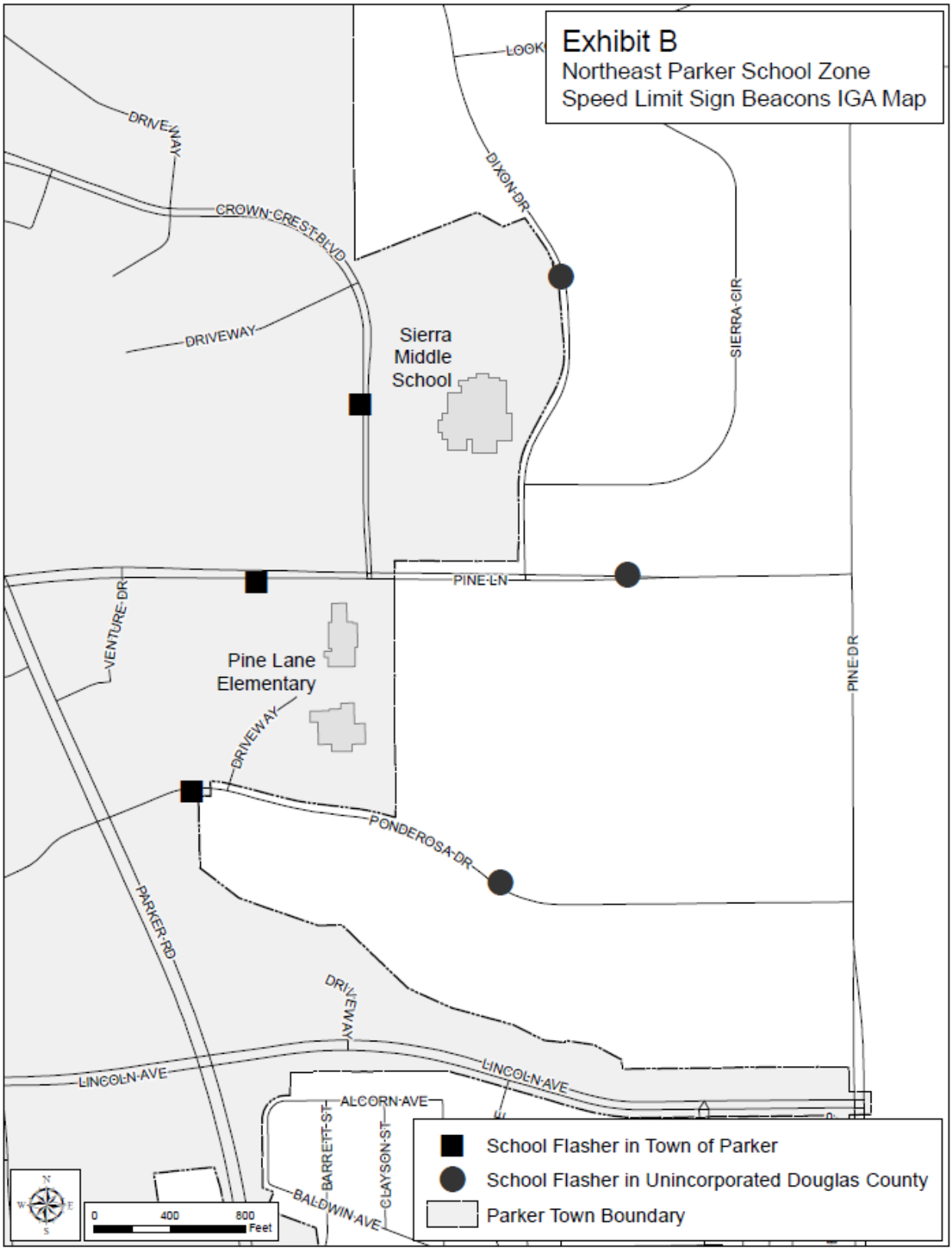
_____
Andrew Copland, Director of Finance

EXHIBIT A



[Photograph of a school speed limit sign with flashing beacons.]

EXHIBIT B



[Map showing approximate locations of school flashing beacons.]

MEETING DATE: August 12, 2025

STAFF PERSON RESPONSIBLE: Janet Herman, P.E. Director of Public Works

DESCRIPTION: Sterling Ranch Infrastructure Agreement Concerning the Construction of Roadway Improvements for The Titan Road and Waterton Road Concurrency Segments.

SUMMARY: The Sterling Ranch Community Authority Board (CAB) and Sterling Ranch, LLC propose the Sterling Ranch Infrastructure Agreement Concerning the Construction of Roadway Improvements for the Titan Road and Waterton Road Concurrency Segments ("Agreement") to clarify certain roadway commitments as described in the Sterling Ranch Planned Development (PD).

The Sterling Ranch PD was approved in 2013. At that time, the County Zoning Resolution required new zoning applications follow Concurrency Management criteria, which required a developer to meet certain criteria for transportation, including the construction of off-site road improvements. Per the PD, the County has the discretion to require certain off-site road improvements for Titan Road and Waterton Road outside the boundaries of the Sterling Ranch PD (Off-site Improvements).

As part of the PD approval, Sterling Ranch also agreed to voluntarily pay a Highway Improvement Fee ("Hwy Fee") which would pay for certain US85 roadway improvements. The Hwy Fee was calculated on a pro-rata share based on traffic generation. The Hwy Fee is currently $3,942 per residential unit with a yearly Consumer Price Index (CPI) adjustment factor to account for inflation.

The County repealed the Concurrency Management criteria in 2014. In place of Concurrency Management criteria, the County uses a pro-rata share analysis of traffic generation to determine the developer's fair share for off-site road improvements.

The Agreement proposes that the Sterling Ranch Development continue to pay the Hwy Fee to the County for all remaining residential units in the PD, which is expected to pay for their entire pro-rata share of the US85 Improvements as well as their pro-rata share of the Off-site Improvements. The County will then be responsible to construct the Off-site Improvements with the reimbursement by Sterling Ranch coming from the collection of the Hwy Fee with all future land use projects.

RECOMMENDED ACTION: Approval of the Sterling Ranch Infrastructure Agreement Concerning the Construction of Roadway Improvements for The Titan Road and Waterton Road Concurrency Segments

REVIEW:

Janet Herman	Approve	7/31/2025
Jeff Garcia	Approve	8/7/2025
Andrew Copland	Approve	8/7/2025
Christie Guthrie	Approve	8/7/2025
Doug DeBord	Approve	8/8/2025

ATTACHMENTS:

SR Infrastructure Agreement signed by CAB and SR LLC

STERLING RANCH INFRASTRUCTURE AGREEMENT
CONCERNING THE CONSTRUCTION OF ROADWAY IMPROVEMENTS
FOR
THE TITAN ROAD AND WATERTON ROAD CONCURRENCY SEGMENTS

The **Infrastructure Agreement** (this "**Agreement**") is made and entered into as of the __ _____ day of _____, 2025 by and between STERLING RANCH COMMUNITY AUTHORITY BOARD, a political subdivision and public corporation of the State of Colorado formed pursuant to C.R.S. Section 29-1-203.5 ("**CAB**"); Sterling Ranch, LLC, a Delaware limited liability company ("**Owner**"); and the BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO ("**County**"). The CAB, Owner and County are collectively referred to in the Agreement as the "**Parties**."

RECITALS

A. The Owner has entitled in the development of a master-planned, mixed-use community commonly known as Sterling Ranch, as more particularly described in the Sterling Ranch Planned Development recorded December 10, 2013, with the Douglas County Clerk and Recorder at Reception No. 2013095325 (the **"PD"**), as the same has been amended from time to time and as the same may be further amended from time to time. Capitalized terms that are not defined have the same meaning as defined in the PD.

B. Owner owns most of the undeveloped land within the PD, whether directly or through its subsidiaries.

C. CAB exists to provide for the design, installation, financing, operations, repair, replacement, and maintenance of public improvements to serve the PD on behalf of Sterling Ranch Colorado Metropolitan District Nos. 1-7.

D. Owner and CAB are parties to certain funding agreements to finance the operation and capital shortfalls of the CAB.

E. The CAB has developed and is currently developing infrastructure that will serve the PD, including road improvements, and any Off-Site Improvements required by Douglas County to be constructed by Owner under the PD, if any, would have been constructed by CAB on behalf of Owner pursuant to and as required under certain agreements between Owner and CAB.

F. The Parties are committed to the planned and orderly growth and development within the PD, to the expansion of public infrastructure to serve that growth and development when needed, and to the allocation to the proponents of the PD of their fair share of the costs of that infrastructure.

G. Under Section G-12. Interpretation. *When used in this Development Plan. The term "shall" indicate a mandatory provision and each of the terms "should" and "may" indicates a*

permissive provision that is not mandatory. The PD is clear Section S-2.5(C)(i)(ii) that for Outside the Property but within the Concurrency Area the County "may" require the owner to provide transportation improvements.

H. Under Section S-2.5(C) of the PD, the County was granted the discretion to condition the approval of Traffic-generating Applications within the PD on the provision of certain off-site improvements that are necessary to bring the Titan Road Concurrency segment and Waterton Road Concurrency segment into compliance with the County's Road Concurrency Standard (the "**Off-Site Improvements**").

I. After the approval of the PD, the County repealed the County's Road Concurrency Standard, and it is no longer part of the County's Zoning Resolution. The Definitions section of the PD defines the Zoning Resolution that applies to the PD as the then-current Zoning Resolution as it may be amended, which would include the repeal of the County's Road Concurrency Standard. This creates confusion as to the appropriate trigger for the Off-Site Improvements under the PD, particularly in light of the fact that no other development project in Douglas County has been or is subject to the County's Road Concurrency Standard since its repeal.

J. Under Section S-2.5(C)(iv) of the PD, the Off-Site Improvements are deemed provided if: (i) the Off-Site Improvements are guaranteed by an enforceable agreement that ensures that such Off-Site Improvements will be available at the time the impacts from the development proposed by the Traffic-generating Application occurs; or (ii) such other provision as may be acceptable to the County is made for ensuring such Off-Site Improvements will be available at the time the impacts from such residential development occurs.

K. Currently some of the Off-Site Improvements are listed in the Douglas County Five Year Budget Priorities for 2025 thru 2029, see attached Exhibit B, but no funding has been appropriated to begin work on them.

L. Under Section S-2.5(D) of the PD, Sterling Ranch, LLC, as Lead Owner, is required to pay the County its pro rata share of the costs to construct (the "**Highway Improvement Fee**") certain improvements to a certain segment of U.S. Highway 85 from State Highway C-470 to State Highway 67, including interchanges thereof (the "**85 Segment**"), and a certain segment of State Highway 121 from State Highway C-470 to Douglas County/Jefferson County boundary, including interchanges thereof (the "**121 Segment**," together collectively with the 85 Segment, the "**Highway Improvements**"), as more particularly described in and subject to the PD.

M. The Highway Improvement Fee continues to be paid in accordance with Section S-2.5(D)(ii) to the County for all residential units at time of final plat recordation within the PD. Currently the Highway Improvement Fee is $3942 and is adjusted annually. To date, Owner has remitted to the County approximately $12,939,750 as the Highway Improvement Fee for the approximately 3966 residential units that have been recorded within the PD.

N. All Highway Improvements currently contemplated as of the Effective Date have not been required to support the limited development within the PD. Nonetheless, as of the Effective Date of this Agreement, a majority of the Highway Improvements associated with the 85 Segment have been constructed, completed, and fully funded and paid for by the County. Section S-2.5(D)(ii)(a) provides, however, that all funds paid for the Highway Improvement Fee shall be maintained in segregated accounts for the 85 Segment and 121 Segment and "may be used only for the Highway Improvements. Nevertheless, certain of the Off-Site Improvements including, without limitation, the Off-Site Improvements set forth and described in the PD include or may include improvements to interchanges that are part of the US85 highway system, particularly the Titan Road Interchange.

O. The Parties are entering into this Agreement to clarify and confirm Owner's and the County's continuing obligations for and with respect to the Off-Site Improvements and Highway Improvement Fee and to implement the provisions of Section S-2.5(C)(iv) of the PD described above and, specifically to clarify that the County may use all Highway Improvement Fee funds held by and/or paid to the County for purposes of funding and paying for the County's construction of any Highway Improvements or Off-Site Improvements including, without limitation, any listed improvements identified in the PD Section S-2.5 (C) Outside the Property but within the Concurrency Areas: (i) Titan Road Concurrency and (ii) Waterton Road Concurrency.

Pursuant to Colorado Constitution Article XIV, Section 18(2)(a) and C.R.S 29-1- 203, the CAB and the County may cooperate or contract with each other to provide any function, service or facility lawfully authorized to each.

The Parties have determined it to be in their own best interests and that of their taxpayers and service users to enter into this Agreement.

AGREEMENT TERMS PER DEFINED TERMS ABOVE:

1. The County agrees to construct, at its sole cost and expense using any funds available to the County including the Highway Improvement Fee, the Off-Site Improvements that the County deems necessary or required to offset any impacts of development within the PD and/or to comply with any former County concurrency requirements related to traffic and transportation infrastructure including, without limitation, the County's Road Concurrency Standard that had been repealed and is no longer is part of the County's Zoning Resolution

2. The County can use any Highway Improvement Fee funds to pay costs for the County's design, construction and/or installation of any of the Off-Site Improvements. In order to reimburse the County for any costs that they may have paid in advance, the County can use any Highway Improvement Fee funds towards any other County roadway projects once the Highway Improvements have been effectively completed as determined by the County.

3. Future modifications to the PD, to include increased density, may require additional offsite improvements. Future non-density related modification of the PD will not trigger any offsite requirements if it involves no traffic related impacts. This agreement does not preclude a future request for such density related PD modification nor a requirement for an additional pro rata share financial contribution in constructing any necessary offsite improvements to accommodate the change.

4. Amendment. This Agreement may not be amended or modified except by an instrument in writing duly executed by the parties, or all of their successors and assigns, and recorded in the real property records of Douglas County, Colorado.

5. Assignment. No party shall have the right to assign its rights or obligations hereunder without the prior written consent of the parties hereto, which may not be unreasonably withheld, conditioned, or delayed.

6. Notices. Except as otherwise provided herein, all notices required to be given under this Agreement shall be in writing and shall be hand delivered or sent by first class mail postage paid, to the following addresses:

If to the CAB:

Sterling Ranch Community Authority Board
Attn: General Manager
9350 Roxborough Park Road
Littleton, CO 80125

With a copy to:
Sterling Ranch Community Authority Board
Attn: General Counsel
9350 Roxborough Park Road
Littleton, CO 80125
legalnotices@sterlingranchcab.com

If to the County:

Douglas County Department of Public Works Engineering
Attn: Public Works Director
100 Third Street, Suite 250 Castle Rock, CO 80104

If to the Owner:

Sterling Ranch, LLC
8155 Piney River Avenue, Suite 200
Littleton, CO 80125
Attn: Brock Smethills
brocks@sterlingranchcolorado.com

With a copy to:
Sterling Ranch, LLC
8155 Piney River Avenue, Suite 200
Littleton, CO 80125
legalnotices@sterlingranchcolorado.com

7. Benefit and Binding Effect. This instrument and all of the terms and provisions hereof shall inure to the benefit of and be binding upon the parties hereto, and their successors and permitted assigns and shall run with the land.

8. Severability. If any provision of this Agreement is held to be illegal, invalid or unenforceable under present or future laws effective during the term of this Agreement, then the legality, validity and enforceability of the remaining provisions of this Agreement shall not be affected thereby; and in lieu of each such illegal, invalid or unenforceable provision, there shall be added automatically as a part of this Agreement a provision as similar in terms to such illegal, invalid or unenforceable provision as may be possible and which shall be legal, valid and enforceable.

9. Counterparts. This Agreement may be executed and delivered in any number of counterparts, each of which, when so executed and delivered, shall be deemed to be an original and all of which shall constitute one and the same instrument.

10. Force Majeure Delays. "Force Majeure Delays" shall mean delays suffered by a party in connection with the performance of any Off-Site Improvements or Highway Improvements hereunder as the result of causes beyond the reasonable control of such party, such as, but not limited to, acts of God, strikes, work stoppages, unavailability of or delay in receiving labor or materials, defaults by contractors or subcontractors, weather conditions, fire or other casualty, unreasonable delays by governmental authorities in processing and approvals, and governmental moratoriums. Either party shall notify the other party of a Force Majeure Delay no later than 10 days after the commencement of such delay.

11. Third Party Beneficiaries. This Agreement shall not be intended to and shall not be deemed to confer rights or benefits to any persons or entities not named as parties hereto. Nothing herein shall be deemed a land use approval, nor construed, in any way as approval of any future land use application.

12. Term. This Agreement shall remain in full force and effect for a period of thirty (30) years beginning from the date of its execution.

13. Sovereign Immunity. Nothing contained in this Agreement shall constitute a waiver of sovereign immunity or be construed as a waiver of the rights and privileges available under the Colorado Governmental Immunity Act, §§ 24-10-101, *et seq.*, C.R.S., as amended from time to time.

14. Annual Appropriation. The financial obligations under this Agreement shall extend only to monies duly and lawfully budgeted and appropriated by the respective Parties. Nothing herein is intended, or shall be construed, as creating a multiple fiscal year obligation.

15. Public Officials. No elected official, director, officer, agent or employee of the County or the CAB, nor any director, officer, employee or personal representative of the County, the CAB or the Developer shall be charged personally or held contractually liable by or to any other party under this Agreement or because of any breach hereof or because of its execution, approval, or attempted execution of this Agreement.

16. Entire Agreement. This Agreement constitutes the entire understanding of the Parties with respect to the subject matters covered herein and any prior agreements, whether written or oral, with respect to any matters covered by this Agreement are superseded.

[signature pages follow]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

STERLING RANCH COMMUNITY AUTHORITY BOARD,
a political subdivision and public corporation of the State of Colorado formed pursuant to C.R.S. Section 29-1-203.5

By: Harold R Smethills Jr.

Harold R. Smethills, Jr., President

STATE OF COLORADO)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 25th day of July 2025, by Harold R. Smethills, Jr, as President of the Sterling Ranch Community Authority Board.

Witness my hand and official seal.

Molly K Bolin

Notary Public

My commission expires June 30, 2029

MOLLY K BOLIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214026045
MY COMMISSION EXPIRES JUNE 30, 2029

STERLING RANCH, LLC,
a Delaware limited liability company

By: _____

Brock Smethills, President

STATE OF COLORADO)

) ss.

COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 24th day of July, 2025, by Brock Smethills, as President of Sterling Ranch, LLC a Delaware limited liability company.

Witness my hand and official seal.

Molly K. Bolin

Notary Public

My commission expires June 30, 2029

MOLLY K BOLIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214026045
MY COMMISSION EXPIRES JUNE 30, 2029

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

BY:_____

Abe Laydon, Chair

STATE OF COLORADO)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by Abe Laydon, as Chair of The Board of County Commissioners of the County of Douglas, Colorado.

Witness my hand and official seal.

_____

Notary Public

My commission expires _____

APPROVED AS TO CONTENT:

_____

DOUGLAS J. DEBORD
County Manager

APPROVED AS TO FISCAL CONTENT:

_____

ANDREW COPLAND
Director of Finance

APPROVED AS TO LEGAL FORM:

_____

CHRISTOPHER PRATT
Managing County Attorney

MEETING DATE: August 12, 2025

STAFF PERSON RESPONSIBLE: Dirk Zender, Real Property Acquisition Specialist II

DESCRIPTION: Quitclaim to the Town of Castle Rock of Any Interest Douglas County May Have in Two Floodplain Drainage Tracts Containing a Portion of the East Plum Creek Drainage Way and the Town of Castle Rock's East Plum Creek Trail.

SUMMARY: The Town of Castle Rock (the "Town") is preparing to construct channel stabilization improvements along a section of the East Plum Creek Drainage Way located north of the I-25/Plum Creek Parkway Interchange (the "Project"). The Project improvements cross through two approximately 4.8-acre parcels of real property (the "Drainage Tracts") currently listed as owned by County that contain this portion of the East Plum Creek Drainage Way and a section of the Town's East Plum Creek Trail. The Town previously annexed the Drainage Tracts in July 1962 and June 1973 and will maintain the Drainage Tracts as part of the Project. The Town may already have an established ownership interest in the Drainage Tracts as a result of their annexation pursuant to state statute, however, the Town has asked that the County also quitclaim any interest it may have in the Drainage Tracts to facilitate changing the ownership records. Public Works and Opens Space and Natural Resources staff have reviewed this request and support the quitclaim of the Drainage Tracts to the Town.

RECOMMENDED ACTION: Staff recommends the BCC approve the quitclaim of the Drainage Tracts to the Town and authorize the Chair to execute the quitclaim deed.

REVIEW:

Kristina Mann	Approve	8/7/2025
Jeff Garcia	Approve	8/7/2025
Andrew Copland	Approve	8/7/2025
Christie Guthrie	Approve	8/7/2025
Doug DeBord	Approve	8/8/2025

ATTACHMENTS:

Quit Claim Deed - Town CR Plum Creek Drainage

WHEN RECORDED RETURN TO:

Town of Castle Rock
Attn: Kaitlin Parker
Town Attorney's Office
100 N. Wilcox St.
Castle Rock, CO 80104

QUITCLAIM DEED

THIS DEED, made this ____ day of _____, 2025, between the **BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO**, a political subdivision of the State of Colorado, whose address is 100 Third Street, Castle Rock, Colorado 80104 (hereinafter **"Grantor"**), and the **TOWN OF CASTLE ROCK**, a Colorado home rule municipal corporation, whose address is 100 North Wilcox Street, Castle Rock, Colorado 80104 (hereinafter **"Grantee"**).

WITNESSETH, that Grantor, for and in consideration of the sum of TEN DOLLARS AND NO CENTS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, has remised, released, sold and quitclaimed, and by these presents does hereby remise, release, sell and quitclaim unto Grantee, its successors and assigns, forever, all the right, title, interest, claim and demand, if any, which Grantor has in and to the following real property described in ***Exhibits A & B***, together with any interests or rights Grantor may have in or to water, minerals and potential wetland and/or riparian conservation zone habitat off-site mitigation credits, if any, situate, lying and being in the County of Douglas, and State of Colorado to-wit:

SEE EXHIBITS "A" & "B", ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee, its successors and assigns forever.

**** THIS DEED IS EXEMPT FROM PAYMENT OF THE DOCUMENTARY FEE PURSUANT TO C.R.S. §39-13-104(1)(a)****

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, Grantor has executed this deed on the date set forth above.

BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO **Attest:**

By:_____
ABE LAYDON, Chair

By:_____
Hayley Hall,
Deputy Clerk to the Board

STATE OF COLORADO)
)ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by Abe Laydon as Chair of the Board of County Commissioners of the County of Douglas, State of Colorado and Hayley Hall as Deputy Clerk to the Board.

Witness my hand and official seal

S E A L

_____
Notary Public

My commission expires:_____

EXHIBIT A

Description and parcel / survey map

A parcel of land being a portion of the lands described within Records Book 360, Page 1001, Douglas County Records, lying within the northwest quarter of the southwest quarter of Section 11, Township 8 South, Range 67 West of the 6th Principal Meridian, County of Douglas, State of Colorado and being more particularly described as follows:

COMMENCE at the northwest corner of said southwest quarter, being monumented by a found 2" galvanized cap marked "LS 6935"; thence along the North line of said southwest quarter, South 89° 46' 24" East 1,098.11 feet to the POINT OF BEGINNING, being a point on the East right of way line of Interstate 25, as it now exists and described within Reception No. 2008015663; thence continue along said North line, South 89° 46' 24" East 209.40 feet to the northwest corner of the lands described within Records Book 342, Page 626, Douglas County Records; thence along the West line of said lands, South 00° 04' 04" East 712.16 feet to a point on the boundary line of TRACT B, WALGREENS FILING NO. 1, Reception No. 01083484, Douglas County Records; thence along said boundary line, South 49° 03' 50" West 85.97 feet to a point on the North line of the lands described within Reception No. 2008012386; thence along said North line, North 77° 46' 16" West 306.83 feet to a point on the aforementioned East right of way line of Interstate 25; thence along said East right of way line, North 12° 22' 39" East 721.08 feet to the POINT OF BEGINNING.

Said parcel of land contains 214,260 square feet or 4.919 acres of land.

Basis Of Bearings are GRID and based within the Colorado Coordinate System of 1983, Central Zone. The bearing of the North line of the South half of Section 11, Township 8 South, Range 67 West of the 6th P.M., being monumented at the West end by a 2" Galvanized Cap stamped "6935", from which the East end of said line, monumented by a 2.5" Aluminum Cap stamped "Archer & Assoc. LS 6935 1992" bears South 89° 46' 24" East a ground distance of 5,137.83 feet.

On behalf of Olsson,



Eli J. Donaldson
Colorado Licensed
Professional Land Surveyor
PLS 38755

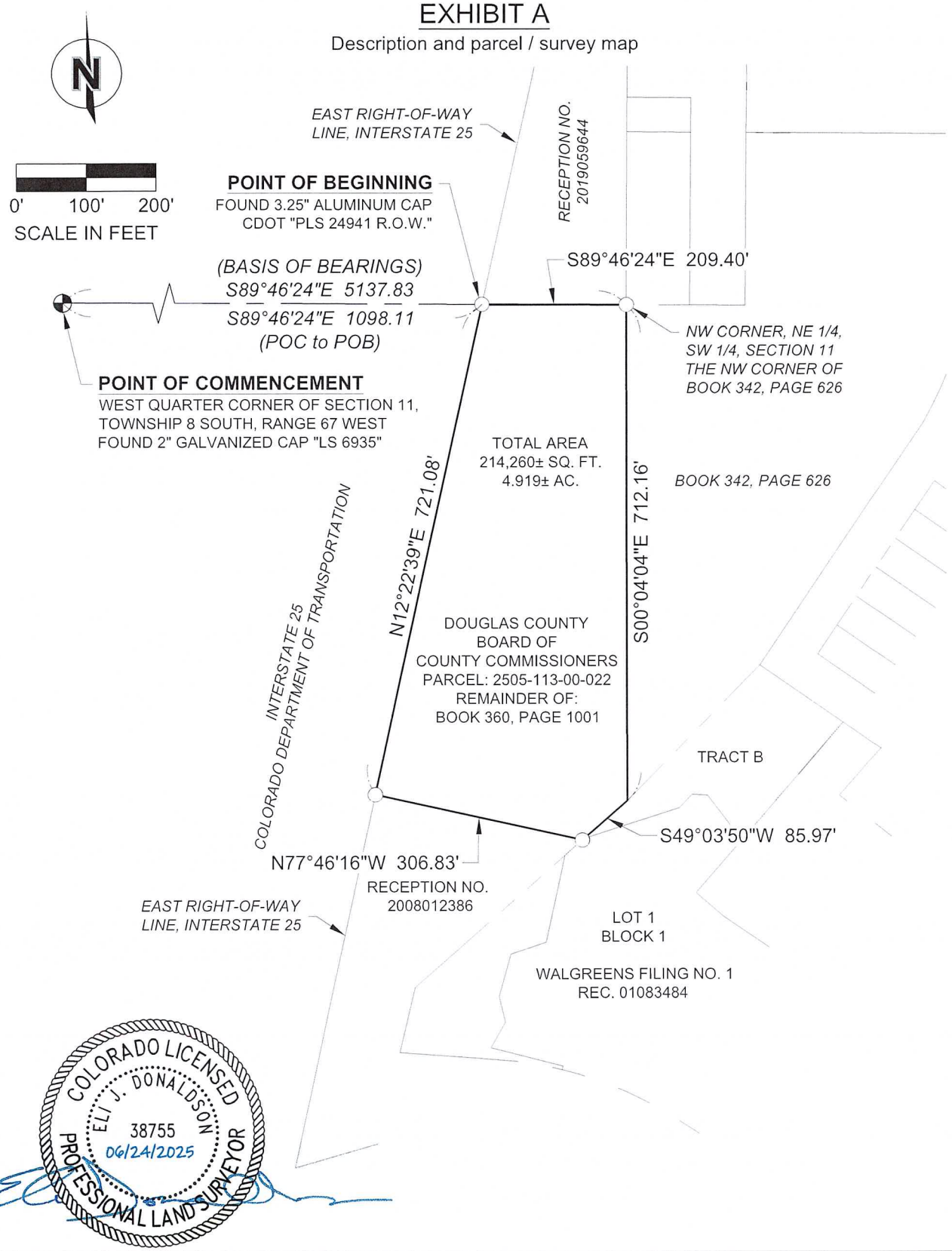
SURVEYOR'S NOTES:

1. This is a Legal Description and Sketch and is not a Land Survey Plat.
2. The scope of this document is to describe and graphically depict a particular area of land.
3. This document, which contains 2 pages is not valid without the seal and signature of the licensed surveyor noted hereon.

PROJECT NO: 022-06349 DRAWN BY: DMW DATE: 06.17.2025	DESCRIPTION	olsson® 1525 Raleigh Street Suite 400 Denver, CO 80204 olsson.com TEL 303.237.2072	SHEET 1 of 2

EXHIBIT A

Description and parcel / survey map



PROJECT NO: 022-06349 DRAWN BY: DMW DATE: 06.17.2025	EXHIBIT	olsson®	1525 Raleigh Street Suite 400 Denver, CO 80204 olsson.com TEL 303.237.2072	SHEET 2 of 2

EXHIBIT B

Description and parcel / survey map

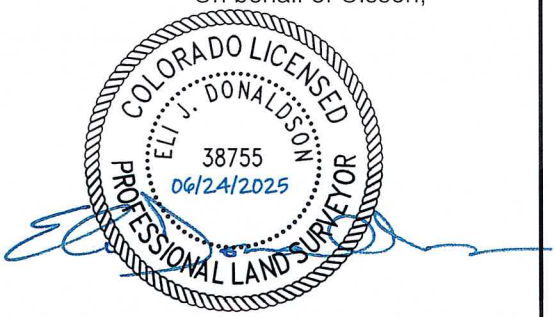
A parcel of land being a portion of the lands described in Records Book 342, Page 626, Douglas County Records, lying within the northeast quarter of the southwest quarter of Section 11, Township 8 South, Range 67 West of the 6th Principal Meridian, County of Douglas, State of Colorado and being more particularly described as follows:

COMMENCE at the northwest corner of said southwest quarter, being monumented by a 2" galvanized cap marked "LS 6935"; thence along the North line of said southwest quarter, South 89° 46' 24" East 1,307.51 feet to the POINT OF BEGINNING, being the northwest corner of said northeast quarter of the southwest quarter; thence continuing along said North line, South 89° 46' 24" East 494.98 feet to a point on the westerly right of way of Jerry Street as shown on ANDREW'S ADDITION TO CASTLE ROCK, Reception No. 0121063, Douglas County Records, being a point on a curve to the right, having a radius of 625.00 feet, a central angle of 16° 40' 50", a chord bearing of South 21° 32' 29" West and a chord distance of 181.31 feet; thence along the arc of said curve 181.31 feet; thence continuing along said westerly right of way, South 34° 13' 11" West 420.00 feet to a point on the boundary line of TRACT B, WALGREENS FILING NO. 1, Reception No. 01083484, Douglas County Records; thence along said boundary line, South 44° 34' 11" West 272.68 feet to a point on the West line of said northeast quarter of the southwest quarter, also being the East line of the lands described within Records Book 360, Page 1001; thence along said East line, North 00° 04' 04" West 712.16 feet to the POINT OF BEGINNING.

Said parcel of land contains 205,363 square feet or 4.714 acres of land.

Basis Of Bearings are GRID and based within the Colorado Coordinate System of 1983, Central Zone. The bearing of the North line of the South half of Section 11, Township 8 South, Range 67 West of the 6th P.M., being monumented at the West end by a 2" Galvanized Cap stamped "6935", from which the East end of said line, monumented by a 2.5" Aluminum Cap stamped "Archer & Assoc. LS 6935 1992" bears South 89° 46' 24" East a ground distance of 5,137.83 feet.

On behalf of Olsson,



Eli J. Donaldson
Colorado Licensed
Professional Land Surveyor
PLS 38755

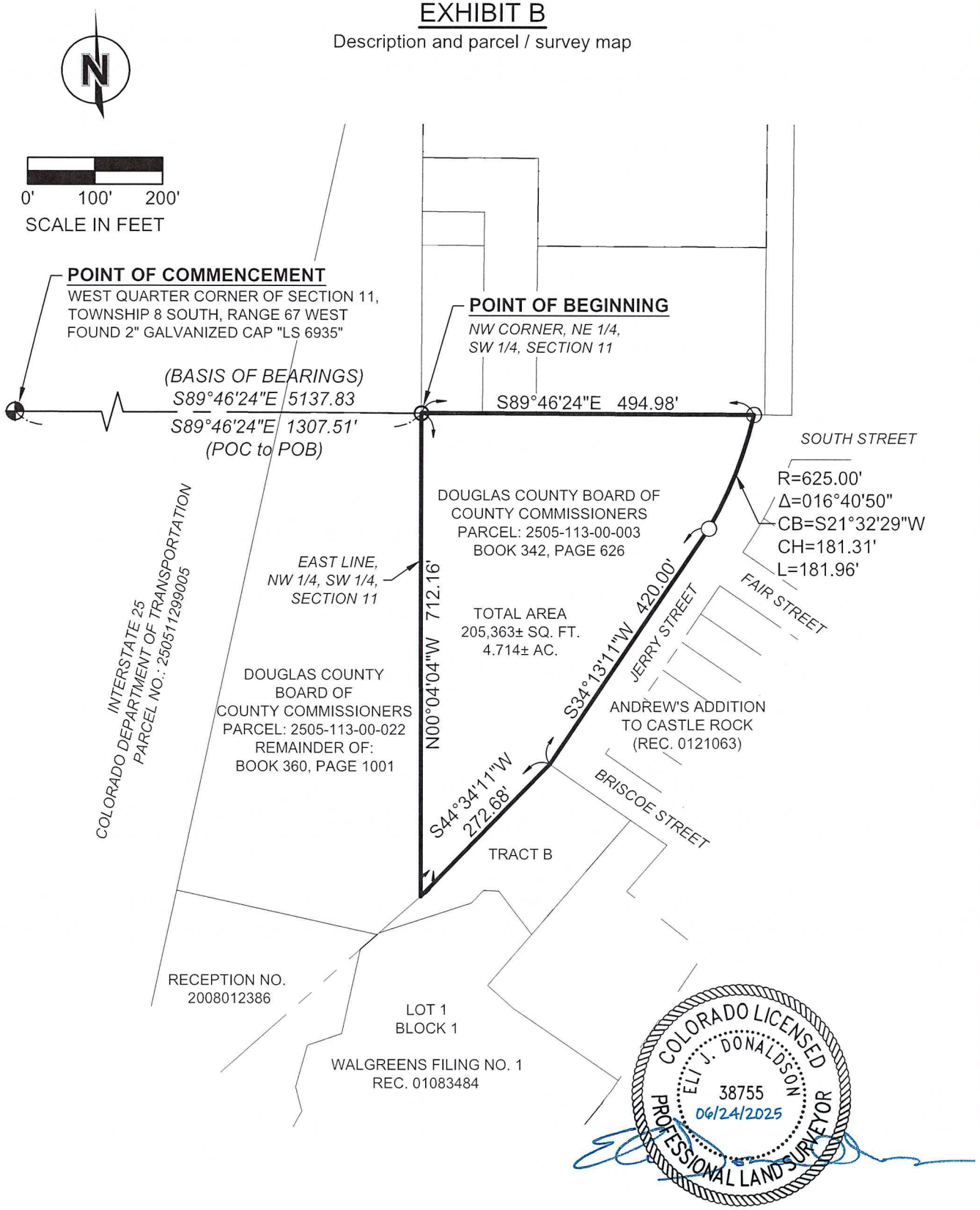
SURVEYOR'S NOTES:

1. This is a Legal Description and Sketch and is not a Land Survey Plat.
2. The scope of this document is to describe and graphically depict a particular area of land.
3. This document, which contains 2 pages is not valid without the seal and signature of the licensed surveyor noted hereon.

PROJECT NO: 022-06349 DRAWN BY: DMW DATE: 06.17.2025	DESCRIPTION	olsson®	1525 Raleigh Street Suite 400 Denver, CO 80204 olsson.com TEL 303.237.2072	SHEET 1 of 2

EXHIBIT B

Description and parcel / survey map



PROJECT NO: 022-06349 DRAWN BY: DMW DATE: 06.17.2025	EXHIBIT	olsson®	1525 Raleigh Street Suite 400 Denver, CO 80204 olsson.com TEL 303.237.2072	SHEET 2 of 2

MEETING DATE: August 12, 2025

STAFF PERSON RESPONSIBLE: Neil Sarno, Project Engineer

DESCRIPTION: Construction Contract with Elite Surface Infrastructure, LLC, for Hess Road Over Wildlife Crossing Project, Bridge Douhess-0.65 Improvements, for an amount not to exceed $338,820.00, Douglas County Project Number CI 2024-022.

SUMMARY: This Project rehabilitates portions of the existing bridge that carries Hess Road over a Wildlife crossing. The project includes the removal of portions of the existing structure, asphalt milling, sawing and sealing of bridge joints, waterproofing membrane, hot mix asphalt placement, concrete pavement repair work adjacent to the bridge structure, erosion control, traffic control, and other related items.

On July 2, 2025, Douglas County Public Works Engineering solicited bids for the Hess Road Over Wildlife Crossing Project, Bridge Douhess-0.65 Improvements. Two (2) bids for the above-mentioned project were opened and read on Thursday, July 17, 2025, at 2:00 p.m. After an extensive due diligence investigation by Engineering Staff, it was determined that Elite Surface Infrastructure, LLC, is the lowest, most responsive, and responsible Bidder who will serve the County's best interests for this project. Bids are as follows:

CONTRACTOR	TOTAL BID
Elite Surface Infrastructure, LLC	$ 338,820.00
Iconic Contracting Inc.	$ 364,793.00
Denver Dirt Works	N/A
Engineer's Estimate	$ 288,209.00
Average of two (2) Bidders	$ 351,806.50

Funds for this contract were approved as part of the 2025 adopted budget and are in Fund 230, Business Unit 800438.

RECOMMENDED ACTION: Staff recommends awarding an approval of a Construction Contract with Elite

Surface Infrastructure, LLC, for Hess Road Over Wildlife Crossing Project, Bridge Douhess-0.65 Improvements, for an amount not to exceed $338,820.00, Douglas County Project Number CI 2024-022.

REVIEW:

Kristina Mann	Approve	7/29/2025
Jeff Garcia	Approve	8/5/2025
Andrew Copland	Approve	8/6/2025
Christie Guthrie	Approve	8/7/2025
Doug DeBord	Approve	8/8/2025

ATTACHMENTS:

Contract Hess Road ESI signed REV 1
Exhibit A - Construction Bid Plans
Exhibit B - Bid Schedule

HESS ROAD OVER WILDLIFE CROSSING PROJECT
DOUGLAS COUNTY PROJECT NO. CI 2024-022
Construction Contract

1. **Parties.** This Contract, made and entered into this _____day of **August, 2025,** between the Board of County Commissioners of the County of Douglas (hereinafter "County") and **ELITE SURFACE INFRASTRUCTURE,** a Colorado limited liability corporation (hereinafter "Contractor").

2. **Contract Documents.** The entire contract between the Parties shall consist of and include:

A. Contract, which includes the Cover Page and Table of Contents;
B. Approved Construction Plans (Exhibit A);
C. Bid Schedule (Exhibit B);
D. Douglas County Roadway Design and Construction Standards;
E. Douglas County Grading, Erosion and Sediment Control Manual, (GESC);
F. Douglas County Storm Drainage Design & Technical Criteria Manual
G. CDOT, Standard Specifications for Road & Bridge Construction;
H. CDOT, Standard Plans, M & S Standards;
I. County's Payment Policies;
J. Insurance Requirements, Revision of Section 107 of the Standard Special Provisions; and
K. Payment and Performance Bonds

3. Except as otherwise provided in this Contract, the project shall be constructed in accordance with the current as amended versions of the Douglas County Roadway Design & Construction Standards, Douglas County Grading, Erosion and Sediment Control Manual, (GESC), the Douglas County Storm Drainage Design & Technical Criteria Manual, the CDOT Standard Specifications for Road and Bridge Construction, dated 2021, and the CDOT M&S Standards. If there is a conflict between any of these standards, the Douglas County standards and manuals shall control.

4. **Scope of Work.** All services described in Exhibit A - (Construction Plans), attached hereto and incorporated herein, shall be performed by Contractor.

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 Contractor's compensation, which are mutually agreed upon between the County and Contractor, shall be in writing and shall become part of this Contract upon execution.

The Contractor 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 Contractor 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 Contractor and the County for the use and occupancy by the Contractor of any County facilities or space.

5. **Term:** It is mutually agreed by the parties that the term of this Contract shall commence as of 12:01 a.m. on August 13, 2025, and terminate at 12:00 a.m. on August 12, 2026. 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. **Compensation:** Subject to the maximum contract liability and all other provisions of this Contract, the County agrees to pay to the Contractor, and the Contractor 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.

7. **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 **Three Hundred Thirty-Three Thousand Eight Hundred and Twenty Dollars ($338,820.00)** for fiscal year **2025**. 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 Contractor. Any potential expenditure for this Contract outside the current fiscal year is subject to future annual appropriation of funds for any such proposed expenditure.

8. **Change Orders.** No change order, or other form of order or directive of the County requiring additional compensable work to be performed, which work is in excess of that specified in Paragraph 4 above, shall be issued unless the Contractor is given written assurance by the County that lawful appropriations to cover the costs of the additional work will be or have been made.

9. **Taxes.** The Contractor shall apply to the State Revenue Department for an exemption certificate in order to exempt it from having to pay sales and use tax.

10. **Indemnification and Insurance.** Contractor agrees to:

A. Indemnification. The Contractor shall defend, release, indemnify and save and hold harmless the County, its officers, agents and employees from and against (1) any and all damages, including but not limited to loss of use, to property, or injuries to or death of any person or persons, including property and officers, agents and employees of the County, and (2) any and all claims, demands, suits, actions, liabilities, costs, expenses (including but not limited to reasonable attorney fees, expert witness fees and all associated defense fees), causes of action, or other legal, equitable or administrative proceedings of any kind or nature whatsoever, of or by anyone whomsoever, regardless of the legal theory(ies) upon which premised, including but not limited to contract, tort, express and/or implied warranty, strict liability, and workers compensation, in any way resulting from, connected with, or arising out of, directly or indirectly, actions or omissions of the Contractor or those performing under it in connection with its operations or performance herewith or its use or occupancy of real or personal property hereunder, including actions or omissions of Subcontractors and Suppliers, and acts or omissions of officers, employees, agents, representatives, invitees or licensees of the Contractor or its Subcontractors or Suppliers; provided however, that the Contractor need not indemnify the County or its officers, agents and employees from damages proximately caused by and apportioned to the negligence of the County's officers, agents and employees. This indemnification is for an amount represented by the degree or percentage of negligence or fault attributable to the indemnity obligor or the indemnity obligor's agents, representatives, subcontractors, or suppliers. Further, this indemnification is intended to comply with and be subject to § 13-50.5-102(8), C.R.S., as amended from time to time.

This indemnity clause shall also cover the County's defense costs, in the event that the County, in its sole discretion elects to provide its own defense. The County retains the right to disapprove counsel, if any, selected by Contractor to fulfill the forgoing defense indemnity obligation, which right of disapproval shall not be unreasonably exercised.

B. Procure and maintain commercial general liability insurance including completed operations, contractual liability, products liability and automobile liability, affording coverage for all claims for bodily injury including death and all claims for destruction of or damage to property, arising out of or in connection with any operations under this Contract, whether such operations be by the

Contractor, by subcontractors under it or anyone directly or indirectly employed by the Contractor or by subcontractor under it. Required coverage is outlined in **Revision of Section 107 of the Standard Special Provisions and made a part of this Contract.**

C. Obtain and maintain during the term of this Contract worker's compensation insurance as required by law. This insurance shall cover all of its employees employed under the terms of this Contract. If any of the work on the Project is sublet, the Contractor shall require each of its subcontractors to provide similar coverage for all of the subcontractor's employees to be engaged in such work.

D. Contractor is an independent contractor under this Contract. Notwithstanding any provision of this Contract, all personnel assigned by the Contractor to perform work under this Contract shall be and remain at all times, employees of the Contractor for all purposes, except as otherwise provided for subcontractors herein.

E. Contractor shall comply with any reasonable request by the Department of Labor and Employment made in the course of an investigation that the Department is undertaking.

F. If Contractor violates this provision of this Contract, the County may terminate the Contract for a breach of contract. If the Contract is so terminated, Contractor shall be liable for actual and consequential damages to the County as required by law.

G. The County will notify the Office of the Secretary of State if Contractor violates this provision of this Contract and the County terminates the Contract for such breach.

11. **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.

12. **Assignment.** The Contractor 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 Project Engineer. Any attempt by the Contractor to assign or transfer its rights hereunder shall, at the option of the County, void the assignment or automatically terminate this Contract and all rights of the Contractor hereunder.

13. **Subletting of Contract.** The Contractor shall not sublet, sell, transfer, assign or otherwise dispose of the Contract, or its right, title or interest therein, without the written consent of the County. The Contractor may utilize the services of specialty contractors on those parts of the Project which, under normal contracting practices, are performed by specialty subcontractors. The Contractor shall be fully responsible to the County for the acts and omissions of the subcontractors and of persons directly employed by them, as it is for the acts and omissions of persons directly employed by it. The Contractor shall provide appropriate provisions to be inserted on all subcontracts relative to the Project to bind the subcontractors to the Contractor by the terms of the Contract Documents to give the Contractor the same power in regard to termination of any subcontractor that the County may exercise over the Contractor under any provision of the Contract Documents.

14. **Non-Discrimination and Federal Assurance in Connection with Performance of Work.** The Contractor agrees not to refuse to hire, discharge, promote or demote, or discriminate in matters of compensation against any person otherwise qualified, solely because of race, creed, sex, color, national origin, or ancestry and further agrees to insert the foregoing provision in all subcontracts hereunder. Further, Contractor agrees to comply

with the Standard Title VI Non-Discrimination Appendices A and E attached hereto and incorporated herein, and the foregoing shall be a provision in all subcontracts hereunder.

15. **Cancellation of Contract.** Failure of the Contractor to comply with any of the requirements of this Contract may be considered by the County as evidence of the inability on the part of the Contractor to maintain the quality and service standards necessary under this Contract and shall be sufficient cause for termination of the Contract and the County initiating legal action against the Performance Bond of the Contractor.

16. **Patented Devices, Materials and Processes.** If a Contractor is required or desires to use any design, device, invention, product, material or process covered by letters of patent or copyright, it shall provide for such use by suitable legal Contract with the patentee or copyright owner and the County and shall pay all license fees and royalties and assume all costs incident to such use and construction of the Project or incorporation in the Project. The Contractor agrees to defend, indemnify and save harmless the County from any and all claims for infringement by reason of the use of such patented design, device, invention, project, material, or process or any trademark or copyright in connection with the construction of the Project pursuant to the Contract Documents and shall defend and indemnify the County for any costs, expense, and damages, including attorney's fees, which the County may be obliged to pay for any such infringement at any time such claim is made or prosecuted, including, but not limited to, after the completion of the Project. If the County determines, in the reasonable exercise of its discretion, that a joint defense for the County and the Contractor creates a conflict of interest, the County shall be permitted to select its own counsel, and the Contractor shall pay all reasonable attorneys' fees, expenses (including expert fees and expenses), and costs of the County's defense. The County may, if it so desires, withhold any payment due the Contractor so long as it shall be reasonably necessary to indemnify the County on account of such injuries or damage.

17. **Compliance with Safety and Health.** Contractor agrees, in the performance of this Contract, to comply with all safety orders, rules and regulations imposed pursuant to the Colorado Occupational Safety and Health Program, commonly referred to as COSHA and/or all other safety orders and regulations properly imposed by any other regulatory governmental agency of the State of Colorado or of the United States.

18. **Permits and Licenses.** Unless otherwise provided, the Contractor shall procure all permits and licenses, and, give all notices necessary and incidental to the due and lawful construction of the Project. County may assist Contractor, when necessary, in obtaining such permits and licenses. All County permits will be at no cost to the Contractors.

19. **Venue.** Any and all legal actions pertaining or related to this Contract shall be filed and tried in the District Court in and for the County of Douglas, State of Colorado.

20. **Colorado Labor Preference.** The provisions of §§ 8-17-101 through 8-17-107, C.R.S., are applicable to this Contract. Colorado labor must be employed to perform the work to the extent of not less than eighty percent (80%) of each type of class of labor in the several classifications of skilled and common labor employed on the Project. The 80% requirement for Colorado labor shall be waived by the County if there is reasonable evidence to demonstrate insufficient Colorado labor to perform the work of the Project and if compliance with this requirement would create an undue burden that would substantially prevent the Project from proceeding to completion. Colorado labor means any person who is a resident of the State of Colorado at the time of the public works project, without discrimination as to race, color, creed, sex, sexual orientation, marital status, national origin, ancestry, age, or religion except when sex is a bona fide occupational qualification. A resident of the State of Colorado is a person who can provide Colorado driver's license, a valid Colorado state issued photo identification, or documentation that he or she has resided in Colorado for the last 30 days. This section is not applicable to any project that receives Federal funds. Enforcement for violation of this section is pursuant to rules

and regulations to be promulgated by the Colorado Department of Labor pursuant to §§ 8-17-104, 8-1 7-105 and 8-17-106, C.R.S.

21. **Conflict of Interest.** The Contractor 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 Contractor 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 Contractor by placing the Contractor's own interests, or the interest of any party with whom the Contractor has a contractual arrangement, in conflict with those of County.

22. **Compliance with All Laws and Regulations.** All of the work performed under this Contract by the Contractor shall comply with all applicable laws, rules, regulations and codes of the United States, State of Colorado and County of Douglas.

23. **No Third-Party Beneficiary.** The enforcement of the terms and conditions of this Contract and all rights of action relating to such enforcement, shall be strictly reserved by the County and the Contractor, 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.

24. **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.

25. **Bond.** At the time of the execution of this Contract, the Contractor shall furnish a Contract Payment Bond and a Contract Performance Bond. Each bond shall be in the penal sum equal to the nearest integral one hundred dollars in excess of the Contract value or amount, plus all force account items, if any, specified in the project special conditions to be included in the payment and performance bonds. The bonds and the security shall be in a form and issued by an entity acceptable to the County.

26. **County Execution of Contract:** 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.

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STANDARD TITLE VI NON-DISCRIMINATION: APPENDIX A

During the performance of this contract, the Contractor, for itself, its assignees and successors in interest (hereinafter referred to as the "Contractor") agrees as follows:

1. **Compliance with Regulations:** The Contractor shall comply with the Regulation relative to nondiscrimination in federally-assisted programs of the Department of Transportation (hereinafter, "DOT") Title 49, Code of Federal Regulations, Part 21, as they may be amended from time to time, (hereinafter referred to as the Regulations), which are herein incorporated by reference and made a part of this contract.

1. **Non-discrimination:** The Contractor, with regard to the work performed by it during the Contract, will not discriminate on the grounds of race, color, or national origin, in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The Contractor shall not participate either directly or indirectly in the discrimination prohibited by the Acts and the Regulations, including employment practices when the Contract covers any activity, project, or ~~a~~ program set forth in Appendix B of 49 CFR Part 21.

2. **Solicitations for Subcontractors, Including Procurements of Materials and Equipment:** In all solicitations either by competitive bidding or negotiation made by the Contractor for work to be performed under a subcontract, including procurements of materials or leases of equipment, each potential subcontractor or supplier shall be notified by the Contractor of the Contractor's obligations under this contract and the Regulations relative to nondiscrimination on the grounds of race, color, national origin, or sex.

3. **Information and Reports:** The Contractor shall provide all information and reports required by the Regulations or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the County, the Colorado Department of Transportation or the Federal Highway Administration be pertinent to ascertain compliance with such Regulations, orders and instructions. Where any information required of a Contractor is in the exclusive possession of another who fails or refuses to furnish this information the Contractor shall so certify to the County, the Colorado Department of Transportation or the Federal Highway Administration as appropriate, and shall set forth what efforts it has made to obtain the information.

4. **Sanctions for Noncompliance:** In the event of the Contractor's noncompliance with the nondiscrimination provisions of this Contract, the County shall impose such contract sanctions as it, the Colorado Department of Transportation or the Federal Highway Administration may determine to be appropriate, including, but not limited to:

    a. withholding of payments to the Contractor under the Contract until the Contractor complies, and/or
    b. cancellation, termination or suspension of the Contract, in whole or in part.

5. **Incorporation of Provisions:** The Contractor shall include the provisions of paragraphs (1) through (6) in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto.

The Contractor shall take such action with respect to any subcontract. or procurement as the County, the Colorado Department of Transportation or the Federal Highway Administration may direct as a means of enforcing such provisions including sanctions for non-compliance: Provided, however, that, in the event a Contractor becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of such direction, the Contractor may request the County to enter into such litigation to protect the interests of the County, and, in addition, the Contractor may request the United States to enter into such litigation to protect the interests of the United States.

STANDARD TITLE VI NON-DISCRIMINATION: APPENDIX E

During the performance of this contract, the Contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the "Contractor") agrees to comply with the following non-discrimination statutes and authorities; including but not limited to:

Pertinent Non-Discrimination Authorities:

- Title VI of the Civil Rights Act of 1964 (42 U .S.C. § 2000d et seq., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21.
- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- Federal-Aid Highway Act of 1973, (23 U.S. C. § 324 et seq.), (prohibits discrimination on the basis of sex);
- Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 et seq.), as amended, (prohibits discrimination on the basis of disability); and 49 CFR Part 27;
- The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 et seq.), (prohibits discrimination on the basis of age);
- Airport and Airway Improvement Act of 1982, (49 USC§ 471, Section 47123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);
- The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or activities" to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);
- Titles II and III of the Americans with Disabilities Act, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131-12189) as implemented by Department of Transportation regulations at 49 C.F.R. parts 37 and 38;
- The Federal Aviation Administration's Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
- Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;
- Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100);
- Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C. 1681 et seq).

IN WITNESS WHEREOF, the parties have set their hands and seal the day herein first above written.

ELITE SURFACE INFRASTRUCTURE:

SIGNED: Jake Rae

PRINT NAME & TITLE: Jake Rae – Vice President

DATE: 7-21-2025

ATTEST:

Sonja Beyer

TITLE: Contracts Manager

Signature of Notary Public Required:

STATE OF Colorado)
) **ss.**
COUNTY OF Arapahoe)

The foregoing instrument was acknowledged before me this 21st **day of** July, **20**25, **by** Jake Rae.

Witness my hand and official seal

C. Bazar
Notary Public

My commission expires: 11-30-2026

CHRISSIE BAZAR
Notary Public
State of Colorado
Notary ID # 20224045292
My Commission Expires 11-30-2026

BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS

_____ Date
Abe Laydon, Chair

ATTEST

_____
Deputy Clerk Date

APPROVED AS TO CONTENT:

_____
DOUGLAS J. DEBORD Date
County Manager

DEPARTMENT OF PUBLIC WORKS ENGINEERING:

JANET HERMAN, P. E. **Date**
Director of Public Works

APPROVED AS TO FISCAL CONTENT:

ANDREW COPLAND **Date**
Director of Finance

APPROVED AS TO LEGAL FORM:

Chris Pratt **Date**
Senior Assistant County Attorney

PROJECT MANAGER REQUIRED TO COMPLETE:

Name of Contact at Contractor's Place of Business: (example: Joe Smith, Concrete Company, Inc.):
Caleb Bottoms

Email Address of Contact: caleb.bottoms@elitesi.com

Phone # of Contact: 303-841-0292

Address of Contact: 115 Inverness Dr East Ste 100
Englewood, CO 80112

COUNTY'S PAYMENT POLICIES

The following policies have been formulated to assure timely and accurate payments by Douglas County Government to its Contractors. Invoices submitted which are not in complete accordance with these policies will be returned (mailed) without payment to the Contractor for completion.

1. Each invoice for progress payment and/or final payment must list the description and location of the work being performed. Contractor's invoice for materials being billed must also be attached.

2. All invoices are to be submitted to Douglas County Department of Public Works - Engineering Division, Philip S. Miller Building, 100 Third Street, Suite 220, Castle Rock, CO 80104; Attention: Neil Sarno, Project Engineer III.

3. Invoices must be submitted by the 25th of the month to be paid by the 25th of the following month. Under no circumstances will a Contractor be paid more than once a month. Errors will be corrected on the next pay cycle.

4. Checks will be mailed on or about the 25th of each month. When payment dates occur on Saturday or Sunday, payment will be made on the first working day following such date.

ACKNOWLEDGMENT

I have read the above procedures and understand that any deviation therefrom will cause delays in the payment of those invoices involved.

Contractor: RME Ltd., LLC dba Elite Surface Infrastructure

Signed by: Jake Rae

Print Name: Jake Rae

Title: Vice President

Date: 7-21-2025

REVISION OF SECTION 107
LEGAL RELATIONS AND RESPONSIBILITY TO PUBLIC

Section 107 of the Standard Specifications is hereby revised as follows:

107.12 PROTECTION AND RESTORATION OF PROPERTY AND LANDSCAPE

In Subsection 107.12, delete the last paragraph and replace with the following:

Measures to minimize damage to existing trees have been incorporated into the design of this Project. Due to the value of existing trees located within the Project limits, removal of trees has been minimized through the extensive use of ditch adjustments, grade and alignment adjustments and other techniques.

The Contractor shall take all precautions necessary to protect all trees not designated for transplanting and/or removal on the Project. Failure of the Contractor to protect existing trees will result in assessment of liquidated damages as follows:

First occurrence of failure to protect trees - $5,000
Second occurrence of failure to protect trees - $10,000
Any Subsequent occurrence of failure to protect trees - Potential Removal of Contractor from Project plus $10,000 per occurrence

If the Contractor knowingly harms any existing tree(s), he shall immediately notify the Engineer of the tree(s) location and damage. Damage to trees that have been identified in the plans to be protected (or not identified for removal) outside the Project limits (County ROW and / or easements), or on private property, shall be subject to the above liquidated damages, and, potentially, any additional fines pursued by the owner(s) of the private property.

107.15 RESPONSIBILITY FOR DAMAGE CLAIMS, INSURANCE TYPES AND COVERAGE LIMITS

Delete the first paragraph of Subsection 107.15, prior to subparagraph (a), in its entirety and replace with the following:

The Contractor shall exercise proper precaution at all times for the protection of persons and property and shall be responsible for all damage to persons or property, either on or off the site, which occur as a result of his prosecution of the work.

The safety provisions of applicable laws and building and construction codes shall be observed, and the Contractor shall take or cause to be taken such additional safety and health measures as deemed necessary.

The Contractor shall maintain an accurate record of all cases of death, occupational disease, and injury requiring medical attention or causing loss of time from work arising out of, and in the course of, employment on the work under this Contract. The Contractor shall promptly furnish the Engineer with reports concerning these matters.

REVISION OF SECTION 107
LEGAL RELATIONS AND RESPONSIBILITY TO PUBLIC
- Continued -

The Contractor expressly binds himself to defend, indemnify and save harmless the County, its commissioners, officials, officers, directors and employees, against all third-party suits, actions, claims, costs, fees, and expenses, including but not limited to expert fees and attorneys' fees, of any kind and nature brought, or which may be brought against the County, for or on account of any injuries or damage received or sustained by any person, firm, partnership or corporation, or persons, firms, partnerships or corporations, or by any property, in connection with or on account of the operations of the Contractor; or failure to comply with the provisions of the Contract; or on account of or in consequence of neglect of the Contractor in safeguarding the work; or because of the performance of the work under this Contract or by or in consequence of any negligence in connection with the same; or on account of the use of any improper or defective materials or workmanship; or on account of any act or omission, neglect, or misconduct of the Contractor, or a subcontractor, agents, servants or employees; or because of any claims or amounts recovered from any infringements of patent, trademark, or copyright, unless the design, device, material or process involved is specifically required by the Contract; or from any claims or amounts arising or recovered under the Worker's Compensation Act, or other law, ordinance, order or decree; or for any cause arising out of the performance of any subcontractor, agents, servants or employees relating to this Contract. If the County determines, in the reasonable exercise of its discretion, that a joint defense for the County and the Contractor creates a conflict of interest, the County shall be permitted to select its own counsel, and the Contractor shall pay all reasonable attorneys' fees, expenses (including expert fees and expenses), and costs of the County's defense. The County may, if it so desires, withhold any payment due the Contractor so long as it shall be reasonably necessary to indemnify the County on account of such injuries or damage.

Subsection 107.15 (f) is hereby revised to include the following:

(f) The certificates of insurance shall be provided to Douglas County by the Contractor's insurance agent or carrier as evidence that policies providing the required coverage, conditions, and minimum limits are in full force and effect. Insurance limits must be on each Certificate of Insurance. Each Certificate of Insurance shall be reviewed and approved by Douglas County prior to commencement of the Contract. No other form of certificate shall be used. The certificates shall identify this Contract.

Subsection 107.15 (g) is hereby revised to include the following:

(g) Any completed certificates of insurance, including renewals and amendments or modifications, shall be sent to:

Douglas County Project Engineer	Megan Datwyler
Department of Public Works Engineering	Douglas County Risk Management
100 Third Street, Suite 220	100 Third Street, 3rd Floor
Castle Rock, Colorado 80104	Castle Rock, Colorado 80104

Any notices of cancellation, termination, or material change shall be sent to the above addresses within **thirty (30) calendar days** prior to the date upon which the noticed action

REVISION OF SECTION 107
LEGAL RELATIONS AND RESPONSIBILITY TO PUBLIC
- Continued -

(i.e., cancellation, termination or material change) is to take effect.

Add the following new Subsection 107.15(i) :

(i) Failure on the part of the Contractor to procure or maintain policies providing the required coverage, conditions and minimum limits shall constitute a material breach of contract upon which the County may immediately terminate this Contract, or, in the County's sole discretion, it may suspend the Contractor's performance and/or procure or renew any such policy or any extended reporting period thereto and may pay any and all premiums in connection therewith, and all monies so paid by the County shall be repaid by the Contractor to the County upon demand, or the County may offset the cost of the premiums against any monies due to the Contractor from the County.

107.16 OPENING SECTIONS OF PROJECT TO TRAFFIC

Subsection 107.16 is hereby revised to include the following:

The County has the right, subject to reasonable advance notice to the Contractor, to take possession of and use any completed or partially completed portions of the work. The County has this right even though the entire work or any portions thereof may, or may not, have been completed. Such possession and use shall not be deemed an acceptance of any work until all work has been completed in accordance with the Contract. Possession taken by the County pursuant to this paragraph shall not change the period of warranty requirements pursuant to the Revision of Sections 105 and 107.

107.17 CONTRACTOR'S RESPONSIBILITY FOR WORK

Subsection 107.17 is hereby revised to include the following:

Should an excavation become flooded, by any cause, the Contractor shall remove excess water, excavate the unsuitable material to a depth satisfactory to the Engineer and replace it with other suitable material as approved by the Engineer, at the Contractor's expense.

Until final written acceptance of the Project by the County, the Contractor shall have the charge and care thereof and shall take every precaution against injury or damage to any part thereof by the action of the elements, groundwater, surface runoff, floods or from any other cause, whether arising from the execution or from the non-execution of the work. The Contractor shall rebuild, repair, restore, and make good all injuries or damages to any portion of the work occasioned by any of the above causes before final acceptance and shall bear the expense thereof.

REVISION OF SECTION 107
LEGAL RELATIONS AND RESPONSIBILITY TO PUBLIC
- Continued -

The Contractor shall be responsible for the Project and shall take such precautions as may be necessary to construct the Project in a dry condition, provide for drainage, groundwater, underground water, surface runoff; and shall erect any necessary temporary structures or other facilities (including pumping and all other dewatering costs) at the Contractor's expense that are needed to complete the requirements for this Project.

No separate measurement and payment will be made of the work, equipment and materials, including, but not limited to, any additional shoring, rock stabilization, diversions, cofferdams, sheeting, pumping and well points required to control the surface and subsurface water in the work area throughout the duration of the Project (until the Project is completed and accepted by the Engineer). This work shall be a subsidiary obligation of the Contractor for this Project.

In an emergency affecting the safety of life or property, on or adjoining the Project site, the Contractor shall act, either at his own discretion, or as instructed by the Engineer, to prevent such threatened loss or injury. Any compensation claimed by the Contractor on account of such emergency work will be determined by the Engineer as provided in Subsections 104.03 and 109.04.

107.19 FURNISHING RIGHT OF WAY

Subsection 107.19 is hereby revised to include the following:

The Contractor shall construct this Project within the right-of-way, permanent slope easements, permanent drainage easements, permanent utility easements and temporary construction easements, or as otherwise provided in writing and as shown on the plans. The Contractor, at his expense, shall obtain any additional temporary construction easements that the Contractor wants. The Contractor shall provide the County with a written copy of all third-party agreements pertaining to this contract. Upon written approval by the Engineer, the County may agree to incorporate the adjacent additional temporary construction easements into the Project limits. The Contractor will be responsible for obtaining all applicable Federal, State and Local permits associated with the work outside the Project limits. No time extensions will be granted by the County for the Contractor to obtain these additional easements. When required, temporary fence will be constructed within the limits of the temporary construction easements.

107.25 WATER QUALITY CONTROL

Subsection 107.25 is hereby revised as follows:

Subsection 107.25(a) Definitions 1 through 4 are hereby deleted.

Subsection 107.25(b) Items 2 and 6 are hereby deleted.

Subsection 107.25(c) is hereby deleted.

Bond No. DUA003853

PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned RME Ltd., LLC dba Elite Surface Infrastructure, a corporation organized under the laws of the State of Colorado, hereinafter referred to as the "Contractor", and Axis Insurance Company, a corporation organized under the laws of the State of Illinois, and authorized to transact business in the State of Colorado, hereinafter referred to as the "Surety", are held and firmly bound unto the COUNTY OF DOUGLAS, a political subdivision of the State of Colorado, hereinafter referred to as the "COUNTY", in the penal sum of **Three Hundred Thirty-Three Thousand Eight Hundred and Twenty Dollars ($338,820.00)** lawful money of the United States of America, for the payment of which sum the Contractor and Surety bind themselves and their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the above Contractor has on the ____ day of _____, _____, entered into a written contract with the County for furnishing all labor, materials, tools, superintendence, and other facilities and accessories for the construction of **HESS ROAD OVER WILDLIFE CROSSING PROJECT, DOUGLAS COUNTY PROJECT NUMBER CI 2024-022, DOUGLAS COUNTY PROJECT NUMBER CI 2024-022**, in accordance with all Contract Documents therefore which are incorporated herein by reference and made a part hereof, and are herein referred to as the Contract.

NOW, THEREFORE, the condition of this payment bond obligation is such that if the Contractor shall at all times promptly make payments of all amounts lawfully due to all persons supplying or furnishing it or its subcontractors with labor and materials, rental machinery, tools, or equipment, used or performed in the prosecution of work provided for in the above Contract and shall indemnify and save harmless the County to the extent of any and all payments in connection with the carrying out of such Contract which the County may be required to make under the law, then this obligation shall be null and void, otherwise, it shall remain in full force and effect;

PROVIDED FURTHER, that the said Surety, for value received, hereby stipulates and agrees that any and all changes in the Contract, or compliance or noncompliance with the formalities in the Contract for making such changes shall not affect the Surety's obligations under this bond and the Surety hereby waives notice of any such changes.

IN WITNESS WHEREOF, said Contractor and said Surety have executed these presents as of this ____ day of _____, _____.

RME Ltd., LLC dba Elite
Surface Infrastructure
115 Inverness Drive E, Suite 100
Englewood, CO 80112

(Contractor)

BY: _____
Vice President

Axis Insurance Company
10000 Avalon Boulevard, Suite 200
Alpharetta, GA 30009

(Surety Company)

BY: _____

(Attorney-in-Fact)

Andrew Thome, Attorney-in-Fact

(Accompany this bond with Attorney-in-Fact's authority from the Surety to execute bond, certified to include the date of the bond.)

Bond No. DUA003853

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned RME Ltd., LLC dba Elite Surface Infrastructure, a corporation organized under the laws of the State of Colorado, hereinafter referred to as the "Contractor", and Axis Insurance Company, a corporation organized under the laws of the State of Illinois, and authorized to transact business in the State of Colorado, hereinafter referred to as the "Surety", are held and firmly bound unto the COUNTY OF DOUGLAS, a political subdivision of the State of Colorado, hereinafter referred to as the "COUNTY", in the penal sum of **Three Hundred Thirty-Three Thousand Eight Hundred and Twenty Dollars ($338,820.00)** lawful money of the United States of America, for the payment of which sum the Contractor and Surety bind themselves and their heirs, executors, administrators, successors and assigns, jointly and severally by these presents.

WHEREAS, the above Contractor has on the ____ day of _____, _____, entered into a written contract with the County for furnishing all labor, materials, equipment, tools, superintendence, and other facilities and accessories for the construction of **HESS ROAD OVER WILDLIFE CROSSING PROJECT, DOUGLAS COUNTY PROJECT NUMBER CI 2024-022**, in accordance with all Contract Documents therefore which are incorporated herein by reference and made a part hereof, and are herein referred to as the Contract.

NOW, THEREFORE, the condition of this performance bond is such that if the Contractor:

1. Promptly and faithfully observes, abides by and performs each and every covenant, condition and part of said Contract, including, but not limited to, its warranty provisions, in the time and manner prescribed in the Contract, and

2. Pays the County all losses, damages (liquidated or actual, including, but not limited to, damages caused by delays in the performance of the Contract), expenses, costs and attorneys' fees that the County sustains resulting from any breach or default by the Contractor under the Contract, then this bond is void; otherwise, it shall remain in full force and effect.

IN ADDITION, if said Contractor fails to duly pay for any labor, materials, team hire, sustenance, provisions, provender, or any other supplies used or consumed by said Contractor or its subcontractors in its performance of the work contracted to be done or fails to pay any person who supplies rental machinery, tools, or equipment, all amounts due as the result of the use of such machinery, tools, or equipment in the prosecution of the work, the Surety shall pay the same in an amount not exceeding the amount of this obligation, together with interest as provided by law.

PROVIDED FURTHER, that the said Surety, for value received, hereby stipulates and agrees that any and all changes in the Contract or compliance or noncompliance with the formalities in the Contract for making such changes shall not affect the Surety's obligations under this bond and the Surety hereby waives notice of any such changes.

IN WITNESS WHEREOF, said Contractor and said Surety have executed these presents as of this ____ day of _____, _____.

PERFORMANCE BOND
(CONTINUED)

RME Ltd., LLC dba Elite Surface Infrastructure
115 Inverness Drive E, Suite 100
Englewood, CO 80112

(Contractor)

BY: _____
Vice President

Axis Insurance Company
10000 Avalon Boulevard, Suite 200
Alpharetta, GA 30009

(Surety Company)

BY: _____
(Attorney-in-Fact)
Andrew Thome, Attorney-in-Fact

(Accompany this bond with Attorney-in-Fact's authority from the Surety to execute bond, certified to include the date of the bond.)

DUA003853

POWER OF ATTORNEY

Know All Men by These Presents: That **AXIS Insurance Company**, an Illinois property and casualty company, (the "Company") does hereby appoint:

Andrew Thome, Blake Messer, Donna Robson, Christina Culotta and Dana Johnessee.

as its true and lawful Attorney(s)-In-Fact, to make, execute, seal and deliver for and on its behalf as surety, bonds and undertakings, such documents to be valid as though executed by the Company on its own behalf. The Company may revoke this appointment at any time.

EXCEPTION: NO AUTHORITY is granted to make, execute, seal and deliver bonds or undertakings that guarantee the payment or collection of any promissory note, check, draft or letter of credit.

This Power of Attorney is signed, sealed and certified under and by the authority of resolutions adopted by unanimous written consent of the Board of Directors of the Company on September 27, 2023:

> RESOLVED, that in connection with the Agreements, any one of the Chief Executive Officer, President, any Executive Vice President, any Senior Vice President of the Company, or any Vice President - Surety (each an "Authorized Officer"), acting singly, shall have the power and authority to appoint and revoke Attorneys-In-Fact, and to allow such Attorneys-In-Fact to further delegate their power and authority pursuant to appropriate written agreements, to make, execute, seal and deliver for and on behalf of the Company as surety, bonds and undertakings, such documents to be valid as though executed by the Company on its own behalf; and
>
> RESOLVED FURTHER, that each of the each of the Authorized Officers and any Secretary or Assistant Secretary of the Company, hereby is, acting singly, authorized, empowered and directed to perform such acts and things as may be necessary or appropriate to carry out the foregoing resolution and the transactions contemplated thereby.

In Witness Whereof, AXIS Insurance Company has caused this instrument to be signed and its corporate seal to be affixed by a duly elected and qualified officer, this 10th day of October, 2023.

Attested and Certified
AXIS Insurance Company

By: _____

Printed Name: Andrew M. Weissert

Title: Senior Vice President

AXIS INSURANCE COMPANY CORPORATE SEAL ILLINOIS

STATE OF GEORGIA
COUNTY OF FULTON

Before me personally came **Andrew M. Weissert,** Senior Vice President of AXIS Insurance Company, to me known to be the individual and officer described herein, who acknowledged that they, being duly authorized, signed, sealed with the corporate seal and delivered the foregoing instrument by the authority and direction of said Company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal.

_____
Notary Public

ANGELA GRUBBS NOTARY PUBLIC Exp. Dec. 13, 2025 FORSYTH COUNTY, GA

CERTIFICATION

I, **Frances R. Mathis**, Assistant Secretary of AXIS Insurance Company, do hereby certify that the attached Power of Attorney the 10th day of October, 2023, on behalf of the person(s) as listed above is a true and correct copy and the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said **Andrew M. Weissert**, who executed the Power of Attorney, was a duly elected Senior Vice President of AXIS Insurance Company on the date of the execution of the attached Power of Attorney.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the corporate seal of AXIS Insurance Company on this the ____ day of _____, 20___.

By: _____

Printed Name: Frances R. Mathis

Title: Assistant Secretary

AXIS INSURANCE COMPANY CORPORATE SEAL ILLINOIS

DOUGLAS COUNTY
HESS ROAD OVER WILDLIFE CROSSING PROJECT

CONSTRUCTION BID PLANS OF PROPOSED
BRIDGE DOUHESS-0.65 IMPROVEMENTS
PUBLIC WORKS DEPARTMENT
PROJECT NO. CI 2024-022

EXHIBIT A

TABULATION OF LENGTH		
STATION	LENGTH	
	LINEAR FEET	MILES
HESS RD		
BEGIN – STA 101+69.16	266	0.05
END – STA 104+35.12		
TOTAL PROJECT LENGTH	266	0.05

TOWN OF CASTLE ROCK DESIGN DATA	
DESIGN SPEED	55 MPH
GRADE RANGE	2.65% TO 3.83%
CROSS SLOPE	0.89% TO 4.00%
CURRENT ADT (2022)	7200
CLEAR ZONE	28'

DOUGLAS COUNTY
COLORADO

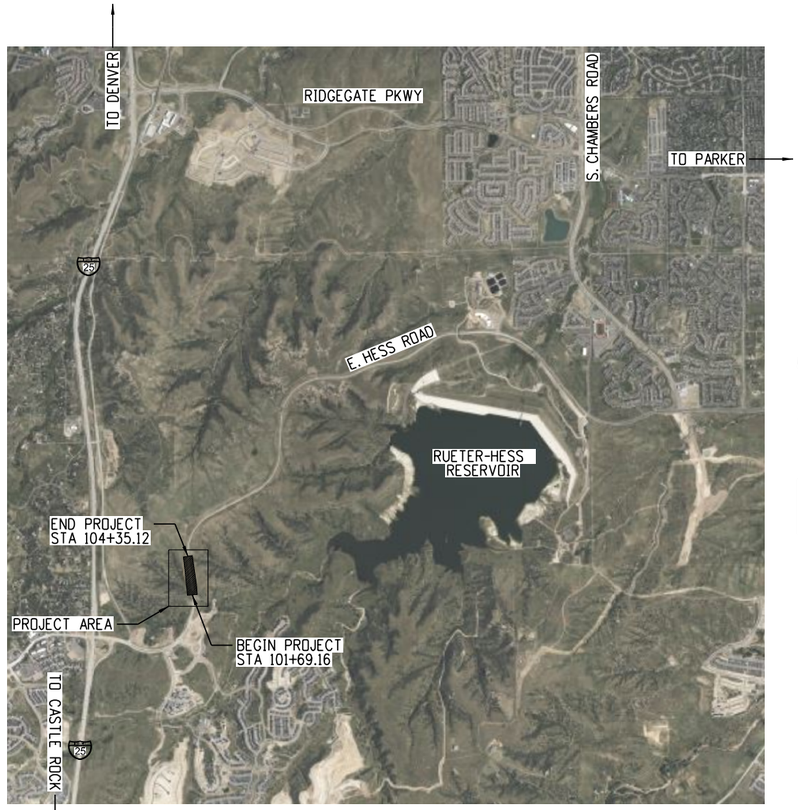
DOUGLAS COUNTY DEPARTMENT OF
PUBLIC WORKS ENGINEERING
100 THIRD ST.
CASTLE ROCK, COLORADO 80104
303-660-7490

JANET R. HERMAN, PE — DATE
DIRECTOR OF PUBLIC WORKS

SEAN P. OWENS, PE — DATE
SPECIAL PROJECTS MANAGER

811
Know what's **below.**
Call before you dig.

FOR BURIED UTILITY INFORMATION
THREE (3) BUSINESS DAYS
BEFORE YOU DIG
CALL 811
(or 1-800-922-1987)
UTILITY NOTIFICATION
CENTER OF COLORADO (UNCC)
www.uncc.org



VICINITY MAP

INDEX OF SHEETS

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3	GENERAL NOTES
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5	TABULATIONS
6	TYPICAL SECTIONS
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All seals for this set of drawings are applied to the cover page(s)

Print Date: 7/1/2025
File Name: 1525-200009.00_HessRd_Br2-SHEET_Title.dgn
Horiz. Scale: 1:0.0833333 Vert. Scale: As Noted
R-XX

benesch
Alfred Benesch & Company
7979 E Tufts Ave, Suite 800
Denver, Colorado 80237
303-771-6868
Proj. 1525-200009.00

Sheet Revisions

Date:	Comments	Init.

Public Works Department
100 Third St
Castle Rock, CO 80109
(303) 660 - 7490

DOUGLAS COUNTY
COLORADO

As Constructed

No Revisions:
Revised:
Void:

Cover Page

Contractor:
Resident Engineer:
Project Engineer:
PROJECT STARTED: / / ACCEPTED: / /
Comments:

Project No./Code

CI 2024-022

Sheet Number 001

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COLORADO
DEPARTMENT OF TRANSPORTATION

M&S STANDARDS PLANS LIST

July 31, 2019

Revised on April 25, 2025

ALL OF THE M&S STANDARD PLANS, AS SUPPLEMENTED AND REVISED, APPLY TO THIS PROJECT WHEN USED BY DESIGNATED PAY ITEM OR SUBSIDIARY ITEM.

THE M&S STANDARD PLANS USED TO DESIGN THIS PROJECT ARE INDICATED BY A MARKED BOX ■, AND WILL BE ATTACHED TO THE PLANS. ALL OTHER M&S STANDARD PLANS ARE STILL ELIGIBLE FOR USE IN CONSTRUCTION IF APPROVED BY AN APPROPRIATE CDOT ENGINEER.

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■ S-630-1	TRAFFIC CONTROLS FOR HIGHWAY CONSTRUCTION (26 SHEETS) *(REVISED ON APRIL 30, 2024)*	~~290-313~~
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HESS ROAD OVER WILDLIFE CROSSING
M&S STANDARDS

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Sheet Number 002

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GENERAL NOTES:

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE DOUGLAS COUNTY DESIGN AND CONSTRUCTION STANDARDS, TECHNICAL MANUALS, AND APPLICABLE STATE AND FEDERAL REGULATIONS.

2. THE CONTRACTOR MUST CALL THE UTILITY NOTIFICATION CENTER OF COLORADO AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

3. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE COUNTY AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE.

4. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE CRITERIA AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB ONSITE AT ALL TIMES.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.

6. IF DURING CONSTRUCTION, CONDITIONS ARE ENCOUNTERED WHICH SHOULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE CONSTRUCTION INSPECTOR IMMEDIATELY.

7. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD UNLESS SPECIFICALLY STATED OTHERWISE.

8. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY FOR APPROVAL, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN OR AFFECTING THE RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES. ALL TRAFFIC CONTROL DEVICES SHALL MEET MUTCD SIZE, RETROREFLECTIVE OR LIGHTING REQUIREMENTS FOR NIGHTTIME USE.

9. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR AS DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED UNLESS SPECIFICALLY NOTED OTHERWISE.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE AND AVAILABLE TO THE CONSTRUCTION INSPECTOR AT ALL TIMES.

11. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE CONSULTANT ENGINEER FOR CLARIFICATION AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.

12. THERE SHALL BE NO SITE CONSTRUCTION ACTIVITIES ON SATURDAYS UNLESS SPECIFICALLY APPROVED BY THE CONSTRUCTION INSPECTOR AND NO SITE CONSTRUCTION ACTIVITIES ON SUNDAYS OR HOLIDAYS UNLESS THERE IS PRIOR WRITTEN APPROVAL BY THE PUBLIC WORKS DIRECTOR.

13. FOR PRELIMINARY PLAN QUANTITIES OF PAVEMENT MATERIALS, THE FOLLOWING RATES WERE UTILIZED:
    - HOT MIX ASPHALT – 110 LBS/SY/IN THICK
    - TACK COAT DILUTED EMULSIFIED ASPHALT (SLOW SETTING) – 0.10 GAL/SY

14. ALL CONCRETE PAVEMENT REMOVAL SHALL BE FULL DEPTH SAWCUT PRIOR TO REMOVAL.

15. THE CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE DURING CONSTRUCTION OR AS DIRECTED BY THE ENGINEER. MAINTAINING DRAINAGE WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE COST OF WORK.

16. ALL QUANTITIES ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK NECESSARY TO COMPLETE THE CONSTRUCTION SHOWN ON THESE PLANS.

17. CONCRETE JOINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH M-STANDARD M-412-1.

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HESS ROAD OVER WILDLIFE CROSSING
GENERAL NOTES

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Detailer: JTS
Sheet Subset: GENNO
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Project No./Code
CI 2024-022

Sheet Number 003

CONTRACT ITEM NO.	CONTRACT ITEM	UNIT	ROADWAY/ TRAFFIC						PROJECT TOTALS	
			PLAN	AS CONST.	PLAN	AS CONST.	PLAN	AS CONST.	PLAN	AS CONST.
202-00210	REMOVAL OF CONCRETE PAVEMENT	SY	179						179	
202-00240	REMOVAL OF ASPHALT MAT (PLANING)	SY	791						791	
203-00060	EMBANKMENT MATERIAL (COMPLETE IN PLACE)	CY	15						15	
207-00205	TOPSOIL	CY	55						55	
208-00002	EROSION CONTROL LOG TYPE 1 (12 INCH)	LF	200						200	
208-00045	CONCRETE WASHOUT STRUCTURE	EA	1						1	
208-00070	VEHICLE TRACKING PAD	EA	1						1	
208-00103	REMOVAL AND DISPOSAL OF SEDIMENT (LABOR)	HOUR	8						8	
208-00105	REMOVAL AND DISPOSAL OF SEDIMENT (EQUIPMENT)	HOUR	8						8	
208-00106	SWEEPING (SEDIMENT REMOVAL)	HOUR	12						12	
208-00207	EROSION CONTROL MANAGEMENT	DAY	18						18	
210-01130	RESET GUARDRAIL TYPE 3	LF	132						132	
212-00006	SEEDING (NATIVE)	ACRE	0.07						0.070	
216-00201	SOIL RETENTION BLANKET (STRAW/COCONUT) (BIODEGRADABLE CLASS 1)	SY	328						328	
304-06007	AGGREGATE BASE COURSE (CLASS 6)	CY	47						47	
403-00720	HOT MIX ASPHALT (PATCHING)(ASPHALT)	TON	9						9	
403-34741	HOT MIX ASPHALT (GRADING SX)(75) (PG 64-22)	TON	131						131	
412-00800	CONCRETE PAVEMENT (8 INCH)	SY	179						179	
506-00209	RIPRAP (9 INCH)	CY	1						1	
507-00400	ASPHALT SLOPE AND DITCH PAVING (ASPHALT)	TON	3						3	
515-00120	WATERPROOFING (MEMBRANE)	SY	791						791	
609-60011	CURB TYPE 6 (SECTION M)	LF	63						63	
615-00050	EMBANKMENT PROTECTOR TYPE 5	EA	1						1	
620-00020	SANITARY FACILITY	EA	1						1	
626-00000	MOBILIZATION	LS	1						1	
627-00008	MODIFIED EPOXY PAVEMENT MARKING	GAL	24						24	
630-00016	TRAFFIC CONTROL (SPECIAL)	LS	1						1	
700-70010	F/A MINOR CONTRACT REVISIONS	FA	1						1	
700-70380	F/A EROSION CONTROL	FA	1						1	

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HESS ROAD OVER WILDLIFE CROSSING
SUMMARY OF APPROXIMATE QUANTITIES

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Detailer: JTS
Sheet Subset: SDAQ
Structure Numbers:
Subset Sheets: 1 of 01

Project No./Code
CI 2024-022

Sheet Number 004

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TABULATION OF REMOVALS AND RESETS

LOCATION (STATION RANGE)			SIDE	202-00210 REMOVAL OF CONCRETE PAVEMENT (SY)	202-00240 REMOVAL OF ASPHALT MAT (PLANING) (SY)	210-01130 RESET GUARDRAIL TYPE 3 (LF)
101+69	TO	102+01	LT			33.0
101+71	TO	101+90	RT			20.5
101+76	TO	101+96	LT/RT	74		
101+95	TO	103+98	LT/RT		791	
103+88	TO	104+34	RT			45.5
103+97	TO	104+24	LT/RT	105		
104+02	TO	104+36	LT			33.0
TOTAL				179	791	132

REMOVAL NOTES:

1. SEE REVISION OF SECTION 210 RESET BRIDGE RAILING AND GUARDRAIL END TRANSITION FOR RESET GUARDRAIL TYPE 3.

TABULATION OF PAVEMENT MARKINGS

LOCATION		627-00008 MODIFIED EPOXY PAVEMENT MARKING	
		4" DOUBLE YELLOW CENTER LANE LINE	4" WHITE EDGE LINE
	SIDE	LF	LF
HESS ROAD	LT		670
HESS ROAD	RT		672
HESS ROAD	LT/RT	671	
SUBTOTALS		1342	1342
TOTAL (SF)		448	448
TOTAL (GALLONS)		6	6

PAVEMENT MARKING NOTES:

1. EPOXY PAVEMENT MARKING QUANTITIES ARE BASED ON AN APPLICATION RATE OF 85 SF / GAL.

TABULATION OF EARTHWORK

ITEM NO.	ITEM	UNIT
		CY
203-00060	EMBANKMENT MATERIAL (COMPLETE IN PLACE)	15
207-00205	TOPSOIL	55
FOR INFORMATION ONLY		
	EMBANKMENT MATERIAL	15
	EMBANKMENT X FACTOR (1.15)	18
	EXCAVATION (ROADWAY)	5
	REQUIRED FROM CONTRACTOR'S SOURCE	13

EARTHWORK NOTES:

1. HAULING WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE COST OF THE WORK.
2. THERE IS NO DESIGNATED BORROW SITE. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE EMBANKMENT BORROW SITE.
3. TOPSOIL WILL BE REQUIRED TO A DEPTH OF 6 INCHES ON AREAS TO BE SEEDED. EXISTING TOPSOIL WITHIN THE LIMITS OF DISTURBANCE MAY BE STRIPPED AND REUSED. STRIPPING AND STOCKPILING EXISTING TOPSOIL WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE COST OF THE WORK.
4. THE EMBANKMENT COMPACTION FACTOR IS AN ESTIMATE AND HAS NOT BEEN VERIFIED.
5. EXCESS MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFFSITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
6. EXCAVATION REQUIRED FOR SUBGRADE STABILIZATION WILL BE PAID AT THE UNIT PRICE FOR EMBANKMENT MATERIAL (CIP) MEASURED IN PLACE. EXCAVATED MATERIAL WILL BE REPLACED WITH AGGREGATE BASE COURSE CLASS 6 AT THE UNIT PRICE FOR THAT ITEM.

TABULATION OF ROADWAY ITEMS

LOCATION (STATION RANGE)			SIDE	304-06005 AGGREGATE BASE COURSE (CLASS 6) (CY)	403-00720 HOT MIX ASPHALT (PATCHING) (ASPHALT) (TON)	403-34741 HOT MIX ASPHALT (GRADING SX) (75) (PG 64-22) (TON)	412-00800 CONCRETE PAVEMENT (8 INCH) (SY)	506-00209 RIPRAP (9 INCH) (CY)	507-00400 ASPHALT SLOPE AND DITCH PAVING (ASPHALT) (TON)	515-00120 WATERPROOFING (MEMBRANE) (SY)	609-60011 CURB TYPE 6 (SECTION M) (LF)	615-00050 EMBANKMENT PROTECTOR TYPE 5 (EA)
100+27	TO	100+42	LT					1	3			1
101+69	TO	102+01	LT		2						33	
101+71	TO	101+90	RT		2							
101+76	TO	101+96	LT/RT	21			74					
101+95	TO	103+98	LT/RT			131				791		
103+88	TO	104+34	RT		3							
103+97	TO	104+24	LT/RT	30			105					
104+02	TO	104+36	LT		2							
AS REQUESTED BY THE ENGINEER (TO REPLACE UNSUITABLE SUBGRADE)				40								
TOTAL				91	9	131	179	1	3	791	33	

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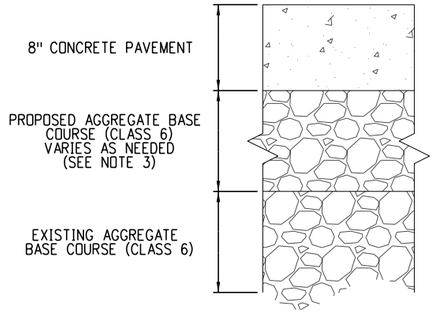
HESS ROAD OVER WILDLIFE CROSSING TABULATIONS

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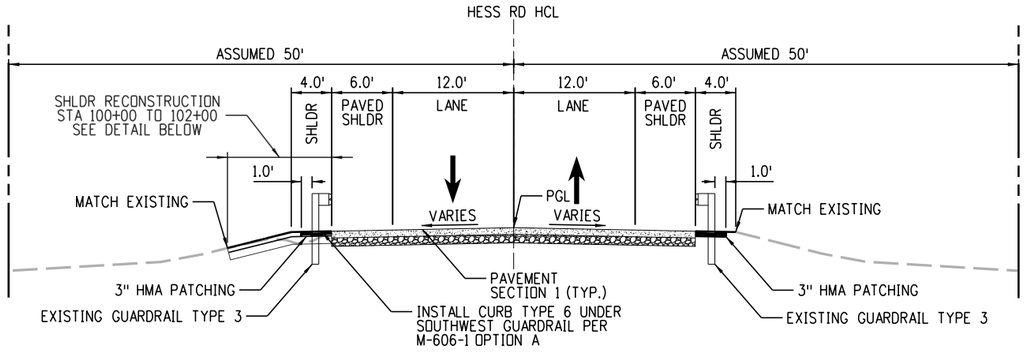
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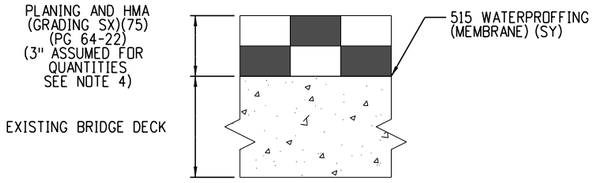
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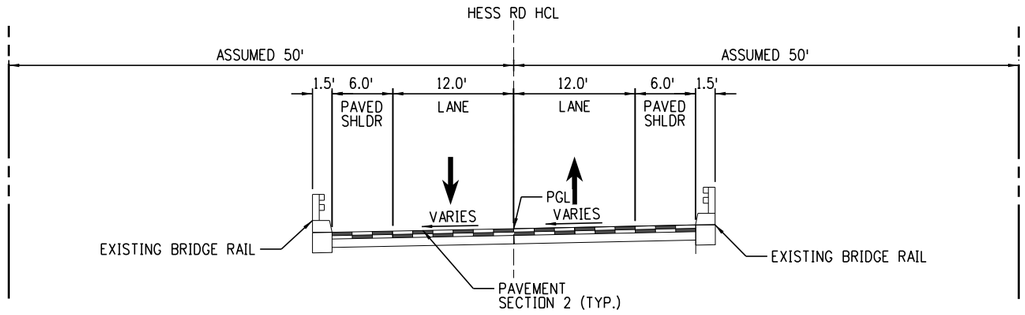
PAVEMENT SECTION 1
CONCRETE PAVEMENT



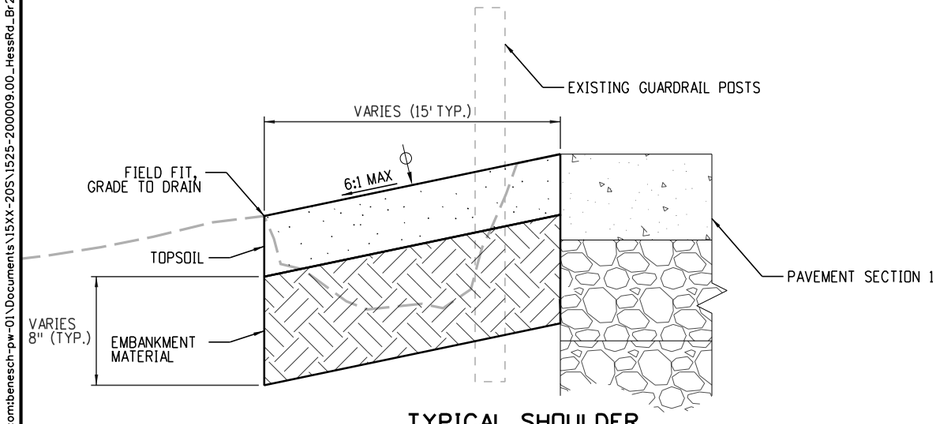
TYPICAL SECTION 1
STA 101+76 TO STA 101+96
STA 103+97 TO STA 104+24



PAVEMENT SECTION 2
ASPHALT PAVEMENT



TYPICAL SECTION 2
STA 101+97 TO STA 103+95



TYPICAL SHOULDER RECONSTRUCTION DETAIL
SEE STORMWATER MANAGEMENT PLAN
INITIAL - INTERIM SHEET FOR LOCATION

LEGEND:

PLACE 6 INCHES OF TOPSOIL UP TO THIS LINE AFTER COMPLETION OF GRADING AND PAVING OPERATIONS. APPLY DOUGLAS COUNTY PERMANENT DRILL SEED MIX, IN APPENDIX E OF THE DOUGLAS COUNTY GRADING, DRAINAGE AND EROSION CONTROL MANUAL.

ABC = AGGREGATE BASE COURSE
HCL = HORIZONTAL CONTROL LINE
HMA = HOT MIX ASPHALT
PGL = PROFILE GRADE LINE

NOTES:

1. TYPICAL SECTIONS PROVIDE CROSS SECTIONAL ELEMENTS, DEPTHS, WIDTHS, MATERIAL AND APPROXIMATE SLOPES OVER VARYING STATION RANGES. DIMENSIONS SHOWN ARE TYPICAL. SAWCUT LOCATIONS, CROSS SLOPES, AND SHOULDER/BIKE LANE WIDTHS VARY AT SOME LOCATIONS. FOR ADDITIONAL INFORMATION, REFER TO THE ROADWAY PLANS, SIGNING AND STRIPING PLANS.
2. ROADWAY CROSS SLOPE VARIES. SEE ROADWAY PLAN AND PROFILE SHEETS FOR ADDITIONAL INFORMATION.
3. DEPTH OF AGGREGATE BASE COURSE (CLASS 6) FOR PAVEMENT SECTION 1 VARIES TO ACHIEVE PROPOSED PROFILE.
4. HMA THICKNESS FOR PAVEMENT SECTION 2 VARIES TO ACHIEVE THE PROPER SUPERELEVATION BASED ON THE PROPOSED PROFILE.

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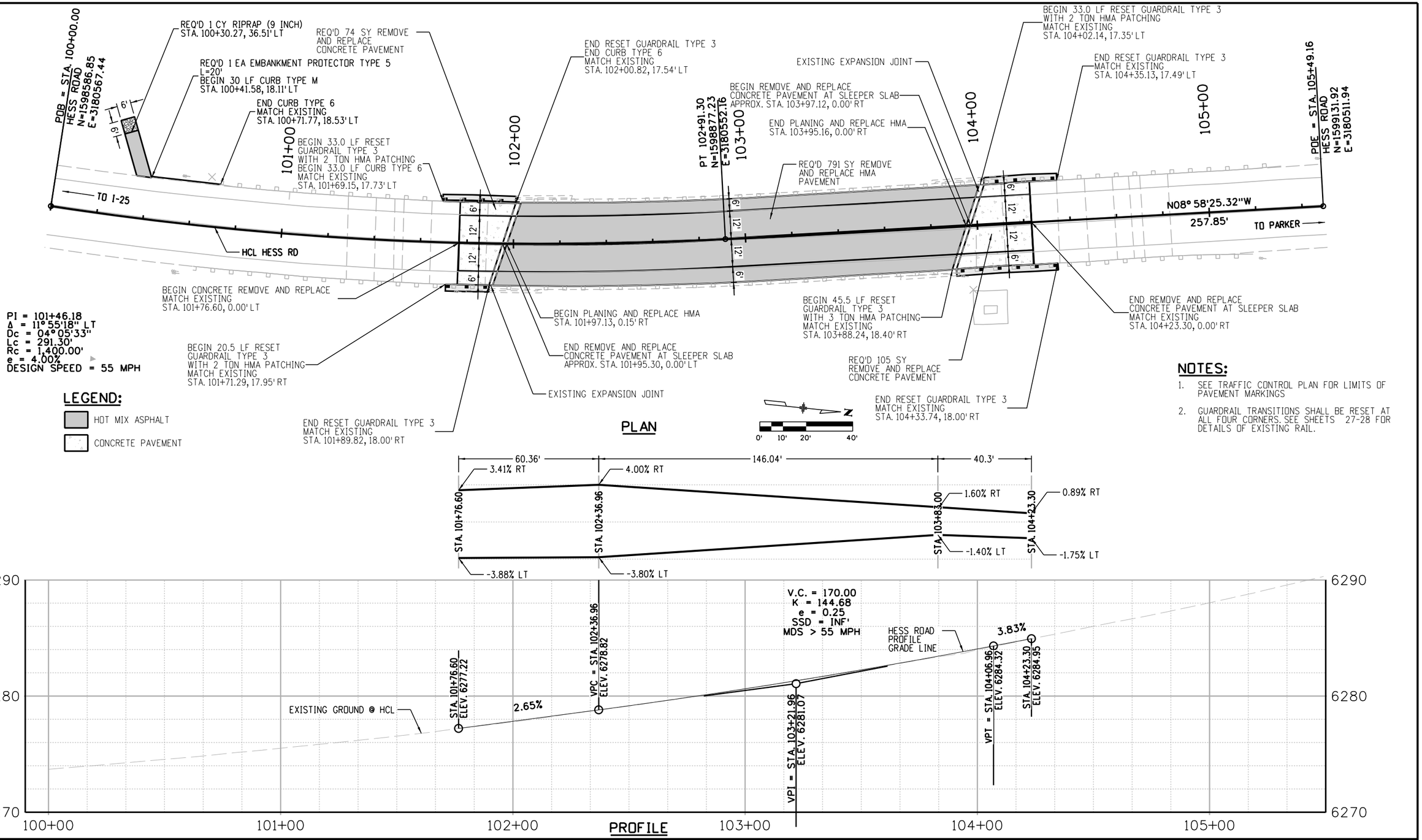
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TYPICAL SECTIONS

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NOTES:

1. SEE TRAFFIC CONTROL PLAN FOR LIMITS OF PAVEMENT MARKINGS
2. GUARDRAIL TRANSITIONS SHALL BE RESET AT ALL FOUR CORNERS. SEE SHEETS 27-28 FOR DETAILS OF EXISTING RAIL.

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HESS ROAD OVER WILDLIFE CROSSING
ROADWAY PLAN AND PROFILE

Designer: JTS
Detailer: JTS
Sheet Subset: RDPNP
Structure Numbers:
Subset Sheets: 1 of 01

Project No./Code: CI 2024-022
Sheet Number 007

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ALL ITEMS ON THIS PAGE WILL NOT BE MEASURED AND PAID FOR BUT SHALL BE INCLUDED IN TRAFFIC CONTROL (SPECIAL) LUMP SUM

TEMPORARY PAVEMENT MARKING QUANTITIES

LOCATION	627-00011 PAVEMENT MARKING PAINT (WATERBORNE)	
	YELLOW	WHITE
	LF	LF
HESS RD	1342	
4" EDGE LINE		1342
SUBTOTALS	1342	1342
TOTAL (SF)	448	448
TOTAL (GALLONS)	6	6

TRAFFIC CONTROL QUANTITIES

PAY ITEM	DESCRIPTION	UNIT	QUANTITY
630-00007	TRAFFIC CONTROL INSPECTION	DAY	30
630-00012	TRAFFIC CONTROL MANAGEMENT	DAY	70
630-80355	PORTABLE MESSAGE SIGN PANEL	EACH	2
630-80335	BARRICADE (TYPE 3 M-B)(TEMPORARY)	EACH	2
630-80360	DRUM CHANNELIZING DEVICE	EACH	100
630-80001	FLASHING BEACON (PORTABLE)	EACH	2
	TRAFFIC SIGNAL (TEMPORARY)	EACH	1

TEMPORARY SIGN QUANTITIES

SIGN CODE	SIGN DESCRIPTION	SIGN SIZE W X H (INCHES)	PANEL SIZE (EACH)		
			A	B	SPECIAL
G20-2	END ROAD WORK	36 X 18	2		
G20-5P	WORK ZONE	24 X 18	2		
R2-1(35)	SPEED LIMIT (35)	30 X 36	2		
R2-1(50)	SPEED LIMIT (50)	30 X 36	2		
R2-10	BEGIN DOUBLE FINES ZONE	24 X 30	2		
R2-11	END DOUBLE FINES ZONE	24 X 30	2		
R10-6	STOP HERE ON RED	24 X 30	2		
W3-3	SIGNAL AHEAD	36 X 36	2		
W11-1	BIKE SYMBOL	36 X 36	2		
W16-1P	IN ROAD	18 X 12	2		
W20-1	ROAD WORK AHEAD	36 X 36	2		
W20-4 (1000 FT)	ONE LANE ROAD 1000 FT	36 X 36	2		
TOTAL			24	0	0

TRAFFIC CONTROL GENERAL NOTES:

1. TEMPORARY SIGN QUANTITIES REPRESENTS A SUMMATION OF ALL TEMPORARY SIGNS FOR PHASES 1–2.
2. THE CONTRACTOR SHALL PROVIDE THE TRAVELING PUBLIC WITH TWO WEEKS NOTICE PRIOR TO THE COMMENCEMENT OF WORK AND ANY TEMPORARY ROAD CLOSURES. PRIOR NOTICE SHALL BE PROVIDED USING VARIABLE MESSAGE SIGNS.
3. THE CONTRACTOR SHALL MAINTAIN CONTINUOUS ACCESS THROUGHOUT THE PROJECT FOR BICYCLISTS. WHEN THE EXISTING ROUTE IS DISTURBED BY CONSTRUCTION, A TEMPORARY ALL–WEATHER ACCESS SHALL BE PROVIDED.
4. THE CONTRACTOR SHALL REMOVE ALL EXISTING PAVEMENT MARKINGS THAT CONFLICT WITH THE TEMPORARY PAVEMENT MARKINGS. REMOVAL OF TEMPORARY PAVEMENT MARKING WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE COST OF WORK.
5. UNLESS OTHERWISE PROVIDED IN THE PLANS, EXISTING SIGNS SHALL BE MAINTAINED AND/OR RELOCATED AS NECESSARY DURING CONSTRUCTION. ANY EXISTING SIGNS THAT CONFLICT WITH TEMPORARY SIGNS SHALL BE MASKED OR REMOVED. THE COST OF MAINTAINING, RELOCATING, OR MASKING EXISTING SIGNS SHALL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE COST OF WORK.
6. WHEN CONSTRUCTION TRAFFIC CONTROL SIGNS ARE NOT IN USE, THEY SHALL BE MASKED, TURNED IN A WAY THAT THEY ARE UNREADABLE, OR REMOVED.
7. THE CONSTRUCTION PHASING DEPICTED ON SHEETS 8–10 IS SUGGESTED ONLY. THE CONTRACTOR MAY PROPOSE AN ALTERNATE PHASING AND TRAFFIC CONTROL PLAN. PROPOSED CHANGES MUST BE SUBMITTED TO THE COUNTY AND APPROVED PRIOR TO BID SUBMITTAL. WITHOUT APPROVAL PRIOR TO BID, THE CONTRACTOR SHALL ONLY BE PAID FOR THE TRAFFIC CONTROL AND PHASING SHOWN IN THESE PLANS.

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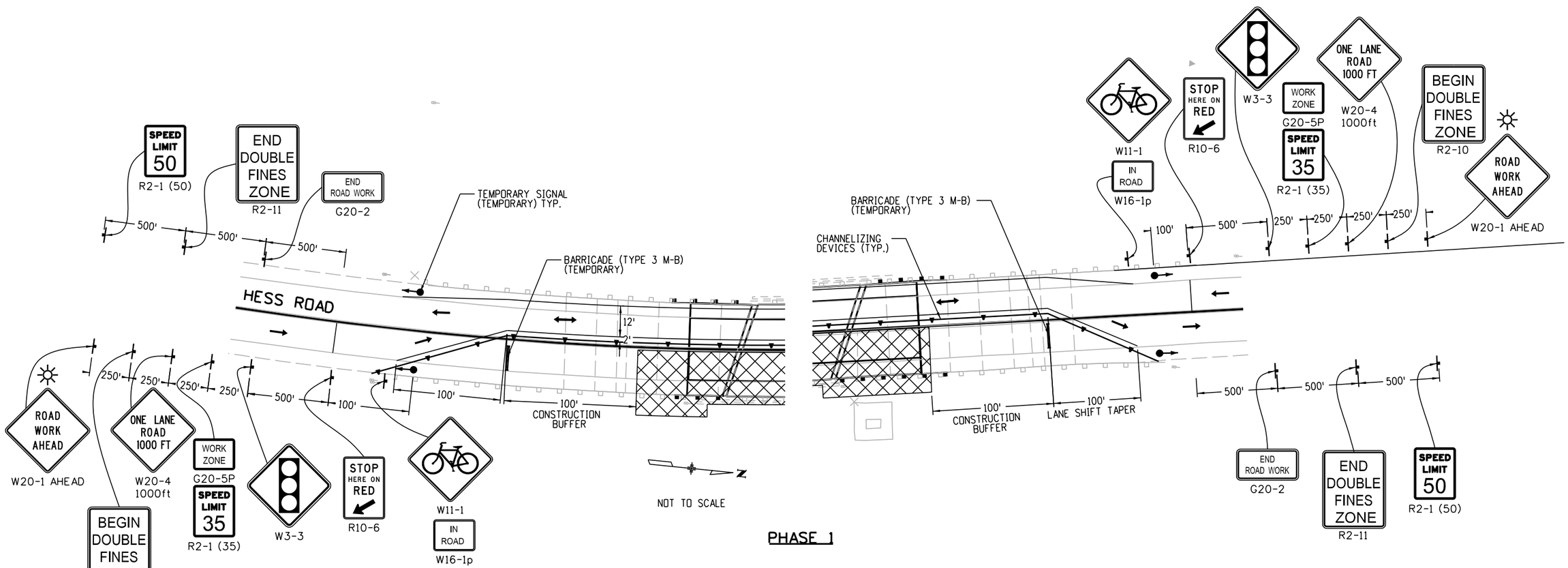
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HESS ROAD OVER WILDLIFE CROSSING
TABULATION OF TRAFFIC CONTROL QUANTITIES

Designer: JTS
Detailer: JTS
Sheet Subset: TCP TAB
Structure Numbers:
Subset Sheets: 1 of 01

Project No./Code: CI 2024-022

Sheet Number 008



NOTES:

1. SIGN LAYOUT SHOWN IS FOR ILLUSTRATION ONLY. FINAL DESIGN MUST COMPLY WITH THE MUTCD AND CDOT S-STANDARD S-630-1 AND BE APPROVED BY THE ENGINEER.
2. TRAFFIC CONTROL SHALL BE DESIGED FOR A MINIMUM OF 40 MPH BUT SHALL BE POSTED AT 35 MPH.
3. THE TEMPORARY TRAFFIC SIGNAL SYSTEM SHALL CONSIST OF TWO TEMPORARY TRAFFIC SIGNAL UNITS. THE UNITS SHALL BE INTERCONNECTED VIA RADIO OR WIRE. THE CONTRACTOR SHALL DEVELOP A SIGNAL TIMING PLAN THAT ACCOUNTS FOR ADEQUATE VEHICLE CLERANCE TIMES FOR ALL MOVEMENTS.

PHASE 1

1. SHIFT BOTH DIRECTIONS OF TRAFFIC TO WB LANES; WITH A TEMPORARY SIGNAL FOR ALTERNATING FLOW.
2. REMOVE EXISTING EB LANE AND SHOULDER PAVEMENT.
3. REPAIR THE EB HALF OF THE BRIDGE. CONSTRUCT THE EB HALF OF THE ROADWAY.
4. CONSTRUCT THE EB GUARDRAIL TRANSITIONS.

LEGEND

CONSTRUCTION AREA FOR CURRENT PHASE

COMPLEED CONSTRUCTION AREA FROM PREVIOUS PHASE

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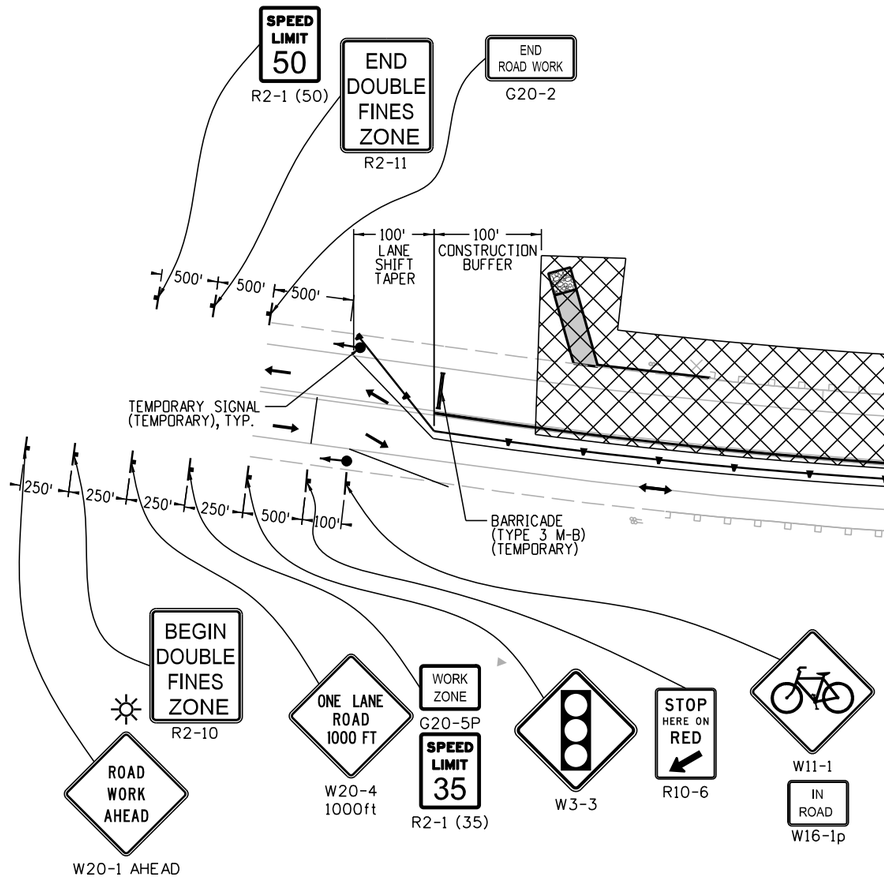
HESS ROAD OVER WILDLIFE CROSSING
PHASING PLAN

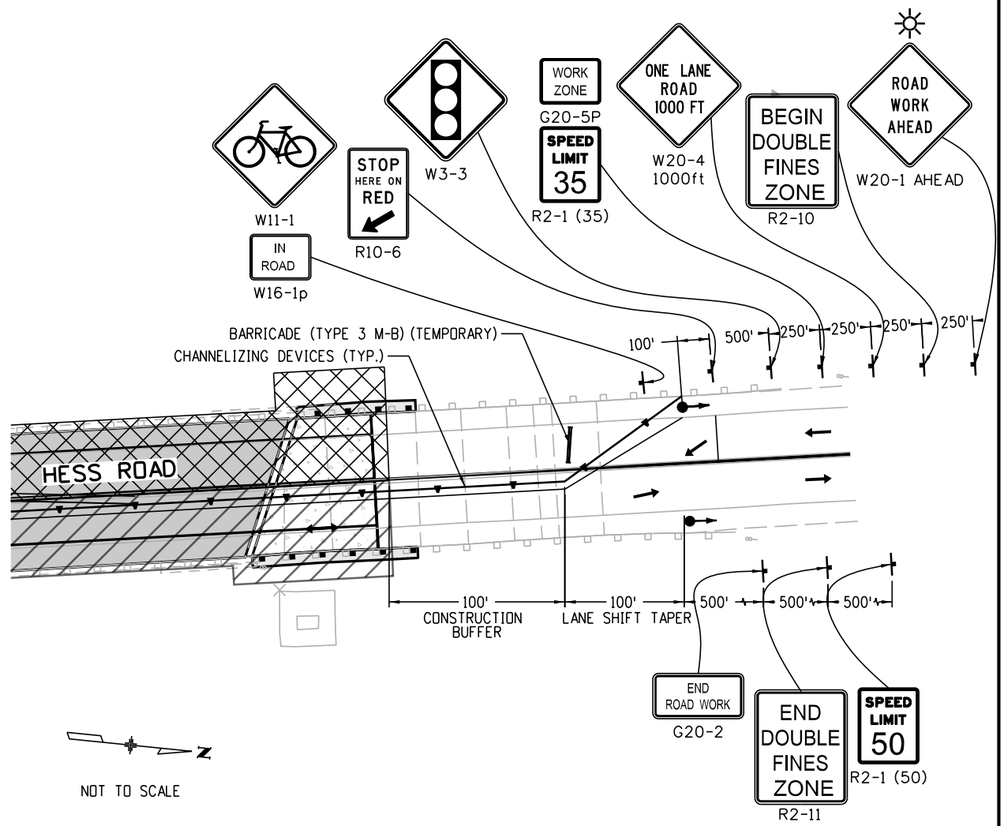
Designer: JJW
Detailer: JTS
Sheet Subset: PHASE
Structure Numbers:
Subset Sheets: 1 of 02

Project No./Code
CI 2024-022

Sheet Number 009

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PHASE 2

NOT TO SCALE

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2. TRAFFIC CONTROL SHALL BE DESIGED FOR A MINIMUM OF 40 MPH BUT SHALL BE POSTED AT 35 MPH.
3. THE TEMPORARY TRAFFIC SIGNAL SYSTEM SHALL CONSIST OF TWO TEMPORARY TRAFFIC SIGNAL UNITS. THE UNITS SHALL BE INTERCONNECTED VIA RADIO OR WIRE. THE CONTRACTOR SHALL DEVELOP A SIGNAL TIMING PLAN THAT ACCOUNTS FOR ADEQUATE VEHICLE CLERANCE TIMES FOR ALL MOVEMENTS.

PHASE 2

1. SHIFT BOTH DIRECTIONS OF TRAFFIC TO NEW EB SHOULDER.
2. REMOVE EXISTING WB LANE AND SHOULDER PAVEMENT.
3. REPAIR THE WB HALF OF THE BRIDGE. CONSTRUCT THE WB HALF OF THE ROADWAY.
4. CONSTRUCT THE WB GUARDRAIL TRANSITIONS AND EMBANKMENT PROTECTOR.
5. INSTALL PERMANENT PAVEMENT MARKINGS.

LEGEND

CONSTRUCTION AREA FOR CURRENT PHASE

COMPLEED CONSTRUCTION AREA FROM PREVIOUS PHASE

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DOUGLAS COUNTY COLORADO

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HESS ROAD OVER WILDLIFE CROSSING
PHASING PLAN

Designer: JJW
Detailer: JTS
Sheet Subset: PHASE
Structure Numbers:
Subset Sheets: 2 of 02

Project No./Code
CI 2024-022

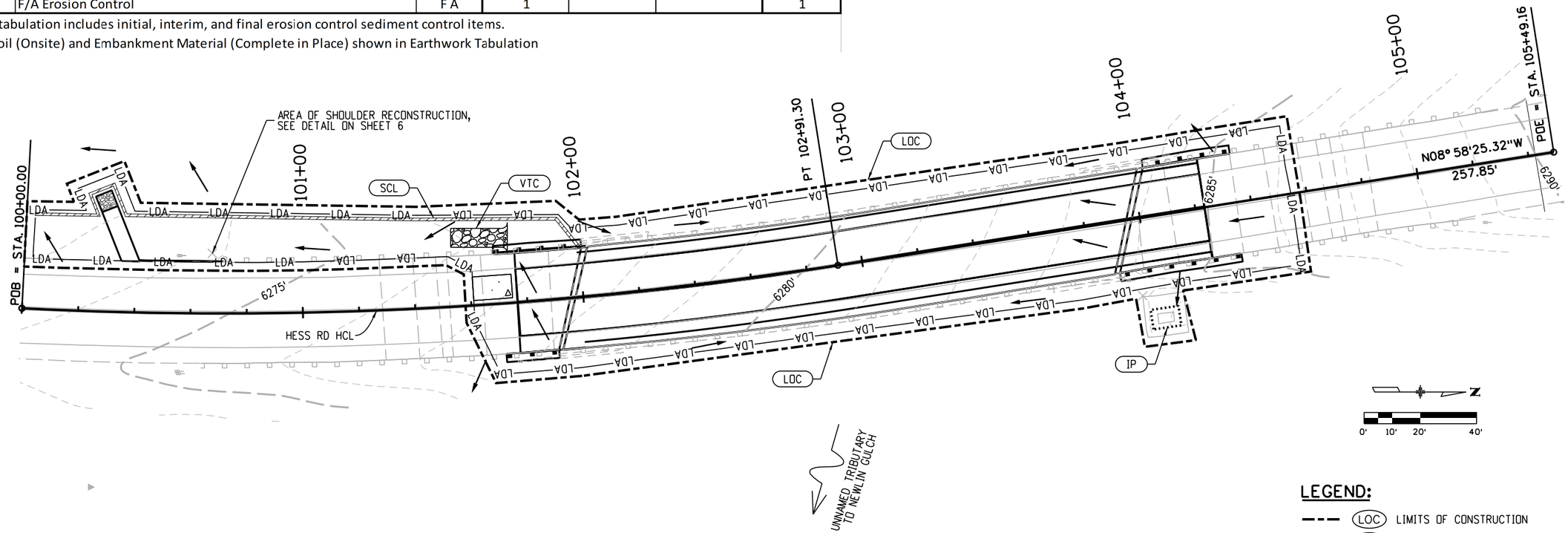
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STORMWATER MANAGEMENT PLAN QUANTITIES

PAY ITEM	DESCRIPTION	UNIT	INITIAL CONST.	INTERIM CONST.	PERMANENT STABILIZATION	TOTAL QUANTITY
208-00002	Erosion Log Type 1 (12 Inch)	LF	220			220
208-00045	Concrete Washout Structure	EACH	1			1
208-00070	Vehicle Tracking Pad	EACH	1			1
208-00103	Removal and Disposal of Sediment (Labor)	HOUR		8		8
208-00105	Removal and Disposal of Sediment (Equipment)	HOUR		8		8
208-00106	Sweeping (Sediment Removal)	HOUR		12		12
208-00207	Erosion Control Management	DAY		18		18
212-00005	Seeding (Native)	ACRE			0.07	0.07
216-00201	Soil Retention Blanket (Straw-Coconut) (Biodegradable Class 1)	SY			316	316
700-70380	F/A Erosion Control	F A	1			1

Note: This tabulation includes initial, interim, and final erosion control sediment control items.
Topsoil (Onsite) and Embankment Material (Complete in Place) shown in Earthwork Tabulation



LEGEND:

- LOC — LIMITS OF CONSTRUCTION
- LDA — LIMITS DISTURBED AREA
- IP — INLET PROTECTION
- S — SEEDING
- ECB — EROSION CONTROL BLANKET
- SCL — SEDIMENT CONTROL LOG
- CWA — CONCRETE WASHOUT AREA
- VTC — VEHICLE TRACKING CONTROL

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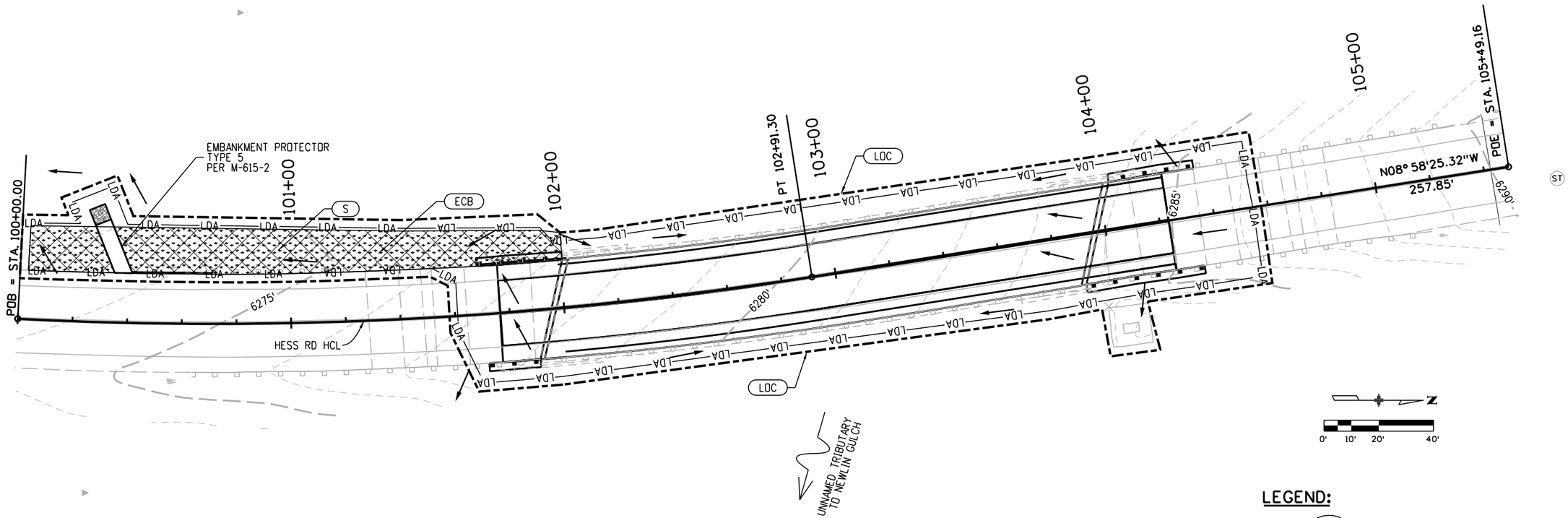
HESS ROAD OVER WILDLIFE CROSSING STORMWATER MANAGEMENT PLAN INITIAL - INTERIM SITE MAP

Designer: JTS
Detailer: JTS
Sheet Subset: SWMP
Structure Numbers:
Subset Sheets: 1 of 02

Project No./Code: CI 2024-022

Sheet Number 011

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LEGEND:

— — —	LOC	LIMITS OF CONSTRUCTION
—LDA—	LDA	LIMITS DISTURBED AREA
·····	IP	INLET PROTECTION
	S	SEEDING
	ECB	EROSION CONTROL BLANKET
	SCL	SEDIMENT CONTROL LOG
	CWA	CONCRETE WASHOUT AREA
	VTC	VEHICLE TRACKING CONTROL

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HESS ROAD OVER WILDLIFE CROSSING STORMWATER MANAGEMENT PLAN FINAL SITE MAP

Designer: JTS
Detailer: JTS
Sheet Subset: SWMP
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Subset Sheets: 2 of 02

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GRADING, EROSION, AND SEDIMENT CONTROL (GESC) GENERAL NOTES

1. THE DOUGLAS COUNTY ENGINEER'S SIGNATURE AFFIXED TO THIS DOCUMENT INDICATES THE DOUGLAS COUNTY PUBLIC WORKS ENGINEERING HAS REVIEWED THE DOCUMENT AND FOUND IT IN GENERAL COMPLIANCE WITH THE DOUGLAS COUNTY GRADING, EROSION AND SEDIMENT CONTROL (GESC) CRITERIA MANUAL. THE DOUGLAS COUNTY DIRECTOR OF ENGINEERING SERVICES, THROUGH ACCEPTANCE OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY (OTHER THAN AS STATED ABOVE) FOR THE COMPLETENESS AND/OR ACCURACY OF THESE DOCUMENTS.
2. THE ADEQUACY OF THIS GESC PLAN LIES WITH THE ORIGINAL DESIGN ENGINEER.
3. THE GESC PLAN SHALL BE CONSIDERED VALID FOR THREE (3) YEARS FROM THE DATE OF ACCEPTANCE BY DOUGLAS COUNTY, AFTER WHICH TIME THE PLAN SHALL BE VOID AND WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY DOUGLAS COUNTY.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE DOUGLAS COUNTY PUBLIC WORKS ENGINEERING. DOUGLAS COUNTY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO THE GESC MANUAL, GESC PLAN OR GESC PERMIT.
5. THE PLACEMENT OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) SHALL BE IN ACCORDANCE WITH THE DOUGLAS COUNTY ACCEPTED GESC PLAN AND THE DOUGLAS COUNTY GESC MANUAL, AS AMENDED.
6. ANY VARIATION IN MATERIAL, TYPE OR LOCATION OF EROSION AND SEDIMENT CONTROL BMPs FROM THE DOUGLAS COUNTY ACCEPTED GESC PLAN WILL REQUIRE APPROVAL FROM AN ACCOUNTABLE REPRESENTATIVE OF THE DOUGLAS COUNTY PUBLIC WORKS ENGINEERING.
7. AFTER THE GESC PLAN HAS BEEN ACCEPTED, THE GESC PERMIT APPLIED FOR, FEES AND FISCAL SECURITY SUBMITTED TO THE COUNTY, AND THE GESC FIELD MANUAL OBTAINED AND REVIEWED, THE CONTRACTOR MAY INSTALL THE INITIAL-STAGE EROSION AND SEDIMENT CONTROL BMPs INDICATED ON THE ACCEPTED GESC PLAN.
8. THE FIRST BMP TO BE INSTALLED ON THE SITE SHALL BE CONSTRUCTION FENCE, MARKERS, OR OTHER APPROVED MEANS OF DEFINING THE LIMITS OF CONSTRUCTION, INCLUDING CONSTRUCTION LIMITS ADJACENT TO STREAM CORRIDORS AND OTHER AREAS TO BE PRESERVED.
9. AFTER INSTALLATION OF THE INITIAL-STAGE EROSION AND SEDIMENT CONTROL BMPs, THE PERMITTEE SHALL CALL THE DOUGLAS COUNTY ENGINEERING PERMITS STAFF AT 303-660-7487 TO SCHEDULE A PRECONSTRUCTION MEETING AT THE PROJECT SITE. THE REQUEST SHALL BE MADE A MINIMUM OF THREE BUSINESS DAYS PRIOR TO THE REQUESTED MEETING TIME. NO CONSTRUCTION ACTIVITIES SHALL BE PLANNED WITHIN 24 HOURS AFTER THE PRECONSTRUCTION MEETING.
10. THE OWNER OR OWNER'S REPRESENTATIVE, THE GESC MANAGER, THE GENERAL CONTRACTOR, AND THE GRADING SUBCONTRACTOR, IF DIFFERENT FROM THE GENERAL CONTRACTOR, MUST ATTEND THE PRECONSTRUCTION MEETING. IF ANY OF THE REQUIRED PARTICIPANTS FAIL TO ATTEND THE PRECONSTRUCTION MEETING, OR IF THE GESC FIELD MANUAL IS NOT ON SITE, OR IF THE INSTALLATION OF THE INITIAL BMPs ARE NOT APPROVED BY THE DOUGLAS COUNTY EROSION CONTROL INSPECTOR, THE APPLICANT WILL HAVE TO PAY A REINSPECTION FEE, ADDRESS ANY PROBLEMS WITH BMP INSTALLATION, AND CALL TO RESCHEDULE THE MEETING, WITH A CORRESPONDING DELAY IN THE START OF CONSTRUCTION. DOUGLAS COUNTY STRONGLY ENCOURAGES THE APPLICANT TO HAVE THE ENGINEER OF RECORD AT THE PRECONSTRUCTION MEETING.
11. CONSTRUCTION SHALL NOT BEGIN UNTIL THE DOUGLAS COUNTY EROSION CONTROL INSPECTOR APPROVES THE INSTALLATION OF THE INITIAL BMPs AND THE APPROVED GESC PERMIT IS PICKED UP FROM THE COUNTY AND IS IN-HAND ON THE SITE. THE COMPLETED PERMIT WILL BE AVAILABLE WITHIN 24-HOURS AFTER THE INSTALLATION OF THE INITIAL BMPs ARE APPROVED.
12. THE GESC MANAGER SHALL STRICTLY ADHERE TO THE DOUGLAS COUNTY-APPROVED LIMITS OF CONSTRUCTION AT ALL TIMES. THE DOUGLAS COUNTY PUBLIC WORKS ENGINEERING MUST APPROVE ANY CHANGES TO THE LIMITS OF CONSTRUCTION AND, AT THE DISCRETION OF THE ENGINEERING DIVISION, ADDITIONAL EROSION/SEDIMENT CONTROLS MAY BE REQUIRED IN ANY ADDITIONAL AREAS OF CONSTRUCTION.
13. THE MAXIMUM AREA OF CONSTRUCTION SHALL BE LIMITED TO 40 ACRES (70 ACRES IF APPROVED FOR SOIL MITIGATION OPERATIONS) TO REDUCE THE AMOUNT OF LAND DISTURBED AT ANY ONE TIME. LARGER SITES SHALL BE DIVIDED INTO PHASES THAT ARE EACH 40 (OR 70) ACRES OR LESS IN SIZE. THESE PROJECTS SHALL CONDUCT GRADING ACTIVITIES IN ACCORDANCE WITH THE ACCEPTED GESC PLAN. BMP INSTALLATION AND APPROVAL BY DOUGLAS COUNTY AT THE START AND COMPLETION OF EACH PHASE SHALL BE CONDUCTED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THE GESC MANUAL AND/OR GESC FIELD MANUAL.
14. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES. FOR INFORMATION, CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 811, 1-800-922-1987, OR WWW.COLORADO811.ORG.
15. NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHEREVER POSSIBLE. EXPOSURE OF SOIL TO EROSION BY REMOVAL OR DISTURBANCE OF VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS.
16. THE GESC PERMIT SHALL BE VALID FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ISSUANCE.
17. A COPY OF THE GESC PERMIT, ACCEPTED GESC PLANS AND THE GESC FIELD MANUAL SHALL BE ON SITE AT ALL TIMES.
18. THE GESC MANAGER SHALL BE RESPONSIBLE FOR ENSURING THAT THE SITE REMAINS IN COMPLIANCE WITH THE GESC PERMIT AND SHALL BE THE PERMITTEE'S CONTACT PERSON WITH THE COUNTY FOR ALL MATTERS PERTAINING TO THE GESC PERMIT. THE GESC MANAGER SHALL BE PRESENT AT THE SITE THE MAJORITY OF THE TIME AND SHALL BE AVAILABLE THROUGH A 24-HOUR CONTACT NUMBER. IN THE EVENT THAT THE CONTRACTOR'S GESC MANAGER IS NOT ON SITE AND CANNOT BE REACHED DURING A VIOLATION, THE ALTERNATE GESC MANAGER SHALL BE CONTACTED. IF NEITHER THE GESC MANAGER NOR ALTERNATE GESC MANAGER CAN BE CONTACTED DURING ANY VIOLATION, A STOP WORK ORDER MAY BE ISSUED.
19. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE THROUGH THE DOUGLAS COUNTY-APPROVED ACCESS POINT. A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT ALL ACCESS POINTS ON THE SITE. ADDITIONAL STABILIZED CONSTRUCTION ENTRANCES MAY BE ADDED WITH AUTHORIZATION FROM THE DOUGLAS COUNTY PUBLIC WORKS ENGINEERING.
20. THE GESC MANAGER IS RESPONSIBLE FOR CLEANUP OF SEDIMENT OR CONSTRUCTION DEBRIS TRACKED ONTO ADJACENT PAVED AREAS. PAVED AREAS INCLUDING STREETS ARE TO BE KEPT CLEAN THROUGHOUT BUILD-OUT AND SHALL BE CLEANED, WITH A STREET SWEEPER OR SIMILAR DEVICE, AT FIRST NOTICE OF ACCIDENTAL TRACKING OR AT THE DISCRETION OF THE DOUGLAS COUNTY EROSION CONTROL INSPECTOR. STREET WASHING IS NOT ALLOWED. DOUGLAS COUNTY RESERVES THE RIGHT TO REQUIRE ADDITIONAL MEASURES TO ENSURE AREA STREETS ARE KEPT FREE OF SEDIMENT AND/OR CONSTRUCTION DEBRIS.
21. APPROVED EROSION AND SEDIMENT CONTROL BMPs SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR FOR THE DURATION OF THIS PROJECT. AT A MINIMUM, THE GESC MANAGER SHALL INSPECT ALL BMPs IN ACCORDANCE WITH THE ACCEPTED GESC PLAN AND GESC MANUAL. LEVEL III VIOLATIONS SHALL BE CORRECTED IMMEDIATELY AFTER THE PERMITTEE(S) NOTICE THE VIOLATION(S) OR ARE NOTIFIED OF THE VIOLATION(S). GENERALLY DOUGLAS COUNTY WILL REINSPECT FOR COMPLIANCE WITHIN 48 HOURS OF NOTIFICATION OF LEVEL III VIOLATIONS. LEVEL II VIOLATIONS SHALL BE CORRECTED IMMEDIATELY, OR AS DIRECTED BY A DOUGLAS COUNTY EROSION CONTROL INSPECTOR. ACCUMULATED SEDIMENT AND CONSTRUCTION DEBRIS SHALL BE REMOVED AND PROPERLY DISPOSED.
22. STRAW BALES ARE NOT A DOUGLAS COUNTY ACCEPTED SEDIMENT CONTROL BMP.
23. TOPSOIL SHALL BE STRIPPED AND STOCKPILED IN THE LOCATION SHOWN ON THE ACCEPTED GESC PLAN. THE GESC MANAGER SHALL SCHEDULE AN INSPECTION WITH THE DOUGLAS COUNTY EROSION CONTROL INSPECTOR AS SOON AS TOPSOIL STRIPPING IS COMPLETED. FAILURE TO SCHEDULE SUCH INSPECTION OR FAILURE TO STOCKPILE TOPSOIL SHALL RESULT IN ISSUANCE OF A STOP WORK ORDER. THE STOP WORK ORDER SHALL REMAIN IN PLACE UNTIL TOPSOIL IS STOCKPILED ON SITE OR APPROPRIATE SOIL AMENDMENTS ARE STOCKPILED ON SITE.
24. THE ACCEPTED GESC PLAN MAY REQUIRE CHANGES OR ALTERATIONS AFTER APPROVAL TO MEET CHANGING SITE OR PROJECT CONDITIONS OR TO ADDRESS INEFFICIENCIES IN DESIGN OR INSTALLATION. THE GESC MANAGER SHALL OBTAIN PRIOR APPROVAL FROM THE DESIGN ENGINEER AND DOUGLAS COUNTY PUBLIC WORKS ENGINEERING FOR ANY PROPOSED CHANGES.
25. LINING OF TEMPORARY SWALES AND DITCHES SHALL BE IN ACCORDANCE WITH THE GESC CRITERIA MANUAL.
26. NO PERMANENT EARTH SLOPES GREATER THAN 3:1 SHALL BE ALLOWED.
27. ANY SETTLEMENT OR SOIL ACCUMULATIONS BEYOND THE LIMITS OF CONSTRUCTION DUE TO GRADING OR EROSION SHALL BE REPAIRED IMMEDIATELY BY THE GESC MANAGER. THE GESC MANAGER SHALL BE HELD RESPONSIBLE FOR OBTAINING ACCESS RIGHTS TO ADJACENT PROPERTY, IF NEEDED, AND REMEDIATING ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, PROPERTIES, ETC. RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
28. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
29. SOILS THAT WILL BE STOCKPILED FOR MORE THAN THIRTY (30) DAYS SHALL BE SEEDED AND MULCHED WITHIN FOURTEEN (14) DAYS OF STOCKPILE CONSTRUCTION. NO STOCKPILES SHALL BE PLACED WITHIN ONE HUNDRED (100) FEET OF A DRAINAGE WAY UNLESS APPROVED BY THE DOUGLAS COUNTY PUBLIC WORKS ENGINEERING.
30. ALL CHEMICAL OR HAZARDOUS MATERIAL SPILLS WHICH MAY ENTER WATERS OF THE STATE OF COLORADO, WHICH INCLUDE BUT ARE NOT LIMITED TO, SURFACE WATER, GROUND WATER AND DRY GULLIES OR STORM SEWER LEADING TO SURFACE WATER, SHALL BE IMMEDIATELY REPORTED TO THE CDPHE PER CRS 25-8-601, AND DOUGLAS COUNTY. RELEASES OF PETROLEUM PRODUCTS AND CERTAIN HAZARDOUS SUBSTANCES LISTED UNDER THE FEDERAL CLEAN WATER ACT (40 CFR PART 116) MUST BE REPORTED TO THE NATIONAL RESPONSE CENTER AS WELL AS THE CDPHE. CONTACT INFORMATION FOR CDPHE, DOUGLAS COUNTY AND THE NATIONAL RESPONSE CENTER CAN BE FOUND IN APPENDIX A OF THE GESC MANUAL, AS AMENDED. SPILLS THAT POSE AN IMMEDIATE RISK TO HUMAN LIFE SHALL BE REPORTED TO 911. FAILURE TO REPORT AND CLEAN UP ANY SPILL MAY RESULT IN ISSUANCE OF A STOP WORK ORDER.
31. ALL WORK ON SITE SHALL STAY A MINIMUM OF ONE HUNDRED (100) FEET AWAY FROM ANY DRAINAGEWAY, WETLAND, ETC. UNLESS OTHERWISE NOTED ON AN ACCEPTED DOUGLAS COUNTY GESC PLAN.
32. ALL PROJECTS SHALL BALANCE EARTHWORK QUANTITIES ON SITE. IN THE EVENT A VARIANCE IS GRANTED BY THE COUNTY DIRECTOR OF ENGINEERING SERVICES TO ALLOW IMPORT OR EXPORT OF MATERIAL, THE PERMITTEE SHALL HAVE A GESC PERMIT IN HAND FOR THE IMPORT OR EXPORT SITE PRIOR TO ANY TRANSPORTING OF EARTHEN MATERIAL. THE GESC MANAGER SHALL NOTIFY THE DOUGLAS COUNTY EROSION CONTROL INSPECTOR OF THE LOCATION AND PERMIT NUMBERS OF BOTH THE EXPORTING AND IMPORTING SITES PRIOR TO ANY IMPORT/ EXPORT OPERATIONS.
33. THE USE OF REBAR, STEEL STAKES OR STEEL FENCE POSTS FOR STAKING OR SUPPORT OF ANY EROSION OR SEDIMENT CONTROL BMP IS PROHIBITED (EXCEPT STEEL TEE-POSTS FOR USE IN SUPPORTING CONSTRUCTION FENCE).
34. THE CLEANING OF CONCRETE DELIVERY TRUCK CHUTES IS RESTRICTED TO APPROVED CONCRETE WASH OUT LOCATIONS ON THE JOB SITE. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE TO THE STORM SEWER SYSTEM IS PROHIBITED. ALL CONCRETE WASTE SHALL BE PROPERLY CLEANED UP AND DISPOSED AT AN APPROPRIATE LOCATION.
35. ALL DEWATERING ON SITE SHALL BE COORDINATED WITH A DOUGLAS COUNTY EROSION CONTROL INSPECTOR AND BE FREE OF SEDIMENT IN ACCORDANCE WITH THE GESC MANUAL.
36. ALL PERMANENT INSTALLATIONS OF PIPES FOR STORM SEWERS, SLOPE DRAINS, AND CULVERTS, TOGETHER WITH RIPRAP APRONS OR OTHER INLET AND OUTLET PROTECTION, REQUIRE INSPECTION BY DOUGLAS COUNTY PUBLIC WORKS ENGINEERING (SEPARATE FROM GESC INSPECTIONS).
37. ALL DISTURBED AREAS SHALL BE DRILL SEEDED AND CRIMP MULCHED IN ACCORDANCE WITH THE GESC CRITERIA MANUAL WITHIN THIRTY (30) DAYS OF INITIAL EXPOSURE OR WITHIN FOURTEEN (14) DAYS OF SUBSTANTIAL COMPLETION (AS DEFINED BY DOUGLAS COUNTY) OF AN AREA, WHICHEVER IS LESS. THIS MAY REQUIRE MULTIPLE MOBILIZATIONS FOR SEEDING AND MULCHING.
38. ALL SLOPES STEEPER THEN 4:1 REQUIRE EROSION CONTROL BLANKETING.
39. HYDRAULIC SEEDING AND HYDRAULIC MULCHING ARE NOT AN ACCEPTABLE METHOD OF SEEDING OR MULCHING IN DOUGLAS COUNTY.
40. NO CURB AND GUTTER PERMITS SHALL BE ISSUED UNTIL ALL DISTURBED AREAS ARE DRILL SEEDED AND CRIMP MULCHED.
41. NO PAVING PERMITS SHALL BE ISSUED UNTIL ALL INTERIM INLET PROTECTION IS INSTALLED AND APPROVED BY THE EROSION CONTROL INSPECTOR.
42. A GESC INSPECTION SHALL BE CONDUCTED FOR CERTIFICATE OR TEMPORARY CERTIFICATE OF OCCUPANCY OR INITIAL ACCEPTANCE.
43. GESC MANAGER SHALL PROVIDE AND MAINTAIN PORTABLE TOILETS AND TRASH DUMPSTERS FOR THE PROJECT.

DETAIL NO.	SHEET NO.	BMP LEGEND	
1	2	CD	CHECK DAM
2	2	CB	COMPOST BLANKET
3	2	CFB	COMPOST FILTER BERM
4	3	CWA	CONCRETE WASHOUT AREA
5	3	CF	CONSTRUCTION FENCE
6	3	CM	CONSTRUCTION MARKER
7	3	CS	CURB SOCK
8	4	DW	DEWATERING
9	4	DD	DIVERSION DITCH
10	5	ECB	EROSION CONTROL BLANKET
11	6	IP	INLET PROTECTION
12	7	RCD	REINFORCED CHECK DAM
13	7	RRB	REINFORCED ROCK BERM
14	7	RRC	RRB FOR CULVERT PROTECTION
15	8	SB	SEDIMENT BASIN
16	9	SCL	SEDIMENT CONTROL LOG
17	9	ST	SEDIMENT TRAP
18	10	SM	SEEDING AND MULCHING
19	11	SF	SILT FENCE
20	11	SSA	STABILIZED STAGING AREA
21	11	SR	SURFACE ROUGHENING
22	12	TSD	TEMPORARY SLOPE DRAIN
23	12	TSC	TEMPORARY STREAM CROSSING
24	13	TER	TERRACING
25	13	VTC	VEHICLE TRACKING CONTROL
26	13	WW	VTC WITH WHEEL WASH
	14		ROCK AND RIPRAP GRADATIONS
		LOC	LIMITS OF CONSTRUCTION

Sheet Revisions		
1	DOUGLAS COUNTY REISSUE	1/17

NOTE: SCALES SHOWN ARE FOR 22"x34" SHEETS; ADJUST ACCORDINGLY FOR 11"x17" SHEETS.

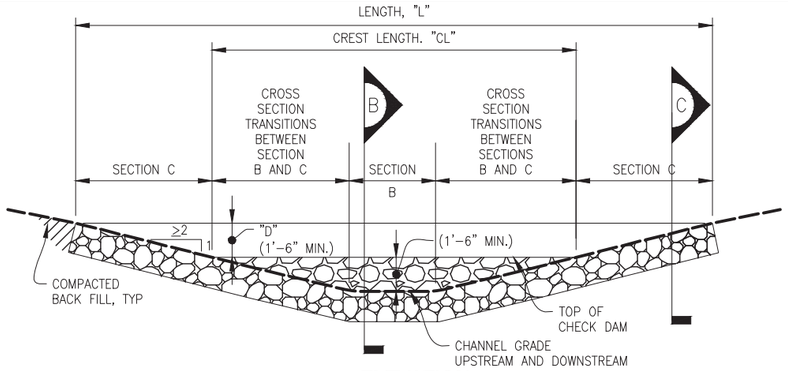
DOUGLAS COUNTY COLORADO

GESC GRADING, EROSION, AND SEDIMENT CONTROL

GESC PLAN STANDARD NOTES AND DETAILS

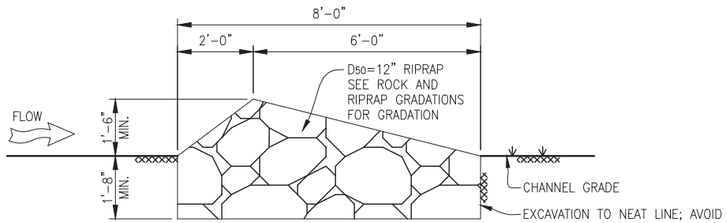
SHEET 1 OF 14

430



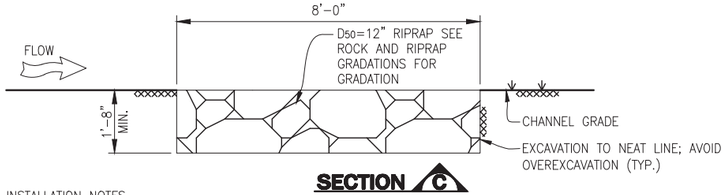
ELEVATION

SCALE: 1" = 5'–0"



SECTION B

SCALE: 1/2" = 1'–0"



SECTION C

SCALE: 1/2" = 1'–0"

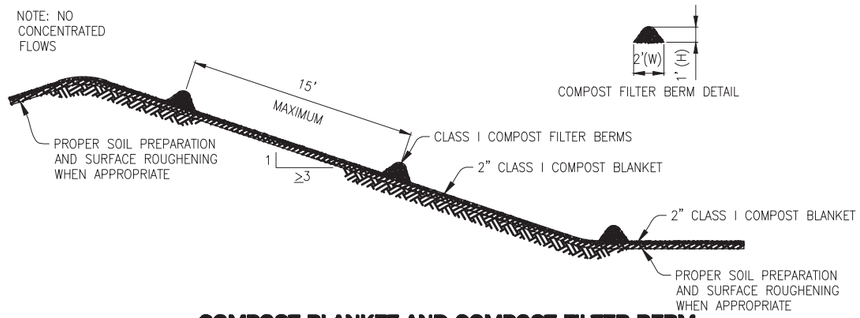
CHECK DAM INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATIONS OF CHECK DAMS.
   - CHECK DAM TYPE (CHECK DAM OR REINFORCED CHECK DAM).
   - LENGTH, "L", CREST LENGTH, "CL", AND DEPTH, "D".
2. CHECK DAMS INDICATED ON INITIAL GESC PLAN SHALL BE INSTALLED AFTER CONSTRUCTION FENCE, BUT PRIOR TO ANY UPSTREAM LAND–DISTURBING ACTIVITIES.
3. RIPRAP UTILIZED FOR CHECK DAMS SHALL HAVE A D_{50} MEDIAN STONE SIZE OF 12".
4. RIPRAP PAD SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 1'–8".
5. THE ENDS OF THE CHECK DAM SHALL BE A MINIMUM OF 1'–6" HIGHER THAN THE CENTER OF THE CHECK DAM.

CHECK DAM MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR CHECK DAMS IS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF CHECK DAMS SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF CHECK DAM IS WITHIN 1/2 OF THE HEIGHT OF THE CREST.
3. CHECK DAMS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND VEGETATED COVER IS APPROVED BY THE COUNTY.
4. WHEN CHECK DAMS ARE REMOVED, EXCAVATIONS SHALL BE FILLED WITH SUITABLE COMPACTED BACKFILL. ANY DISTURBED AREA SHALL BE SEEDED AND MULCHED AND COVERED WITH EROSION CONTROL BLANKET OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE COUNTY.

CD **CHECK DAM** 1



COMPOST BLANKET AND COMPOST FILTER BERM

SCALE: 1" = 5'–0"

COMPOST BLANKET NOTES:

1. SEE PLAN VIEW FOR AREA OF COMPOST BLANKET.
2. MAY BE USED IN PLACE OF STRAW MULCH OR EROSION CONTROL BLANKET IN AREAS WHERE ACCESS IS DIFFICULT DUE TO LANDSCAPING OR OTHER OBJECTS OR IN AREAS WHERE A SMOOTH TURF GRASS FINISH IS DESIRED.
3. SHALL ONLY BE UTILIZED IN AREAS WHERE SHEET FLOW CONDITIONS PREVAIL; SHALL BE PROHIBITED IN AREAS OF POSSIBLE CONCENTRATED FLOW.
4. SOIL PREPARATION SHALL BE COMPLETE PER THE SPECIFICATIONS OUTLINED IN THESE CRITERIA PRIOR TO APPLICATION.
5. WHEN TURF GRASS FINISH IS NOT DESIRED, SURFACE ROUGHENING ON SLOPES SHALL TAKE PLACE PRIOR TO APPLICATION.
6. SHALL BE EVENLY APPLIED AT A DEPTH OF 2 INCH.
7. MAYBE APPLIED UTILIZING PNEUMATIC BLOWER, OR BY HAND.
8. SEEDING SHALL BE DRILLED PRIOR TO THE APPLICATION OF COMPOST OR SEED MAY BE COMBINED AND BLOWN WITH THE PNEUMATIC BLOWER.
9. COMPOST FILTER BERM SHALL BE UTILIZED ON SLOPES WITH A MAXIMUM SPACING OF 15 FEET PER THE REQUIREMENTS FOUND IN THE COMPOST FILTER BERM SECTION.
10. THE RECOMMENDED INSPECTION FREQUENCY IS WEEKLY, DURING AND AFTER ANY STORM EVENT.
11. COMPOST USED IN THE APPLICATION OF THE COMPOST BLANKET SHALL BE A CLASS I COMPOST AS DEFINED BY THE FOLLOWING PHYSICAL, CHEMICAL, AND BIOLOGICAL PARAMETERS:

PARAMETERS	CLASS I COMPOST FOR COMPOST BLANKET
MINIMUM STABILITY INDICATOR	STABLE TO VERY STABLE
SOLUBLE SALTS	MAXIMUM 5mmhos/cm
PH	6.0 – 8.0
AG INDEX	> 10
MATURITY INDICATOR EXPRESSED AS PERCENTAGE OF GERMINATION/VIGOR	80+/80+
MATURITY INDICATOR EXPRESSED AS AMMONIA N/ NITRATE N RATIO	< 4
MATURITY INDICATOR EXPRESSED AS CARBON TO NITROGEN RATIO	20:1
TESTED FOR CLOPYRALID	YES/NEGATIVE RESULT
MOISTURE CONTENT	30–60 %
ORGANIC MATTER CONTENT	25–45 % OF DRY WEIGHT
PARTICLE SIZE DISTRIBUTION	3" (75mm) 100% PASSING 1" (25mm) 95% TO 100% PASSING 3/4" (19mm) 85% TO 90% PASSING 3/8" (9.5mm) 50% TO 60% PASSING #4 20 TO 35% PASSING
PRIMARY, SECONDARY NUTRIENTS; TRACE ELEMENT	MUST BE REPORTED
TESTING AND TEST REPORT SUBMITTAL REQUIREMENTS	STA + CLOPYRALID
ORGANIC MATTER PER CUBIC YARD	MUST REPORT
CHEMICAL CONTAMINANTS	MEET OR EXCEED US EPA CLASS A STANDARD, 40 CFR 503.1 TABLES 1 & 3 LEVELS
MINIMUM MANUFACTURING/PRODUCTION REQUIREMENT	FULLY PERMITTED UNDER COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, HAZARDOUS MATERIALS AND WASTE MANAGEMENT DIVISION
RISK FACTOR RELATING TO PLANT GERMINATION AND HEALTH	LOW

NOTE: CLOPYRALID IS THE COMMON NAME OF A HERBICIDE THAT KILLS BROAD–LEAVED WEEDS SUCH AS DANDELIONS, CLOVER AND THISTLE.

CB **COMPOST BLANKET** 2

COMPOST FILTER BERM NOTES:

1. SEE PLAN VIEW FOR LENGTH OF COMPOST FILTER BERM.
2. SHALL BE APPLIED TO ALL SLOPES RECEIVING A COMPOST BLANKET AT 15' INCREMENTS.
3. FILTER BERMS SHALL RUN PARALLEL TO THE CONTOUR.
4. FILTER BERMS SHALL BE A MINIMUM OF 1' H x 2' W.
5. FILTER BERMS SHALL BE APPLIED UTILIZING PNEUMATIC BLOWER, OR BY HAND.
6. SHALL ONLY BE UTILIZED IN AREAS WHERE SHEET FLOW CONDITIONS PREVAIL; SHALL BE PROHIBITED IN AREAS OF POSSIBLE CONCENTRATED FLOW.
7. SOIL PREPARATION SHALL BE COMPLETE PER THE SPECIFICATIONS OUTLINED IN THESE CRITERIA PRIOR TO APPLICATION.
8. WHEN TURF GRASS FINISH IS NOT DESIRED, SURFACE ROUGHENING ON SLOPES SHALL TAKE PLACE PRIOR TO APPLICATION.
9. SEEDING SHALL BE DRILLED BEFORE THE APPLICATION OF COMPOST OR SEED MAY BE COMBINED AND BLOWN WITH THE PNEUMATIC BLOWER.
10. THE RECOMMENDED INSPECTION FREQUENCY IS WEEKLY, DURING AND AFTER ANY STORM EVENT.
11. COMPOST USED IN THE APPLICATION OF THE COMPOST BLANKET SHALL BE A CLASS I COMPOST AS DEFINED BY THE FOLLOWING PHYSICAL, CHEMICAL, AND BIOLOGICAL PARAMETERS:

PARAMETERS	CLASS I COMPOST FOR COMPOST FILTER BERM
MINIMUM STABILITY INDICATOR	STABLE TO VERY STABLE
SOLUBLE SALTS	MAXIMUM 5mmhos/cm
PH	6.0 – 8.0
AG INDEX	> 10
MATURITY INDICATOR EXPRESSED AS PERCENTAGE OF GERMINATION/VIGOR	80+/80+
MATURITY INDICATOR EXPRESSED AS AMMONIA N/ NITRATE N RATIO	< 4
MATURITY INDICATOR EXPRESSED AS CARBON TO NITROGEN RATIO	20:1
TESTED FOR CLOPYRALID	YES/NEGATIVE RESULT
MOISTURE CONTENT	30–60 %
ORGANIC MATTER CONTENT	25–45 % OF DRY WEIGHT
PARTICLE SIZE DISTRIBUTION	3" (75mm) 100% PASSING 1" (25mm) 95% TO 100% PASSING 3/4" (19mm) 85% TO 90% PASSING 3/8" (9.5mm) 50% TO 60% PASSING #4 20 TO 35% PASSING
PRIMARY, SECONDARY NUTRIENTS; TRACE ELEMENT	MUST BE REPORTED
TESTING AND TEST REPORT SUBMITTAL REQUIREMENTS	STA + CLOPYRALID
ORGANIC MATTER PER CUBIC YARD	MUST REPORT
CHEMICAL CONTAMINANTS	MEET OR EXCEED US EPA CLASS A STANDARD, 40 CFR 503.1 TABLES 1 & 3 LEVELS
MINIMUM MANUFACTURING/PRODUCTION REQUIREMENT	FULLY PERMITTED UNDER COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, HAZARDOUS MATERIALS AND WASTE MANAGEMENT DIVISION
RISK FACTOR RELATING TO PLANT GERMINATION AND HEALTH	LOW

NOTE: IF A BIOSOLID COMPOST IS TO BE UTILIZED IT SHALL BE PRODUCED BY A FACILITY IN POSSESSION OF A VALID NOTICE OF AUTHORIZATION (NOA) FOR THE UNRESTRICTED USE AND DISTRIBUTION BY THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT. THE NOA SHALL BE PROVIDED UPON REQUEST TO DOUGLAS COUNTY.

NOTE: A LAB TEST DETAILING THE CHEMICAL, PHYSICAL, AND BIOLOGICAL PARAMETERS SHALL BE PROVIDED UPON REQUEST BY DOUGLAS COUNTY.

CFB **COMPOST FILTER BERM** 3

Sheet Revisions			NOTE: SCALES SHOWN ARE FOR 22"x34" SHEETS; ADJUST ACCORDINGLY FOR 11"x17" SHEETS.
1	DOUGLAS COUNTY REISSUE	1/17	

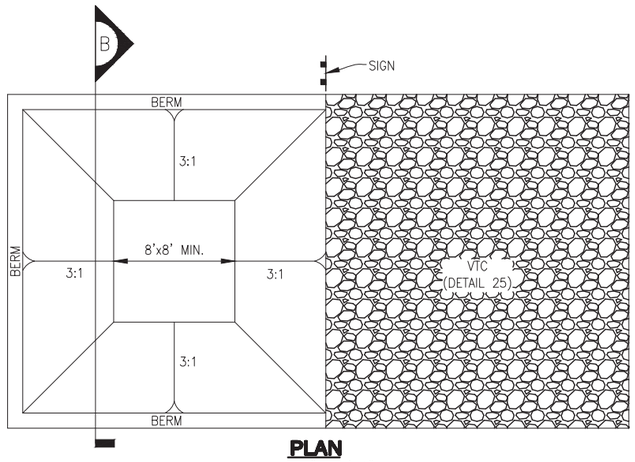
DOUGLAS COUNTY COLORADO

GESC **GRADING, EROSION, AND SEDIMENT CONTROL**

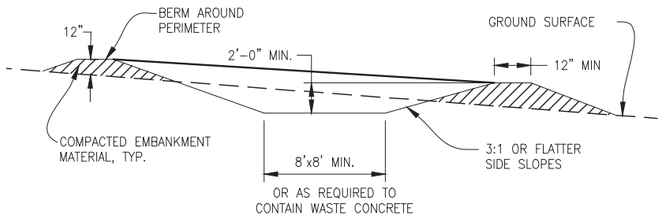
GESC PLAN STANDARD NOTES AND DETAILS

SHEET 2 OF 14

431



PLAN
SCALE: 1" = 5'-0"



SECTION B
SCALE: 1" = 5'-0"

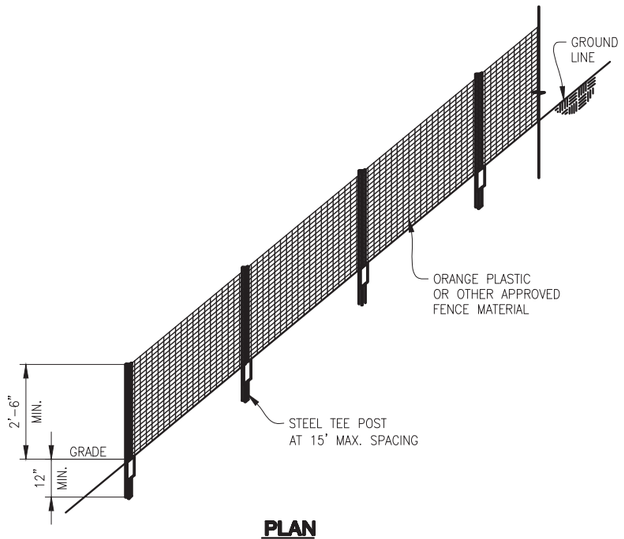
CONCRETE WASHOUT AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   – LOCATIONS OF CONCRETE WASHOUT AREA.
2. THE CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
3. VEHICLE TRACKING CONTROL (DETAIL 25) IS REQUIRED AT THE ACCESS POINT.
4. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
5. EXCAVATED MATERIAL SHALL BE UTILIZED IN PERIMETER BERM CONSTRUCTION.
6. DURABLE PORTABLE CONCRETE WASHOUT BASINS OR TUBS MAY BE USED WITH THE APPROVAL OF THE EROSION CONTROL INSPECTOR.

CONCRETE WASHOUT AREA MAINTENANCE NOTES

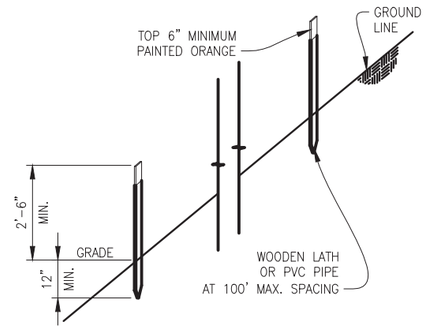
1. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
2. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.
3. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE COUNTY.
4. RECOMMENDED INSPECTION FREQUENCY IS WEEKLY, DURING AND AFTER ANY STORM EVENT.

CWA CONCRETE WASHOUT AREA 4



PLAN
SCALE: 1/2" = 1'-0"

CF CONSTRUCTION FENCE 5



(ALTERNATIVE TO CONSTRUCTION FENCE)
SCALE: 1/2" = 1'-0"

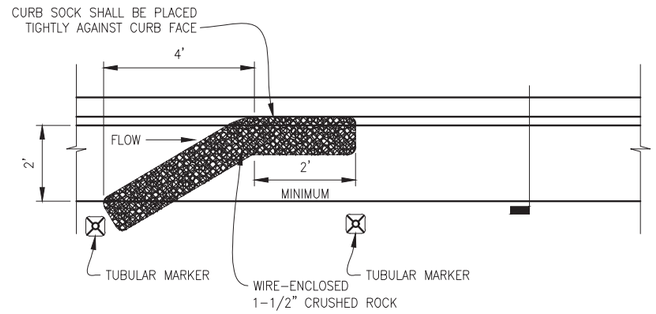
CM CONSTRUCTION MARKERS 6

CONSTRUCTION FENCE INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   – TYPE OF CONSTRUCTION LIMIT INDICATOR (FENCE OR MARKERS).
   – LOCATION AND LENGTH OF FENCE OR LINE OF MARKERS.
2. CONSTRUCTION FENCE OR MARKERS INDICATED ON INITIAL GESC PLAN SHALL BE INSTALLED PRIOR TO OTHER BMPS AND ANY LAND–DISTURBING ACTIVITIES.
3. STEEL TEE POSTS SHALL BE UTILIZED FOR SUPPORT OF CONSTRUCTION FENCE. MAXIMUM SPACING FOR TEE POSTS SHALL BE 15'.

CONSTRUCTION FENCE MAINTENANCE NOTES

1. ANY DAMAGED FENCE OR MARKERS SHALL BE REPAIRED ON A DAILY BASIS.
2. FENCE OR MARKERS SHALL BE REMOVED AT THE END OF CONSTRUCTION. IF ANY DISTURBED AREA EXISTS AFTER FENCE REMOVAL, IT SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE COUNTY.



MAXIMUM SPACING ALONG STREET GRADE

STREET SLOPE	CURB SOCK SPACING (FT.)
0.5%	100
1.0%	100
2.0%	75
3.0%	50
4.0%	50
5.0%	50
6.0%	25
7.0%	25
8.0%	25

CURB SOCK INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION OF CURB SOCK.
2. CURB SOCKS INDICATED ON THE GESC PLAN SHALL BE INSTALLED PRIOR TO ANY UPSTREAM LAND DISTURBING ACTIVITIES.
3. CRUSHED ROCK SHALL BE FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH THE GRADATION SHOWN ON SHEET 1 (1 ½").
4. WIRE MESH SHALL BE FABRICATED OF 20 GAUGE WIRE TWISTED INTO A MESH WITH A MAXIMUM OPENING OF 1.0 INCH (COMMONLY TERMED "CHICKEN WIRE"). ROLL WIDTH SHALL BE 48 INCHES.
5. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6–INCH CENTERS ALONG ALL JOINTS AND 2–INCH CENTERS ON THE ENDS.
6. TUBULAR MARKERS SHALL MEET REQUIREMENTS OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AS AMENDED.
7. THE TOP OF THE CURB SOCK SHALL BE ½" TO 1" BELOW TOP OF CURB.
8. CURB SOCK SHALL BE CONSTRUCTED IN ONE PIECE.

CURB SOCK MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR CURB SOCKS IS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF CURB SOCK SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF THE CURB SOCK IS WITHIN 2 ½" OF THE CREST.
3. CURB SOCKS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED, UNLESS THE COUNTY APPROVES EARLIER REMOVAL OF CURB SOCKS IN STREETS.

CS CURB SOCK 7

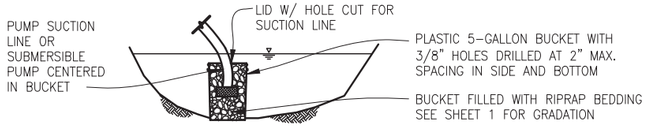
Sheet Revisions			NOTE: SCALES SHOWN ARE FOR 22"x34" SHEETS; ADJUST ACCORDINGLY FOR 11"x17" SHEETS.
1	DOUGLAS COUNTY REISSUE	1/17	

DOUGLAS COUNTY COLORADO

GESC GRADING, EROSION, AND SEDIMENT CONTROL

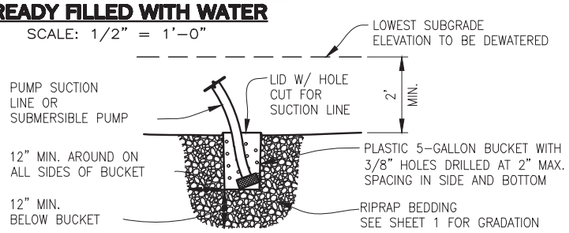
GESC PLAN STANDARD NOTES AND DETAILS

SHEET 3 OF 14



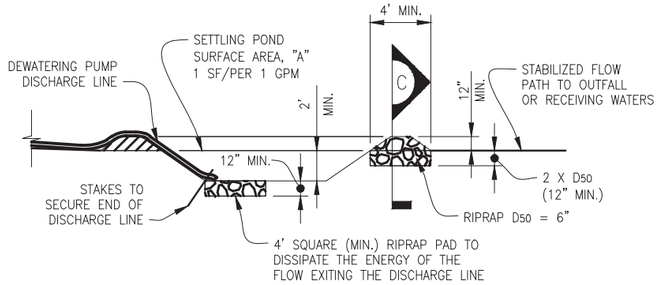
ALTERNATIVE FOR DRAINING POND ALREADY FILLED WITH WATER

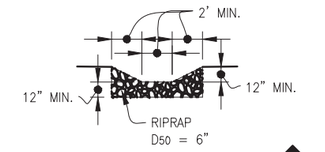
SCALE: 1/2" = 1'-0"



DEWATERING SUMP FOR SUBMERSIBLE PUMP

SCALE: 1/2" = 1'-0"





BASIN OUTLET - SECTION C

SCALE: 1" = 5'-0"

SUMP DISCHARGE SETTLING BASIN

SCALE: 1" = 5'-0"

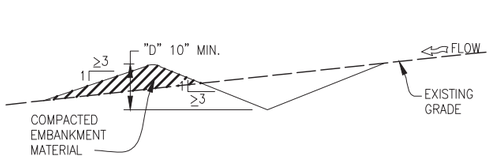
DEWATERING INSTALLATION NOTES

1. THE PERMITTEE(S) SHALL SCHEDULE AN ONSITE INSPECTION WITH THE EROSION CONTROL INSPECTOR PRIOR TO ANY SITE DEWATERING OPERATIONS BEGIN.
2. THE GESC MANAGER SHALL OBTAIN A CONSTRUCTION DEWATERING PERMIT (DEWATERING PERMIT) FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) PRIOR TO ANY DEWATERING OPERATIONS THAT REQUIRE A DEWATERING PERMIT.
3. AT A MINIMUM, THE DEWATERING BMPs SHALL CONSIST OF THE FOLLOWING:
   PRE-FILTER ON THE SUCTION END OF THE PUMP/HOSE.
   FILTER BMP PRIOR TO FINAL DISCHARGE, AND
   ENERGY DISSIPATING BMP AT THE DISCHARGE END OF THE HOSE/PUMP.
4. THE TYPE AND PLACEMENT OF DEWATERING CONTROLS SHALL BE COORDINATED WITH, AND APPROVED BY, THE EROSION CONTROL INSPECTOR PRIOR TO THE DISCHARGE OF ANY WATER.

DEWATERING MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY IS HOURLY FOR DEWATERING SYSTEMS AND PERFORM ANY NECESSARY REPAIRS OR MAINTENANCE.
2. TEMPORARY SETTLING BASINS SHALL BE REMOVED WHEN NO LONGER NEEDED FOR DEWATERING OPERATIONS. ANY DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE COUNTY.

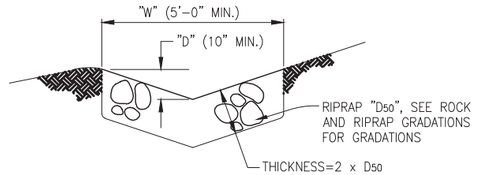
DW **DEWATERING** 8



UNLINED

LONGITUDINAL SLOPE ≤ 0.5%

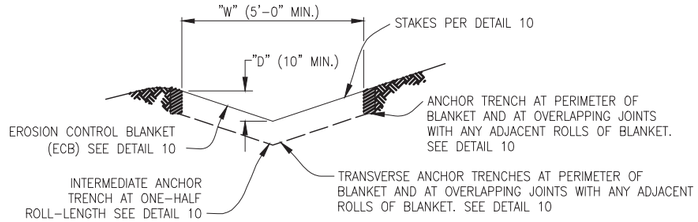
SCALE: 1/2" = 1'-0"



RIPRAP LINED

LONGITUDINAL SLOPE 3% TO 33%

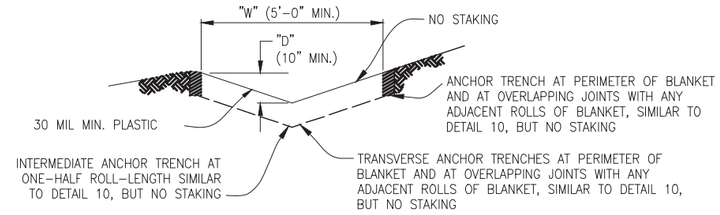
SCALE: 1/2" = 1'-0"



EROSION CONTROL BLANKET (ECB) LINED

LONGITUDINAL SLOPE 0.5% TO 3%

SCALE: 1/2" = 1'-0"



PLASTIC LINED

LONGITUDINAL SLOPE 3% TO 33%

SCALE: 1/2" = 1'-0"

DIVERSION DITCH INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATION OF DIVERSION DITCH.
   - TYPE OF DITCH (UNLINED, ECB LINED, PLASTIC LINED OR RIPRAP LINED).
   - LENGTH OF EACH TYPE OF DITCH.
   - DEPTH, "D", AND WIDTH, "W" DIMENSIONS.
   - FOR ECB LINED DITCH, EROSION CONTROL BLANKET TYPE (SEE DETAIL 10).
   - FOR RIPRAP LINED DITCH, SIZE OF RIPRAP, "D50".
2. SEE DRAINAGE PLANS FOR DETAILS OF ANY PERMANENT CONVEYANCE FACILITIES OR DIVERSION DITCHES EXCEEDING A 2-YEAR FLOW RATE OF 10 CFS.
3. DIVERSION DITCHES INDICATED ON INITIAL GESC PLAN SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES.
4. FOR ECB LINED DITCHES, INSTALLATION OF EROSION CONTROL BLANKET SHALL CONFORM TO THE REQUIREMENTS OF DETAIL 10.
5. IN LOCATIONS WHERE CONSTRUCTION TRAFFIC MUST CROSS A DIVERSION DITCH, THE PERMITTEES SHALL INSTALL A TEMPORARY CULVERT WITH A MINIMUM DIAMETER OF 12-INCHES.

DIVERSION DITCH MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR DIVERSION DITCHES IS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY.
2. DIVERSION DITCHES ARE TO REMAIN IN PLACE UNTIL THE END OF CONSTRUCTION, OR, IF APPROVED BY THE COUNTY, LEFT IN PLACE.
3. IF DIVERSION DITCHES ARE REMOVED, THE DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE COUNTY.

DD **DIVERSION DITCH** 9

Sheet Revisions		
1	DOUGLAS COUNTY REISSUE	1/17

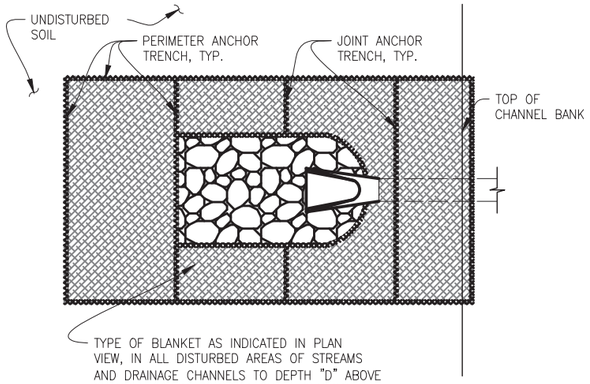
NOTE: SCALES SHOWN ARE FOR 22"x34" SHEETS; ADJUST ACCORDINGLY FOR 11"x17" SHEETS.

DOUGLAS COUNTY COLORADO

GESC **GRADING, EROSION, AND SEDIMENT CONTROL**

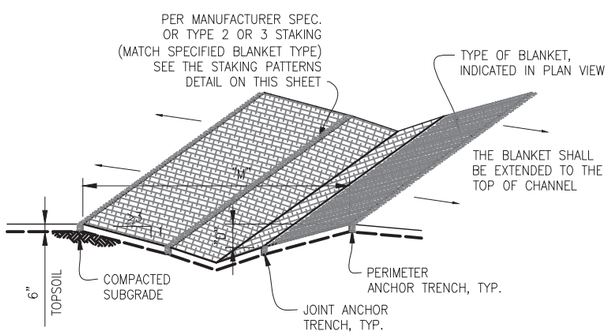
GESC PLAN STANDARD NOTES AND DETAILS

SHEET 4 OF 14



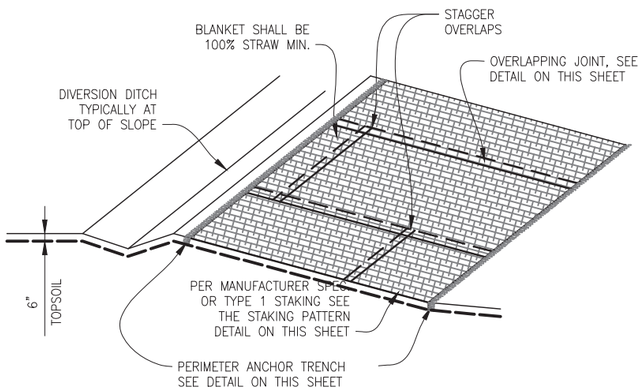
IN DISTURBED AREAS OF STREAMS AND DRAINAGE CHANNELS

SCALE: 1" = 5'-0"



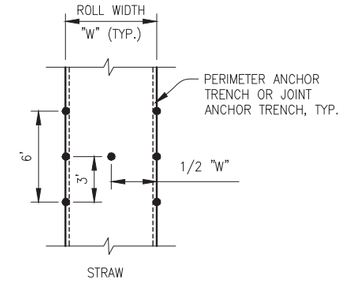
IN DIVERSION DITCH OR SMALL DITCH DRAINAGEWAY

SCALE: 1" = 5'-0"

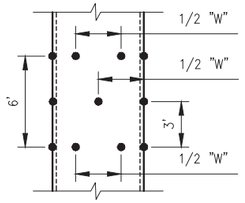


OUTSIDE OF STREAMS AND DRAINAGE CHANNELS

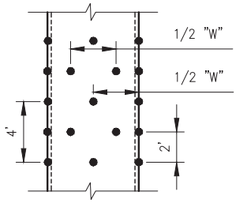
SCALE: 1" = 5'-0"



STRAW



STRAW-COCONUT

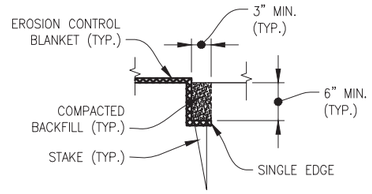


COCONUT OR EXCELSIOR

STAKING PATTERNS

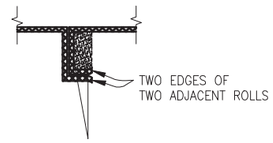
SCALE: 1" = 5'-0"

SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION. IF NO MANUFACTURER'S SPECIFICATION IS AVAILABLE USE THE ACCEPTABLE STAKING PATTERN (AS SHOWN ABOVE),



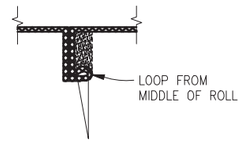
PERIMETER ANCHOR TRENCH

SCALE: 1" = 1'-0"



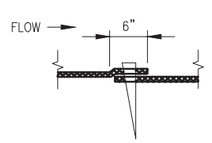
JOINT ANCHOR TRENCH

SCALE: 1" = 1'-0"



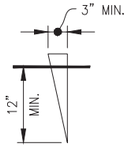
INTERMEDIATE ANCHOR TRENCH

SCALE: 1" = 5'-0"



OVERLAPPING JOINT

SCALE: 1" = 1'-0"



WOOD STAKE DETAIL

SCALE: 1" = 1'-0"
MINIMUM THICKNESS 1/2"

EROSION CONTROL BLANKET INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATION OF PERIMETER OF EROSION CONTROL BLANKET.
   - TYPE OF BLANKET (STRAW, STRAW-COCONUT, COCONUT, OR EXCELSIOR).
   - AREA "A" IN SQUARE YARDS OF EACH TYPE OF BLANKET.
2. ALL EROSION CONTROL BLANKETS AND NETTING SHALL BE MADE OF 100% NATURAL AND BIODEGRADABLE MATERIAL; NO PLASTIC OR OTHER SYNTHETIC MATERIAL, EVEN IF PHOTO DEGRADABLE, SHALL BE ALLOWED.
3. IN AREAS WHERE EROSION CONTROL BLANKET IS SHOWN ON THE PLANS, THE PERMITTEE SHALL PLACE TOPSOIL AND PERFORM FINAL GRADING, SURFACE PREPARATION, AND SEEDING BELOW THE BLANKET IN ACCORDANCE WITH THE REQUIREMENTS OF DETAIL 12, SEEDING AND MULCHING. SUBGRADE SHALL BE SMOOTH AND MOIST PRIOR TO BLANKET INSTALLATION AND THE BLANKET SHALL BE IN FULL CONTACT WITH SUBGRADE, NO GAPS OR VOIDS SHALL EXIST UNDER THE BLANKET.
4. PERIMETER ANCHOR TRENCH SHALL BE USED AT OUTSIDE PERIMETER OF ALL BLANKET AREAS.
5. JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF BLANKETS TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL BLANKET INSTALLATIONS IN A DRAINAGEWAY EXCEPT STRAW, WHICH MAY USE AN OVERLAPPING JOINT.
6. INTERMEDIATE ANCHOR TRENCH SHALL BE USED AT SPACING OF ONE-HALF THE ROLL LENGTH FOR COCONUT AND EXCELSIOR BLANKETS.
7. THE OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF BLANKETS TOGETHER FOR BLANKETS ON SLOPES.
8. MATERIAL SPECIFICATIONS OF EROSION CONTROL BLANKET SHALL CONFORM TO TABLE 7.1.

EROSION CONTROL BLANKET INSTALLATION NOTES – CONTINUED

9. ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING EROSION CONTROL BLANKET SHALL BE RESEEDED AND MULCHED IN ACCORDANCE WITH DETAIL 18.
10. SEE DRAINAGE DESIGN PLANS FOR MAJOR DRAINAGEWAY STABILIZATION MEASURES THAT MAY EXCEED THE DESIGN CONDITIONS ASSOCIATED WITH THE DETAILS ABOVE.
11. METAL STAKES OR STAPLES MAY BE USED FOR EROSION CONTROL BLANKET INSTALLATIONS OUTSIDE OF DRAINAGE CHANNELS.

TABLE 7.1 – EROSION CONTROL BLANKET TYPE

TYPE	COCONUT CONTENT	STRAW CONTENT	EXCELSIOR CONTENT	NETTING MIN.
STRAW*	–	100%	–	DOUBLE/NATURAL
STRAW-COCONUT	30% MIN.	70% MAX.	–	DOUBLE/NATURAL
COCONUT	100%	–	–	DOUBLE/NATURAL
EXCELSIOR	–	–	100%	DOUBLE/NATURAL

* FOR OUTSIDE OF STREAMS AND DRAINAGE CHANNELS

EROSION CONTROL BLANKET MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR EROSION CONTROL BLANKETS IS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS AS NECESSARY.
2. EROSION CONTROL BLANKET IS TO BE LEFT IN PLACE UNLESS REQUESTED TO BE REMOVED BY THE COUNTY.
3. ANY EROSION CONTROL BLANKET PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE RE-INSTALLED. ANY SUBGRADE AREAS BELOW THE BLANKET THAT HAVE ERODED TO CREATE A VOID UNDER THE BLANKET, OR THAT REMAIN DEVOID OF GRASS SHALL BE REPAIRED, RESEEDED AND MULCHED AND THE EROSION CONTROL BLANKET REINSTALLED.

ECB EROSION CONTROL BLANKET 10

Sheet Revisions		
1	DOUGLAS COUNTY REISSUE	1/17

NOTE: SCALES SHOWN ARE FOR 22"x34" SHEETS; ADJUST ACCORDINGLY FOR 11"x17" SHEETS.

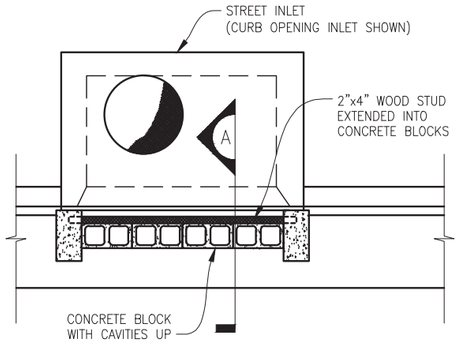
DOUGLAS COUNTY COLORADO

GESC GRADING, EROSION, AND SEDIMENT CONTROL

GESC PLAN STANDARD NOTES AND DETAILS

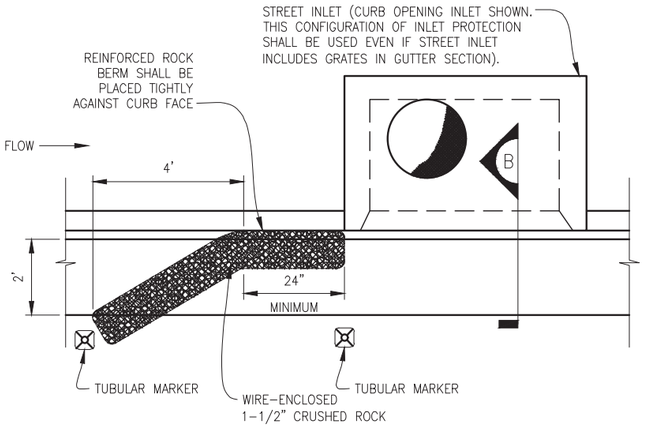
SHEET 5 OF 14

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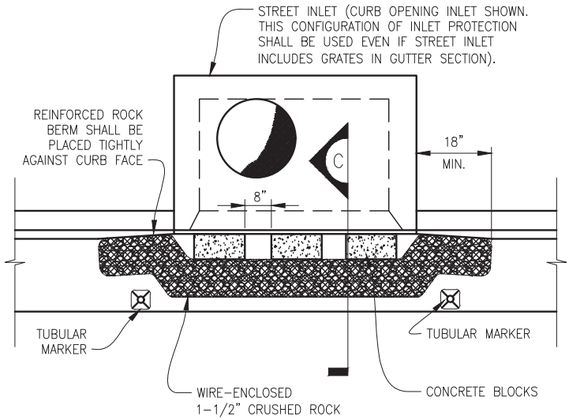
INTERIM CONFIGURATION (BEFORE PAVING) STREET INLET - PLAN

SCALE: 1/2" = 1'-0"



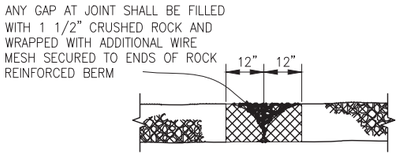
STREET INLET ON CONTINUOUS GRADE (AFTER PAVING) - PLAN

SCALE: 1/2" = 1'-0"



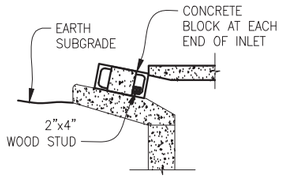
STREET INLET IN SUMP (AFTER PAVING) - PLAN

SCALE: 1/2" = 1'-0"



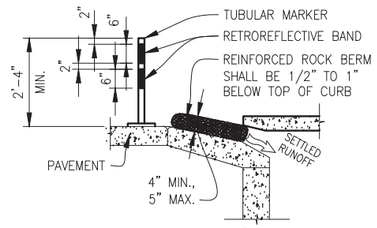
JOINT DETAIL

SCALE: 1/2" = 1'-0"



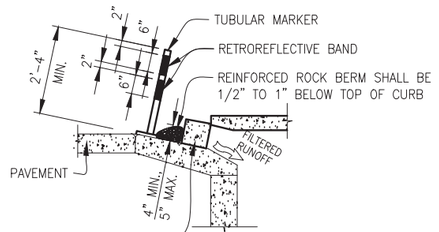
SECTION A

SCALE: 1/2" = 1'-0"



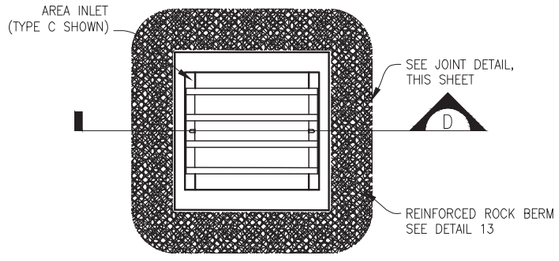
SECTION B

SCALE: 1/2" = 1'-0"



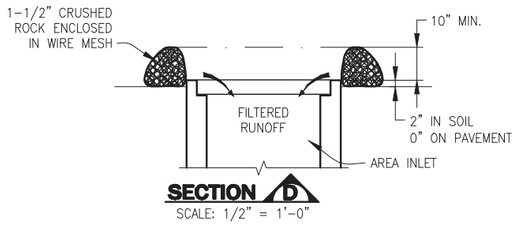
SECTION C

SCALE: 1/2" = 1'-0"



AREA INLET - PLAN

SCALE: 1/2" = 1'-0"



SECTION D

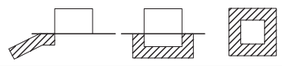
SCALE: 1/2" = 1'-0"

INLET PROTECTION INSTALLATION NOTES

1. INTERIM CONFIGURATION OF INLET PROTECTION IN STREETS SHALL BE INSTALLED WITHIN 48-HOURS OF POURING INLET. INLET PROTECTION (AFTER PAVEMENT) SHALL BE INSTALLED WITHIN 48 HOURS AFTER PAVING IS PLACED.
2. INLET PROTECTION AT AREA INLETS SHALL BE INSTALLED WITHIN 48-HOURS OF POURING INLET.
3. CRUSHED ROCK SHALL BE FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON ROCK AND RIPRAP GRADATIONS (1-1/2").
4. WIRE MESH SHALL BE FABRICATED OF 20 GAUGE WIRE TWISTED INTO A MESH WITH A MAXIMUM OPENING OF 1.0 INCH (COMMONLY TERMED "CHICKEN WIRE"). ROLL WIDTH SHALL BE 48-INCHES.
5. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6-INCH CENTERS ALONG ALL JOINTS AND AT 2-INCH CENTERS ON ENDS OF BERM.
6. REINFORCED ROCK BERM SHALL BE CONSTRUCTED IN ONE PIECE OR SHALL BE CONSTRUCTED USING JOINT DETAIL.
7. TUBULAR MARKERS SHALL MEET REQUIREMENTS OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AS AMENDED.
8. THE TOP OF REINFORCED ROCK BERM SHALL BE 1/2"-1" BELOW TOP OF CURB.

INLET PROTECTION MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR INLET PROTECTION IS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY. MORE FREQUENT INSPECTIONS AND REPAIRS MAY BE REQUIRED DURING WINTER CONDITIONS DUE TO FREEZE/THAW PROBLEMS.
2. SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF ROCK BERM IS WITHIN 2-1/2 INCHES OF THE CREST.
3. INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED, UNLESS THE COUNTY APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
4. WHEN INLET PROTECTION AT AREA INLETS ARE REMOVED, THE DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE COUNTY.



IP **INLET PROTECTION** 11

Sheet Revisions		
1	DOUGLAS COUNTY REISSUE	1/17

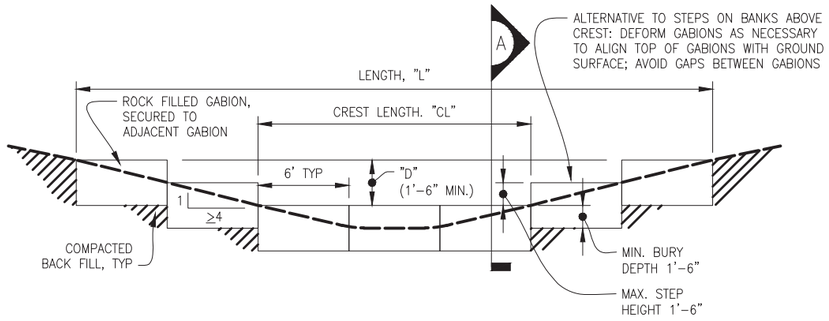
NOTE: SCALES SHOWN ARE FOR 22"x34" SHEETS; ADJUST ACCORDINGLY FOR 11"x17" SHEETS.

DOUGLAS COUNTY COLORADO

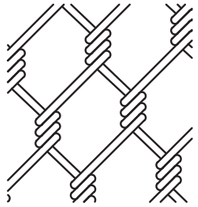
GESC **GRADING, EROSION, AND SEDIMENT CONTROL**

GESC PLAN STANDARD NOTES AND DETAILS

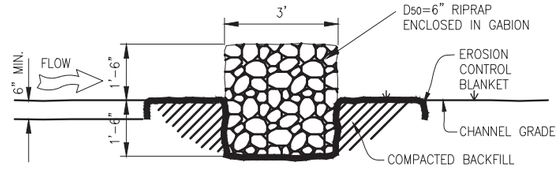
SHEET 6 OF 14



REINFORCED - ELEVATION
SCALE: 1" = 5'-0"



BLOW UP OF TWISTED WIRE GABION
SCALE: NTS



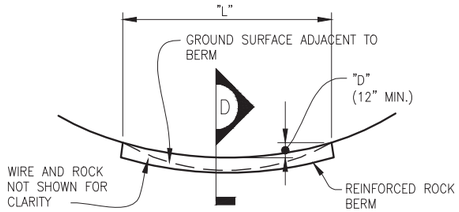
REINFORCED - SECTION A
SCALE: 1/2" = 1'-0"

REINFORCED CHECK DAM INSTALLATION NOTES

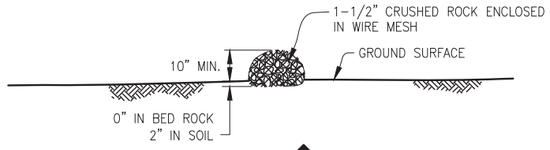
1. SEE PLAN VIEW FOR:
   - LOCATIONS OF CHECK DAMS.
   - CHECK DAM TYPE (CHECK DAM OR REINFORCED CHECK DAM).
   - LENGTH, "L", CREST LENGTH, "CL", AND DEPTH, "D".
2. CHECK DAMS INDICATED ON INITIAL GESC PLAN SHALL BE INSTALLED AFTER CONSTRUCTION FENCE, BUT PRIOR TO ANY UPSTREAM LAND-DISTURBING ACTIVITIES.
3. REINFORCED CHECK DAMS, GABIONS SHALL HAVE GALVANIZED TWISTED WIRE NETTING WITH A MAXIMUM OPENING DIMENSION OF 4-1/2" AND A MINIMUM WIRE THICKNESS OF 0.10". WIRE "HOG RINGS" AT 4" SPACING OR OTHER APPROVED MEANS SHALL BE USED AT ALL GABION SEAMS AND TO SECURE THE GABION TO THE ADJACENT GABION.
4. THE CHECK DAM SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 1'-6".
5. EROSION BLANKET SHALL BE PLACED IN THE REINFORCED CHECK DAM TRENCH EXTENDING A MINIMUM OF 1'-6" ON BOTH THE UPSTREAM AND DOWNSTREAM SIDES OF THE REINFORCED CHECK DAM.

REINFORCED CHECK DAM MAINTENANCE NOTES

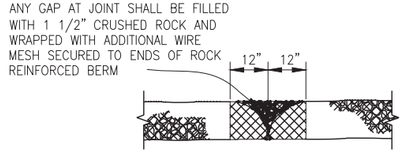
1. THE RECOMMENDED INSPECTION FREQUENCY FOR CHECK DAMS IS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF CHECK DAMS SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF CHECK DAM IS WITHIN 1/2 OF THE HEIGHT OF THE CREST.
3. CHECK DAMS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED BY THE COUNTY.
4. WHEN CHECK DAMS ARE REMOVED, EXCAVATIONS SHALL BE FILLED WITH SUITABLE COMPACTED BACK FILL. ANY DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED AND COVERED WITH EROSION CONTROL BLANKET OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE COUNTY.



ELEVATION
SCALE: 1" = 5'-0"



SECTION D
SCALE: 1/2" = 1'-0"



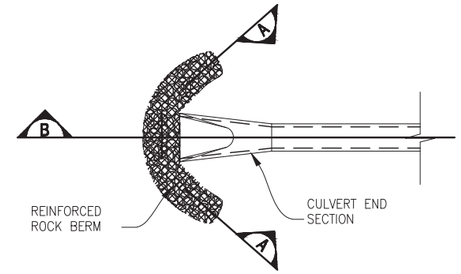
JOINT DETAIL
SCALE: 1/2" = 1'-0"

REINFORCED ROCK BERM INSTALLATION NOTES

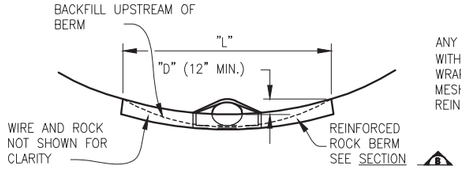
1. SEE PLAN VIEW FOR:
   - LOCATIONS OF REINFORCED ROCK BERMS.
   - LENGTH, "L", AND DEPTH, "D" DIMENSIONS.
2. REINFORCED ROCK BERM SECTION APPLIES TO CULVERT INLET FILTER AND INLET PROTECTION.
3. CRUSHED ROCK SHALL BE FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON ROCK AND RIPRAP GRADATIONS (1-1/2").
4. WIRE MESH SHALL BE FABRICATED OF 20 GAUGE WIRE TWISTED INTO A MESH WITH A MAXIMUM OPENING OF 1.0 INCH (COMMONLY TERMED "CHICKEN WIRE"). ROLL WIDTH SHALL BE 48-INCHES.
5. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6-INCH CENTERS ALONG ALL JOINTS AND AT 2-INCH CENTERS ON ENDS OF BERM.
6. FOR CONCENTRATED FLOW AREAS THE ENDS OF THE REINFORCED ROCK BERM SHALL BE 12" HIGHER THAN THE CENTER OF THE BERM.

REINFORCED ROCK BERM MAINTENANCE NOTES

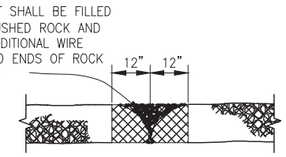
1. THE RECOMMENDED INSPECTION FREQUENCY FOR REINFORCED ROCK BERM IS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF REINFORCED ROCK BERM SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF FILTER IS WITHIN 5 INCHES OF THE CREST.
3. REINFORCED ROCK BERMS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED.
4. WHEN REINFORCED ROCK BERMS ARE REMOVED, ANY DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE COUNTY.



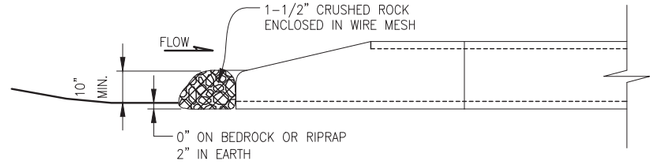
PLAN
SCALE: 1" = 5'-0"



SECTION A
SCALE: 1" = 5'-0"



JOINT DETAIL
SCALE: 1/2" = 1'-0"



SECTION B
SCALE: 1/2" = 1'-0"

INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATIONS OF CULVERT INLET FILTERS.
   - LENGTH, "L", AND DEPTH, "D".
2. CRUSHED ROCK SHALL BE FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON ROCK AND RIPRAP GRADATIONS (1-1/2").
3. WIRE MESH SHALL BE FABRICATED OF 20 GAUGE WIRE TWISTED INTO A MESH WITH A MAXIMUM OPENING OF 1.0 INCH (COMMONLY TERMED "CHICKEN WIRE"). ROLL WIDTH SHALL BE 48-INCHES.
4. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6-INCH CENTERS ALONG ALL JOINTS AND AT 2-INCH CENTERS ON ENDS OF BERM.
5. THE ENDS OF THE REINFORCED ROCK BERM SHALL BE 12" HIGHER THAN THE CENTER OF THE BERM.

MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR RRB FOR CULVERT PROTECTION IS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF RRB FOR CULVERT PROTECTION SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF FILTER IS 1/2 THE HEIGHT OF THE REINFORCED ROCK BERM.
3. RRB FOR CULVERT PROTECTION ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED BY THE COUNTY.
4. WHEN RRB FOR CULVERT PROTECTION ARE REMOVED, ANY DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE COUNTY.

RCD **REINFORCED CHECK DAM** 12

RRB **REINFORCED ROCK BERM** 13

RRC **RRB FOR CULVERT PROTECTION** 14

Sheet Revisions		
1	DOUGLAS COUNTY REISSUE	1/17

NOTE: SCALES SHOWN ARE FOR 22"x34" SHEETS; ADJUST ACCORDINGLY FOR 11"x17" SHEETS.

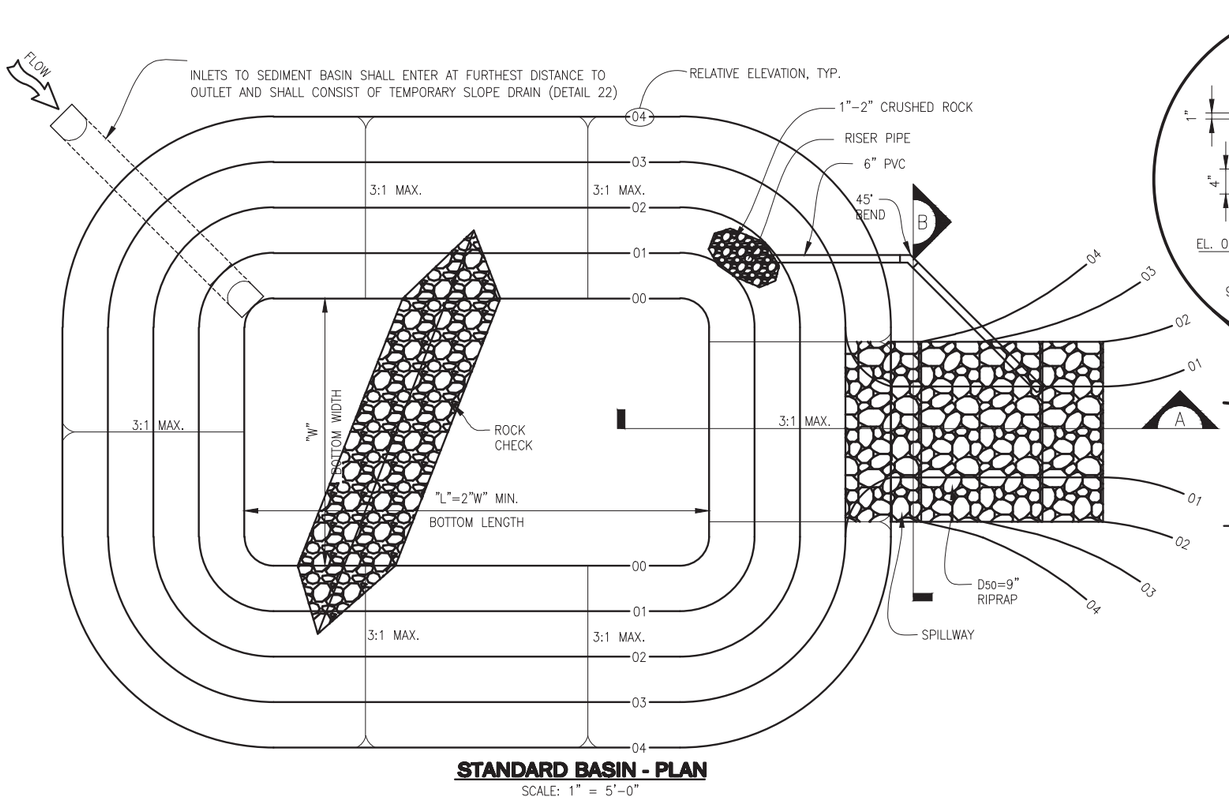
DOUGLAS COUNTY COLORADO

GESC **GRADING, EROSION, AND SEDIMENT CONTROL**

GESC PLAN STANDARD NOTES AND DETAILS

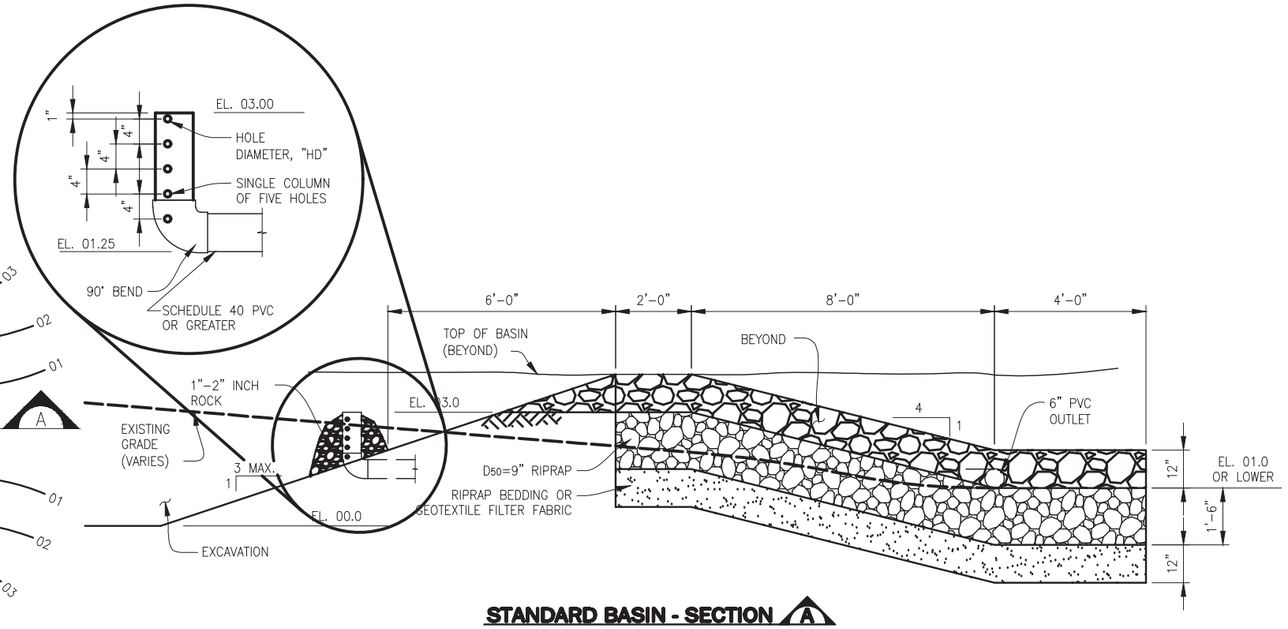
SHEET 7 OF 14

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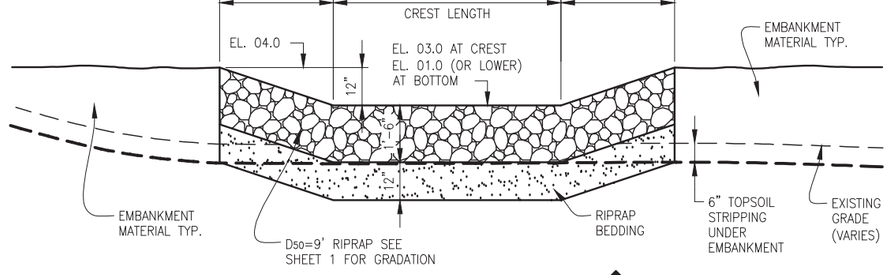
STANDARD BASIN - PLAN

SCALE: 1" = 5'–0"



STANDARD BASIN - SECTION A

SCALE: 1/2" = 1'–0"



STANDARD BASIN - SECTION B

SCALE: 1/2" = 1'–0"

SEDIMENT BASIN INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   – LOCATION OF SEDIMENT BASIN.
   – TYPE OF BASIN (STANDARD BASIN OR NON–STANDARD BASIN).
   – FOR STANDARD BASIN, CREST LENGTH, "CL", BOTTOM WIDTH, "W", AND HOLE DIAMETER, "HD".
   – FOR NON–STANDARD BASIN, SEE CONSTRUCTION DRAWINGS FOR DESIGN OF BASIN INCLUDING RISER HEIGHT, "H", NUMBER OF COLUMNS, "N", HOLE DIAMETER, "HD", AND PIPE DIAMETER "D".
2. FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.
3. SEDIMENT BASINS INDICATED ON INITIAL GESC PLAN SHALL BE INSTALLED PRIOR TO ANY OTHER LAND–DISTURBING ACTIVITY.
4. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3 INCHES AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE NO. 200 SIEVE.
5. EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY WITHIN 2 PERCENTAGE POINTS OF OPTIMUM DENSITY IN ACCORDANCE WITH ASTM D698.
6. PIPE SCH 40 OR GREATER SHALL BE USED.
7. THE DETAILS SHOWN ON THIS SHEET PERTAIN TO STANDARD SEDIMENT BASIN(S) IDENTIFIED ON THE GESC PLAN VIEW DRAWINGS USED FOR DRAINAGE AREAS LESS THAN 15 ACRES. SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASIN(S) THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES.

SEDIMENT BASIN MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR SEDIMENT BASIN IS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY.
2. SEDIMENT ACCUMULATED IN SEDIMENT BASIN SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS 1.0 FOOT.
3. SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED BY THE COUNTY.
4. IF SEDIMENT BASINS ARE REMOVED, THE DISTURBED AREA SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE COUNTY.

SIZING INFORMATION FOR STANDARD SEDIMENT BASIN

Upstream Drainage Area (rounded to nearest acre), (ac)	Basin Bottom Width (W), (ft)	Spillway Crest Length (CL), (ft)	Hole Diameter (HD), (in)
1	16	2.0	7/16
2	22	4.0	5/8
3	27	6.0	3/4
4	31	8.0	7/8
5	35	10.0	1.0
6	38	12.0	1 1/8
7	41	14.0	1 1/4
8	44	16.0	1 1/4
9	47	18.0	1 3/8
10	49	20.0	1 3/8
11	52	22.0	1 1/2
12	54	24.0	1 1/2
13	56	26.0	1 5/8
14	59	28.0	1 5/8
15	61	30.0	1 5/8

SB SEDIMENT BASIN 15

Sheet Revisions

1	DOUGLAS COUNTY REISSUE	1/17

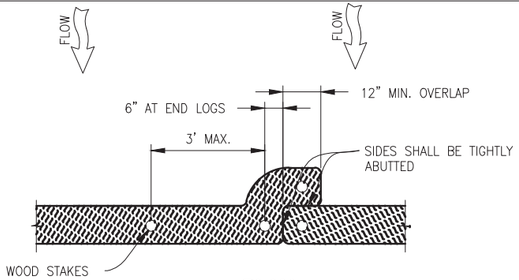
NOTE: SCALES SHOWN ARE FOR 22"x34" SHEETS; ADJUST ACCORDINGLY FOR 11"x17" SHEETS.

DOUGLAS COUNTY COLORADO

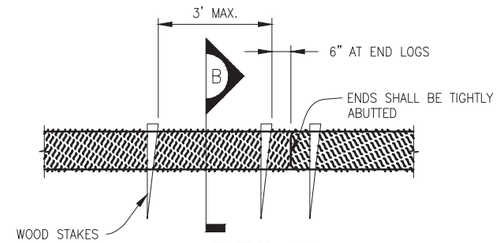
GESC GRADING, EROSION, AND SEDIMENT CONTROL

GESC PLAN STANDARD NOTES AND DETAILS

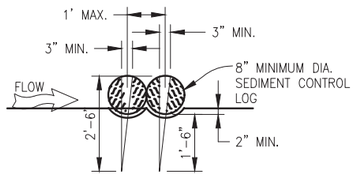
SHEET 8 OF 14



PLAN
SCALE: 1/2" = 1'-0"



ELEVATION
SCALE: 1/2" = 1'-0"



SECTION B
SCALE: 1/2" = 1'-0"

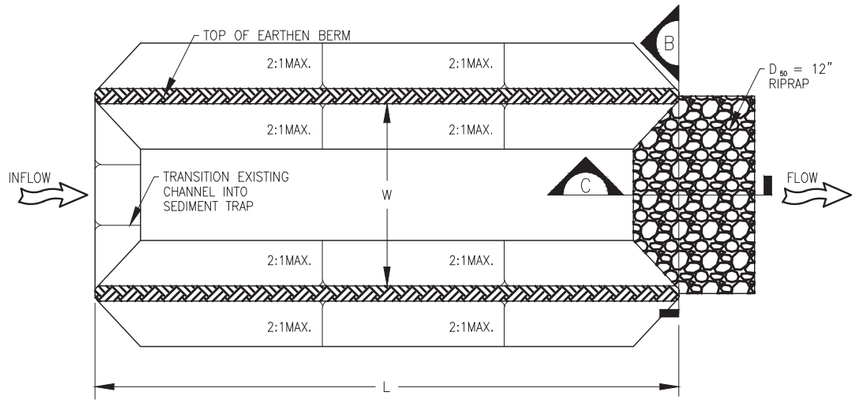
SEDIMENT CONTROL LOG INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   – LOCATION AND LENGTH OF SEDIMENT CONTROL LOG.
2. SEDIMENT CONTROL LOGS INDICATED ON INITIAL GESC PLAN SHALL BE INSTALLED PRIOR TO ANY LAND–DISTURBING ACTIVITIES.
3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR, OR COCONUT FIBER.
4. NOT FOR USE IN CONCENTRATED FLOW AREAS.
5. THE SEDIMENT CONTROL LOG SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 2".

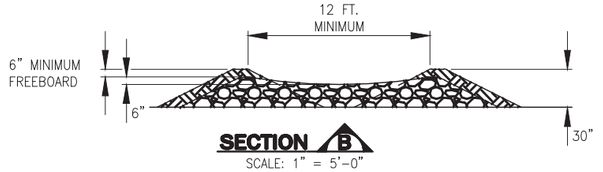
SEDIMENT CONTROL LOG MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR SEDIMENT CONTROL LOGS IS DAILY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOGS SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT DEPTH IS WITHIN ½ THE HEIGHT OF THE CREST OF LOG.
3. SEDIMENT CONTROL LOG SHALL REMAIN IN PLACE UNTIL THE VEGETATIVE COVER IS APPROVED BY THE EROSION CONTROL INSPECTOR. IF ANY DISTURBED AREA EXISTS AFTER REMOVAL, IT SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE COUNTY.

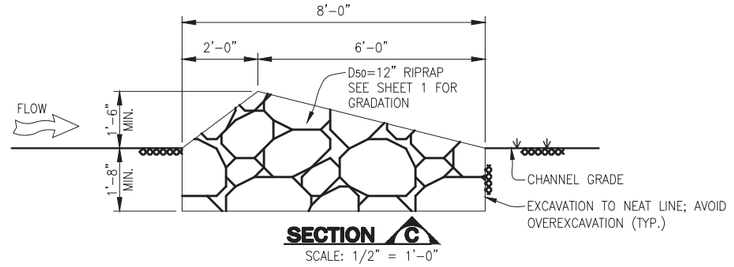
SCL **SEDIMENT CONTROL LOG** 16



PLAN
SCALE: 1" = 5'-0"



SECTION B
SCALE: 1" = 5'-0"



SECTION C
SCALE: 1/2" = 1'-0"

SEDIMENT TRAP INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   – LOCATION, LENGTH AND WIDTH OF SEDIMENT TRAP.
2. SEDIMENT TRAPS INDICATED ON INITIAL GESC PLAN SHALL BE INSTALLED PRIOR TO ANY LAND–DISTURBING ACTIVITIES.
3. SEDIMENT TRAP BERM SHALL BE CONSTRUCTED FROM MATERIAL FROM EXCAVATION. THE BERM SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698.
4. RIPRAP OUTLET SHALL BE CONSTRUCTED WITH D_{50} =12" RIPRAP WITH A MINIMUM OVERFLOW OF 6".
5. THE TOP OF THE EARTHEN BERM SHALL BE A MINIMUM OF 6" HIGHER THAN THE TOP OF THE RIPRAP OUTLET STRUCTURE.
6. THE ENDS OF THE RIPRAP OUTLET STRUCTURE SHALL BE MINIMUM OF 6" HIGHER THAN THE CENTER OF THE OUTLET STRUCTURE.

SEDIMENT TRAP MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR SEDIMENT TRAPS IS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF RIPRAP SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT DEPTH IS WITHIN ½ THE HEIGHT OF THE RIPRAP OUTLET STRUCTURE.
3. SEDIMENT TRAPS SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVERAGE IS APPROVED BY THE COUNTY.
4. WHEN SEDIMENT TRAPS ARE REMOVED THE DISTURBED AREA SHALL BE DRILLED SEEDED AND CRIMP MULCHED OR STABILIZED IN A MANNER APPROVED BY THE COUNTY.

ST **SEDIMENT TRAP** 17

Sheet Revisions			NOTE: SCALES SHOWN ARE FOR 22"x34" SHEETS; ADJUST ACCORDINGLY FOR 11"x17" SHEETS.
1	DOUGLAS COUNTY REISSUE	1/17	

DOUGLAS COUNTY COLORADO

GESC **GRADING, EROSION, AND SEDIMENT CONTROL**

GESC PLAN STANDARD NOTES AND DETAILS

SHEET 9 OF 14

SEEDING AND MULCHING INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   – AREA OF SEEDING AND MULCHING.
   – TYPE OF SEED MIX (PERMANENT, TEMPORARY, OR LOW–GROWTH).
2. ALL BRANDS FURNISHED SHALL BE FREE FROM SUCH NOXIOUS SEEDS AS RUSSIAN OR CANADIAN THISTLE, COARSE FESCUE, EUROPEAN BINDWEED, JOHNSON GRASS, KNAP WEED AND LEAFY SPURGE.
3. THE SEEDER SHALL FURNISH TO THE CONTRACTOR A SIGNED STATEMENT CERTIFYING THAT THE SEED FURNISHED IS FROM A LOT THAT HAS BEEN TESTED BY A RECOGNIZED LABORATORY. SEED WHICH HAS BECOME WET, MOLDY, OR OTHERWISE DAMAGED IN TRANSIT OR IN STORAGE WILL NOT BE ACCEPTABLE. SEED TICKETS SHALL BE PROVIDED TO DOUGLAS COUNTY UPON REQUEST.
4. DRILL SEEDING MIX SHALL CONFORM TO THE TABLE ON THE RIGHT:
5. IF THE SEED AVAILABLE ON THE MARKET DOES NOT MEET THE MINIMUM PURITY AND GERMINATION PERCENTAGES SPECIFIED, THE SUBCONTRACTOR MUST COMPENSATE FOR A LESSER PERCENTAGE OF PURITY OR GERMINATION BY FURNISHING SUFFICIENT ADDITIONAL SEED TO EQUAL THE SPECIFIED PRODUCT. THE TAGS FROM THE SEED MIXES MUST BE SUPPLIED TO THE CONTRACTOR AND FORWARDED TO THE DOUGLAS COUNTY EROSION CONTROL INSPECTOR.
6. THE FORMULA USED FOR DETERMINING THE QUANTITY OF PURE LIVE SEED (PLS) SHALL BE (POUNDS OF SEED) X (PURITY) X (GERMINATION) = POUNDS OF PURE LIVE SEED (PLS).
7. PERMANENT SEED MIX SHALL BE USED UNLESS OTHERWISE APPROVED BY THE COUNTY.
8. ALL AREAS TO BE SEEDED AND MULCHED SHALL HAVE NATIVE TOPSOIL OR APPROVED SOIL AMENDMENTS SPREAD TO A DEPTH OF AT LEAST 6 INCHES (LOOSE DEPTH). HAUL ROADS AND OTHER COMPACTED AREAS SHALL BE LOOSENED TO A DEPTH OF 6 INCHES PRIOR TO SPREADING TOPSOIL.
9. SOIL IS TO BE THOROUGHLY LOOSENED (TILLED) TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO SEEDING. THE TOP 6 INCHES OF THE SEED BED SHALL BE FREE OF ROCKS GREATER THAN 4 INCHES AND SOIL CLODS GREATER THAN 2 INCHES. SEEDING OVER ANY COMPACTED AREAS THAT HAVEN'T BEEN THOROUGHLY LOOSENED SHALL BE REJECTED.
10. SEED IS TO BE APPLIED USING A MECHANICAL DRILL TO A DEPTH NOT LESS THAN 1/4 INCH AND NOT MORE THAN 3/4 INCH. ROW SPACING SHALL BE NO MORE THAN 6 INCHES. MATERIAL USED FOR MULCH SHALL CONSIST OF LONG–STEMMED STRAW. AT LEAST 50 PERCENT OF THE MULCH, BY WEIGHT, SHALL BE 10 INCHES OR MORE IN LENGTH. MULCH SHALL BE APPLIED AND MECHANICALLY ANCHORED TO A DEPTH OF AT LEAST 2 INCHES. MULCH SHALL BE APPLIED AT A RATE OF 4000 LB. OF STRAW PER ACRE.
11. IF THE PERMITTEE DEMONSTRATES TO THE COUNTY THAT IT IS NOT POSSIBLE TO DRILL SEED, SEED IS TO BE UNIFORMLY BROADCAST AT TWO TIMES THE DRILLED RATE, THEN LIGHTLY HARROWED TO PROVIDE A SEED DEPTH OF APPROXIMATELY 1/4 INCH, THEN ROLLED TO COMPACT, THEN MULCHED AS SPECIFIED ABOVE.
12. SEEDING AND MULCHING SHALL BE COMPLETED WITHIN 30 DAYS OF INITIAL EXPOSURE OR 14 DAYS AFTER GRADING IS SUBSTANTIALLY COMPLETE IN A GIVEN AREA (AS DEFINED BY THE COUNTY). THIS MAY REQUIRE MULTIPLE MOBILIZATIONS FOR SEEDING AND MULCHING.
13. MULCH SHALL BE APPLIED WITHIN 24–HOURS OF SEEDING.
14. TACKIFIER SHOULD BE UTILIZED TO HELP PREVENT STRAW DISPLACEMENT.

SEEDING AND MULCHING MAINTENANCE NOTES

1. SEEDED AND MULCHED AREAS SHALL BE INSPECTED FOR REQUIRED COVERAGE MONTHLY FOR A PERIOD OF TWO YEARS FOLLOWING INITIAL SEEDING. REPAIRS AND RE–SEEDING AND MULCHING SHALL BE UNDERTAKEN AFTER THE FIRST GROWING SEASON FOR ANY AREAS FAILING TO MEET THE REQUIRED COVERAGE.
2. REQUIRED COVERAGE FOR STANDARD, OPEN SPACE AND LOW GROWTH SEED MIXES SHALL BE DEFINED AS FOLLOWS:
   1. THREE (3) PLANTS PER SQUARE FOOT WITH A MINIMUM HEIGHT OF 3 INCHES. THE 3 PLANTS PER SQUARE FOOT SHALL BE OF THE VARIETY AND SPECIES FOUND IN THE DOUGLAS COUNTY–APPROVED MIX.
   2. NO BARE AREAS LARGER THAN 4 SQUARE FEET (TWO–FEET BY TWO–FEET OR EQUIVALENT).
   3. FREE OF ERODED AREAS.
   4. FREE FROM INFESTATION OF NOXIOUS WEEDS IN ACCORDANCE WITH SECTION 6.4 OF THE GESC MANUAL.
3. REQUIRED COVERAGE FOR TURF GRASS AREAS SHALL BE DEFINED AS FOLLOWS:
   1. AT LEAST 80% VEGETATIVE COVER OF GRASS SPECIES PLANTED.
   2. NO BARE AREAS LARGER THAN 4 SQUARE FEET (TWO–FEET BY TWO–FEET OR EQUIVALENT).
   3. FREE OF ERODED AREAS.
   4. FREE FROM INFESTATION OF NOXIOUS WEEDS IN ACCORDANCE WITH SECTION 6.4 OF THE GESC MANUAL.
4. RILL AND GULLY EROSION SHALL BE FILLED WITH TOPSOIL PRIOR TO RESEEDING. THE RESEEDING METHOD SHALL BE APPROVED BY THE COUNTY.

DOUGLAS COUNTY PERMANENT DRILL SEEDING MIX

SPECIES	VARIETY	NOTES	% IN MIX	POUNDS OF PLS PER ACRE
BIG BLUESTEM	KAW	PNWS	10	1.1
YELLOW INDIANGRASS	CHEYENNE	PNWS	10	1
SWITCHGRASS	BLACKWELL	PNWS	10	0.4
SIDEOATS GRAMA	VAUGHN	PNWB	10	0.9
WESTERN WHEATGRASS	ARRIBA	PNCS	10	1.6
BLUE GRAMA	HACHITA	PNWB	10	0.3
THICKSPIKE WHEATGRASS	CRITANA	PNCS	10	1
PRAIRIE SANDREED	GOSHEN	PNWS	10	0.7
GREEN NEEDLEGRASS	LODORM	PNCB	10	1
SLENDER WHEATGRASS	PRYOR	PNCB	5	0.6
STREAMBANK WHEATGRASS	SODAR	PNCS	5	0.6
			TOTAL	9.2

DOUGLAS COUNTY TEMPORARY DRILL SEEDING MIX

SPECIES	VARIETY	NOTES	% IN MIX	POUNDS OF PLS PER ACRE
SMOOTH BROMEGRASS	LINCOLN	PICS	30	3.9
INTERMEDIATE WHEATGRASS	OAHE	PICS	30	4.5
PUBESCENT WHEATGRASS	LUNA	PICS	30	4.2
ANNUAL RYEGRASS	N/A	AICB	10	0.8
			TOTAL	13.4

DOUGLAS COUNTY LOW–GROWTH DRILL SEEDING MIX

SPECIES	VARIETY	NOTES	% IN MIX	POUNDS OF PLS PER ACRE
BUFFALOGRASS	TEXOKA	PNWS	20	3.2
BLUE GRAMA	HACHITA	PNWB	20	0.6
WESTERN WHEATGRASS	ARRIBA	PNCS	20	3.2
SIDEOATS GRAMA	VAUGHN	PNWB	20	1.8
THICKSPIKE WHEATGRASS	CRITANA	PNCS	10	1
STREAMBANK WHEATGRASS	SODAR	PNCS	10	1.2
			TOTAL	11.0

NOTES:
P=PERENNIAL
A=ANNUAL
N=NATIVE
I=INTRODUCED
W=WARM SEASON
C=COOL SEASON
S=SOD FORMER
B=BUNCHGRASS

SM SEEDING AND MULCHING 18

Sheet Revisions		
1	DOUGLAS COUNTY REISSUE	1/17

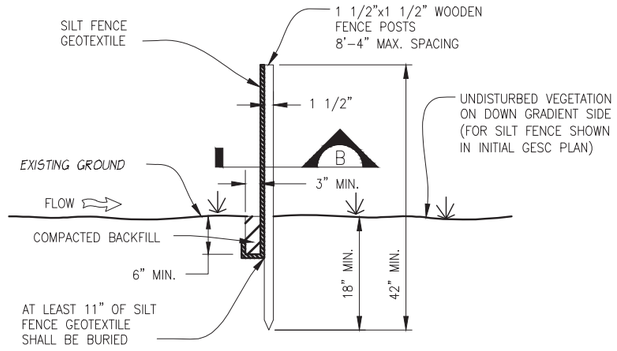
NOTE: SCALES SHOWN ARE FOR 22"x34" SHEETS; ADJUST ACCORDINGLY FOR 11"x17" SHEETS.

DOUGLAS COUNTY COLORADO

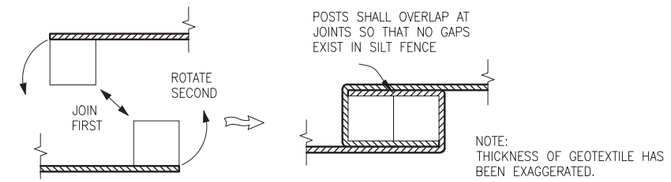
GESC GRADING, EROSION, AND SEDIMENT CONTROL

GESC PLAN STANDARD NOTES AND DETAILS

SHEET 10 OF 14



ELEVATION
SCALE: 1" = 1'-0"



POST SHALL BE JOINED AS SHOWN, THEN ROTATED 180° IN DIRECTION SHOWN AND DRIVEN INTO THE GROUND

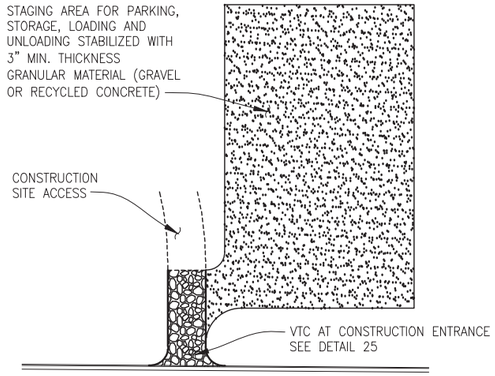
JOINTS - SECTION B
SCALE: N.T.S.

SILT FENCE INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATION AND LENGTH OF FENCE.
2. ANCHOR TRENCH SHALL BE EXCAVATED WITH TRENCHER, OR WITH SILT FENCE INSTALLATION MACHINE; NO ROAD GRADERS, BACKHOES, ETC. SHALL BE USED. TRENCH SHALL BE COMPACTED BY HAND, WITH "JUMPING JACK", OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
3. SILT FENCE GEOTEXTILE SHALL MEET THE FOLLOWING REQUIREMENTS:
   - 6-TO 12-GALLONS PER MINUTE PER SQUARE FOOT FLOW CAPACITY.
   - 90 LB. TENSILE STRENGTH PER ASTM D4622.
   - UV DESIGN AT 500 HRS MIN. 70% STRENGTH RETAINED PER ASTM D4355.
4. SILT FENCE INDICATED ON INITIAL GESC PLAN SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES.

SILT FENCE MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR SILT FENCE IS DAILY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF SILT FENCE SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT REACHES A DEPTH OF 6-INCHES.
3. SILT FENCE SHALL BE REMOVED WHEN THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED BY THE COUNTY. IF ANY DISTURBED AREA EXISTS AFTER REMOVAL, IT SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE COUNTY.



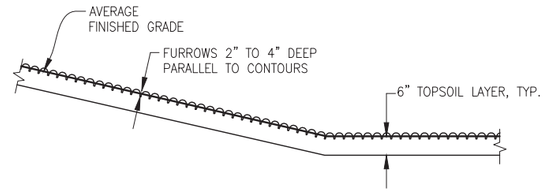
PLAN
SCALE: 1" = 40'-0"

STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR GENERAL LOCATION OF STAGING AREA. CONTRACTOR MAY MODIFY LOCATION AND SIZE OF STABILIZED STAGING AREA WITH COUNTY APPROVAL.
2. STABILIZED STAGING AREA SHALL BE LARGE ENOUGH TO FULLY CONTAIN PARKING, STORAGE, AND UNLOADING AND LOADING OPERATIONS.
3. IF REQUIRED BY THE COUNTY, SITE ACCESS ROADS SHALL BE STABILIZED IN THE SAME MANNER AS THE STAGING AREA.
4. STAGING AREA SHALL BE STABILIZED PRIOR TO ANY OTHER OPERATIONS ON THE SITE.
5. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM OF 3" OF GRANULAR MATERIAL (GRAVEL OR RECYCLED CONCRETE).

STABILIZED STAGING AREA MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR THE STABILIZED STAGING AREA IS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. GESC MANAGER SHALL PROVIDE ADDITIONAL THICKNESS OF GRANULAR MATERIAL IF ANY RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.
3. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING AND LOADING OPERATIONS.
4. ANY ACCUMULATED DIRT OR MUD SHALL BE REMOVED FROM THE SURFACE OF THE STABILIZED STAGING AREA.
5. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE COUNTY, USED ON SITE, AND THE AREA TOPSOILED, DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED.



ELEVATION
SCALE: 1/2" = 1'-0"

SURFACE ROUGHENING INSTALLATION NOTES

1. SURFACE ROUGHENING SHALL BE PROVIDED ON ALL FINISHED GRADES (SLOPES AND "FLAT" AREAS) WITHIN 2 DAYS OF COMPLETION OF FINISHED GRADE (FOR AREAS NOT RECEIVING TOPSOIL) OR WITHIN 2 DAYS OF TOPSOIL PLACEMENT.
2. AREAS WHERE BUILDING FOUNDATIONS, PAVEMENT, OR SOD IS TO BE PLACED WITHIN 7-DAYS OF FINISHED GRADING DO NOT NEED TO BE SURFACE ROUGHENED.
3. DISTURBED SURFACES SHALL BE ROUGHENED USING RIPPING OR TILLING EQUIPMENT ON THE CONTOUR OR TRACKING UP AND DOWN A SLOPE USING EQUIPMENT TREADS.

SURFACE ROUGHENING MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR SURFACE ROUGHENING IS WEEKLY, DURING AND AFTER ANY STORM EVENT, AND MAKE REPAIRS.
2. VEHICLES AND EQUIPMENT SHALL GENERALLY BE CONFINED TO ACCESS DRIVES AND SHALL NOT BE DRIVEN OVER AREAS THAT HAVE BEEN SURFACE ROUGHENED.
3. IN NON-TURF GRASS FINISHED AREAS, SEEDING AND MULCHING SHALL TAKE PLACE DIRECTLY OVER SURFACE ROUGHENED AREAS WITHOUT FIRST SMOOTHING OUT THE SURFACE.
4. IN AREAS NOT SEEDED AND MULCHED AFTER SURFACE ROUGHENING, SURFACES SHALL BE RE-ROUGHENED AS NECESSARY TO MAINTAIN GROOVE DEPTH AND SMOOTH OVER ANY RILL EROSION.

SF **SILT FENCE** 19

SSA **STABILIZED STAGING AREA** 20

SR **SURFACE ROUGHENING** 21

Sheet Revisions		
1	DOUGLAS COUNTY REISSUE	1/17

NOTE: SCALES SHOWN ARE FOR 22"x34" SHEETS; ADJUST ACCORDINGLY FOR 11"x17" SHEETS.

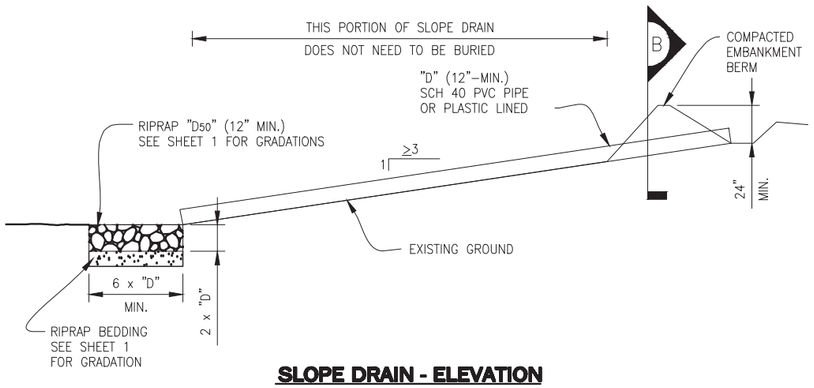
DOUGLAS COUNTY COLORADO

GESC **GRADING, EROSION, AND SEDIMENT CONTROL**

GESC PLAN STANDARD NOTES AND DETAILS

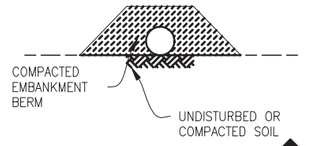
SHEET 11 OF 14

440



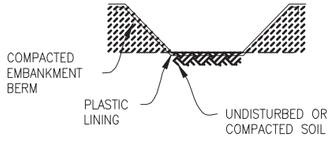
SLOPE DRAIN - ELEVATION

SCALE: 1" = 5'-0"



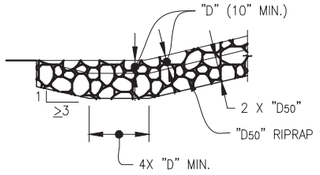
SLOPE DRAIN - SECTION B

SCALE: 1" = 5'-0"



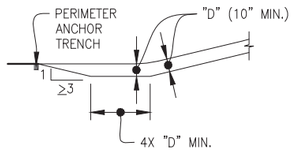
PLASTIC LINED DRAIN - OPTION

SCALE: 1" = 5'-0"



TERMINATION OF RIPRAP LINED SLOPE DRAIN

SCALE: 1" = 5'-0"



TERMINATION OF PLASTIC LINED SLOPE DRAIN

SCALE: 1" = 5'-0"

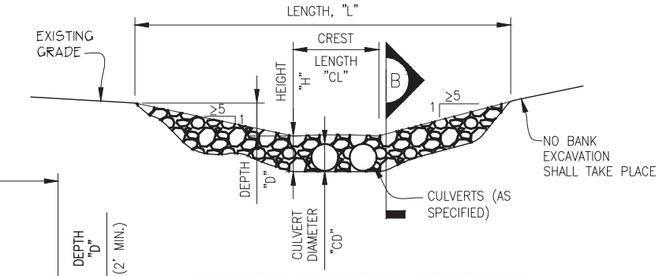
SLOPE DRAIN INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATION AND LENGTH OF SLOPE DRAIN.
   - PIPE DIAMETER, "D", AND RIPRAP SIZE, "D_{50}".
2. SLOPE DRAIN DIMENSIONS SHALL BE CONSIDERED MINIMUM DIMENSIONS; CONTRACTOR MAY ELECT TO INSTALL LARGER FACILITIES. ANY DAMAGE TO SLOPE OR SLOPE DRAIN DURING RUNOFF EVENTS SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
3. SLOPE DRAINS INDICATED ON INITIAL GESC PLAN SHALL BE INSTALLED PRIOR TO ANY UPSTREAM LAND-DISTURBING ACTIVITIES.
4. FOR TEMPORARY SLOPE DRAINS, PIPE MAY BE INSTALLED ON TOP OF SLOPE; HOWEVER, 12" MIN. COVER AT TOP OF SLOPE SHALL BE PROVIDED.
5. A RIPRAP PAD SHALL BE PLACED AT THE OUTFALL OF THE SLOPE DRAIN.

SLOPE DRAIN MAINTENANCE NOTES

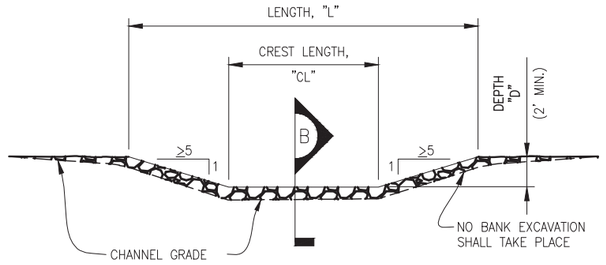
1. THE RECOMMENDED INSPECTION FREQUENCY FOR SLOPE DRAINS IS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS AS NECESSARY.
2. TEMPORARY SLOPE DRAINS ARE TO REMAIN IN PLACE UNTIL NO LONGER NEEDED, BUT SHALL BE REMOVED PRIOR TO THE END OF CONSTRUCTION. WHEN SLOPE DRAINS ARE REMOVED, THE DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE COUNTY.

TSD **TEMPORARY SLOPE DRAIN** 22



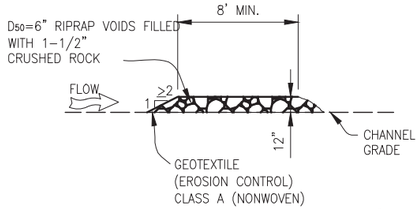
CULVERT CROSSING - ELEVATION

SCALE: 1" = 5'-0"



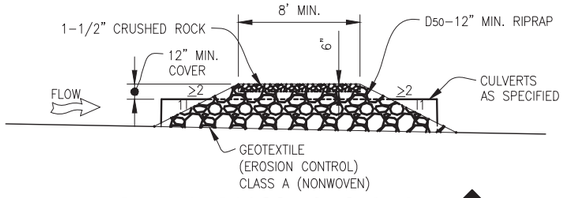
FORD CROSSING - ELEVATION

SCALE: 1" = 5'-0"



FORD CROSSING - SECTION B

SCALE: 1" = 5'-0"



CULVERT CROSSING - SECTION B

SCALE: 1" = 5'-0"

TEMPORARY STREAM CROSSING INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATIONS OF TEMPORARY STREAM CROSSING.
   - STREAM CROSSING TYPE (FORD OR CULVERT).
   - FOR FORD CROSSING: LENGTH, "L", CREST LENGTH, "CL", AND DEPTH, "D".
   - FOR CULVERT CROSSING : LENGTH, "L", CREST LENGTH, "CL", CROSSING HEIGHT, "H", DEPTH, "D", CULVERT DIAMETER, "CD", AND NUMBER, TYPE AND CLASS OR GAUGE OF CULVERTS.
2. TEMPORARY STREAM CROSSING DIMENSIONS, D50, AND NUMBER OF CULVERTS INDICATED (FOR CULVERT CROSSING) SHALL BE CONSIDERED MINIMUM DIMENSIONS; ENGINEER MAY ELECT TO INSTALL LARGER FACILITIES. ANY DAMAGE TO STREAM CROSSING OR EXISTING STREAM CHANNEL DURING BASEFLOW OR FLOOD EVENTS SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
3. SEE ROCK AND RIPRAP GRADATIONS FOR RIPRAP AND 1-1/2" CRUSHED ROCK GRADATIONS.
4. FOR A TEMPORARY STREAM CROSSING THAT WILL CARRY LOADS, THE TEMPORARY STREAM CROSSING MUST BE DESIGNED BY THE DESIGN ENGINEER.

TEMPORARY STREAM CROSSING MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR TEMPORARY STREAM CROSSINGS IS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF TEMPORARY STREAM CROSSINGS SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF CROSSING IS WITHIN 6-INCHES OF THE CREST (FORD CROSSING) OR GREATER THAN AN AVERAGE DEPTH OF 12-INCHES (CULVERT CROSSING).
3. TEMPORARY STREAM CROSSINGS ARE TO REMAIN IN PLACE UNTIL NO LONGER NEEDED, BUT SHALL BE REMOVED PRIOR TO THE END OF CONSTRUCTION.
4. WHEN TEMPORARY STREAM CROSSINGS ARE REMOVED, THE DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED AND COVERED WITH EROSION CONTROL BLANKET OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE COUNTY.

TSC **TEMPORARY STREAM CROSSING** 23

Sheet Revisions		
1	DOUGLAS COUNTY REISSUE	1/17

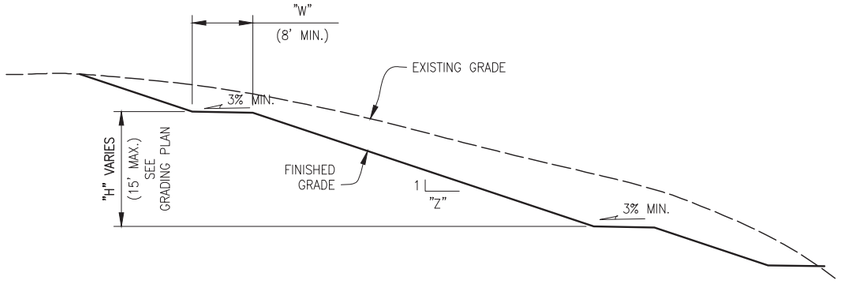
NOTE: SCALES SHOWN ARE FOR 22"x34" SHEETS; ADJUST ACCORDINGLY FOR 11"x17" SHEETS.

DOUGLAS COUNTY COLORADO

GESC **GRADING, EROSION, AND SEDIMENT CONTROL**

GESC PLAN STANDARD NOTES AND DETAILS

SHEET 12 OF 14



ELEVATION
SCALE: 1/2" = 1'-0"

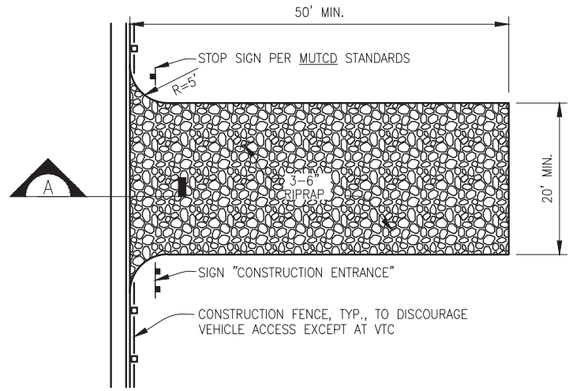
TERRACING INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   – WIDTH, "W", AND SLOPE, "Z".
2. TERRACING IS NOT REQUIRED FOR SLOPES OF 4 TO 1 OR FLATTER.
3. EARTH (VEGETATED) SLOPES STEEPER THAN 3 TO 1 ARE NOT ALLOWED ON THE SITE.

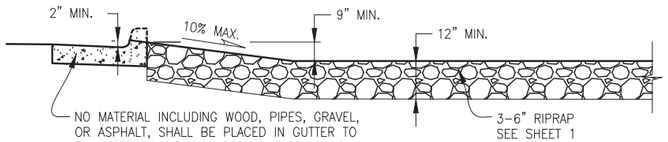
TERRACING MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR TERRACING IS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. ANY RILL EROSION OCCURRING ON SLOPES SHALL BE REPAIRED AND RESEEDED AND MULCHED IN ACCORDANCE WITH DETAIL 18.

TER **TERRACING** 24



PLAN
SCALE: 1" = 10'-0"



SECTION A
SCALE: 1/2" = 1'-0"

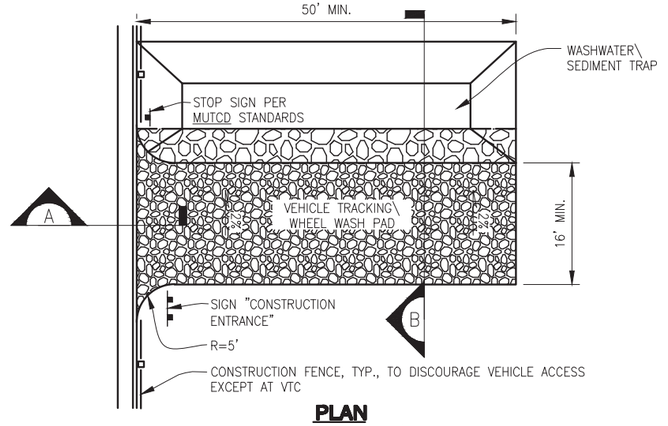
VEHICLE TRACKING CONTROL INSTALLATION NOTES

1. VEHICLE TRACKING CONTROL PADS SHALL BE INSTALLED AT EVERY ACCESS POINT TO SITE.
2. VEHICLE TRACKING CONTROL PADS SHALL CONSIST OF HARD, DENSE, DURABLE STONE, ANGULAR IN SHAPE AND RESISTANT TO WEATHERING. ROUNDED STONE OR BOULDERS WILL NOT BE ACCEPTABLE. THE STONES SHALL BE 3" WITH A MAXIMUM SIZE OF 6". THE STONE SHALL HAVE A SPECIFIC GRAVITY OF AT LEAST 2.6. CONTROL OF GRADATION WILL BE BY VISUAL INSPECTIONS.
3. ANY CRACKED OR DAMAGED CURB AND GUTTER AND SIDEWALK SHALL BE REPLACED BY PERMITTEE.
4. A DOUGLAS COUNTY TEMPORARY CONSTRUCTION ACCESS PERMIT IS REQUIRED FOR EACH POINT ONTO DOUGLAS COUNTY R.O.W.
5. A STOP SIGN INSTALLED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AS AMENDED, SHALL BE INSTALLED FOR EXITING TRAFFIC AT THE VTC.

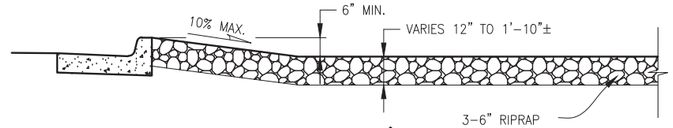
VEHICLE TRACKING CONTROL MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR VEHICLE TRACKING CONTROL IS DAILY. GRAVEL SURFACE SHALL BE CLEAN AND LOOSE ENOUGH TO RUT SLIGHTLY UNDER WHEEL LOADS AND CAUSE LOOSE GRAVEL TO DISLODGE MUD FROM TIRES. WHEN GRAVEL BECOMES COMPACTED OR FILLED WITH SEDIMENT SO THAT THE EFFECTIVENESS OF THE PAD IS DIMINISHED, CONTRACTOR SHALL RIP, TURN OVER, OR OTHERWISE LOOSEN GRAVEL, PLACE ADDITIONAL NEW GRAVEL, OR REPLACE WITH NEW GRAVEL AS NECESSARY TO RESTORE EFFECTIVENESS.
2. VEHICLE TRACKING CONTROL SHALL BE REMOVED AT THE END OF CONSTRUCTION, THE GRAVEL MATERIAL REMOVED OR, IF APPROVED BY THE COUNTY, USED ON SITE, AND THE AREA TOPSOILED, DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED.

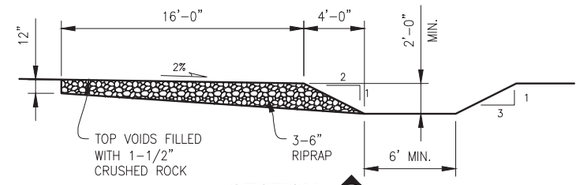
VTC **VEHICLE TRACKING CONTROL** 25



PLAN
SCALE: 1" = 10'-0"



SECTION A
SCALE: 1/2" = 1'-0"



SECTION B
SCALE: 1" = 5'-0"

VEHICLE TRACKING CONTROL WITH WHEEL WASH INSTALLATION NOTES

1. ALTHOUGH NOT NORMALLY USED, THE COUNTY RESERVES THE RIGHT TO REQUIRE VEHICLE TRACKING CONTROL WITH WHEEL WASH FACILITIES AT SITES WHERE TRACKING ONTO PAVED AREAS BECOMES A SIGNIFICANT PROBLEM.
2. IF VEHICLE TRACKING CONTROL WITH WHEEL WASH FACILITIES ARE REQUIRED, ALL WHEELS ON EVERY VEHICLE LEAVING THE SITE SHALL BE CLEANED OF MUD USING A PRESSURE-WASHER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A WATER SOURCE.
3. VEHICLE TRACKING CONTROL PADS SHALL CONSIST OF HARD, DENSE, DURABLE STONE, ANGULAR IN SHAPE AND RESISTANT TO WEATHERING. ROUNDED STONE OR BOULDERS WILL NOT BE ACCEPTABLE. THE STONES SHALL BE 3" WITH A MAXIMUM SIZE OF 6". THE STONE SHALL HAVE A SPECIFIC GRAVITY OF AT LEAST 2.6. CONTROL OF GRADATION WILL BE BY VISUAL INSPECTIONS.
4. ANY CRACKED OR DAMAGED CURB AND GUTTER AND SIDEWALK SHALL BE REPLACED BY CONTRACTOR.
5. A STOP SIGN INSTALLED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AS AMENDED, SHALL BE INSTALLED FOR EXITING TRAFFIC AT THE VTC.

VEHICLE TRACKING CONTROL WITH WHEEL WASH MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR VEHICLE TRACKING CONTROL WITH WHEEL WASH FACILITIES IS DAILY. ACCUMULATED SEDIMENTS SHALL BE REMOVED FROM PAD SURFACE.
2. ACCUMULATED SEDIMENT IN THE WASHWATER/SEDIMENT TRAP SHALL BE REMOVED WHEN THE SEDIMENT DEPTH REACHES AN AVERAGE OF 12-INCHES.
3. VEHICLE TRACKING CONTROL WITH WHEEL WASH FACILITY SHALL BE REMOVED AT THE END OF CONSTRUCTION, THE RIPRAP MATERIAL REMOVED OR, IF APPROVED BY THE COUNTY, USED ON SITE, AND THE AREA TOPSOILED, DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED.

WW **VTC WITH WHEEL WASH** 26

Sheet Revisions			NOTE: SCALES SHOWN ARE FOR 22"x34" SHEETS; ADJUST ACCORDINGLY FOR 11"x17" SHEETS.
1	DOUGLAS COUNTY REISSUE	1/17	

DOUGLAS COUNTY COLORADO

GESC GRADING, EROSION, AND SEDIMENT CONTROL

GESC PLAN STANDARD NOTES AND DETAILS

SHEET 13 OF 14

ROCK AND RIPRAP GRADATIONS

TABLE 1. RIPRAP GRADATIONS

RIPRAP TYPE	D50 MEDIAN STONE SIZE (INCHES)	% OF MATERIAL SMALLER THAN TYPICAL STONE	TYPICAL STONE EQUIVALENT DIAMETER (INCHES)	TYPICAL STONE WEIGHT (POUNDS)
VL	6	70 – 100 50 – 70 35 – 50 2 – 10	12 9 6 2	85 35 10 0.4
L	9	70 – 100 50 – 70 35 – 50 2 – 10	15 12 9 3	160 85 35 1.3
M	12	70 – 100 50 – 70 35 – 50 2 – 10	21 18 12 4	440 275 85 3
H	18	100 50 – 70 35 – 50 2 – 10	30 24 18 6	1280 650 275 10
VH	24	100 50 – 70 35 – 50 2 – 10	42 33 24 9	3500 1700 650 35

TABLE 2. RIPRAP BEDDING

SIEVE SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES
	CLASS A
3"	100
1 1/2"	20 – 90
NO. 4	0 – 20
NO. 200	0 – 3

MATCHES SPECIFICATIONS FOR CDOT CLASS A FILTER MATERIAL AND UDFCD TYPE 1 BEDDING. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES.

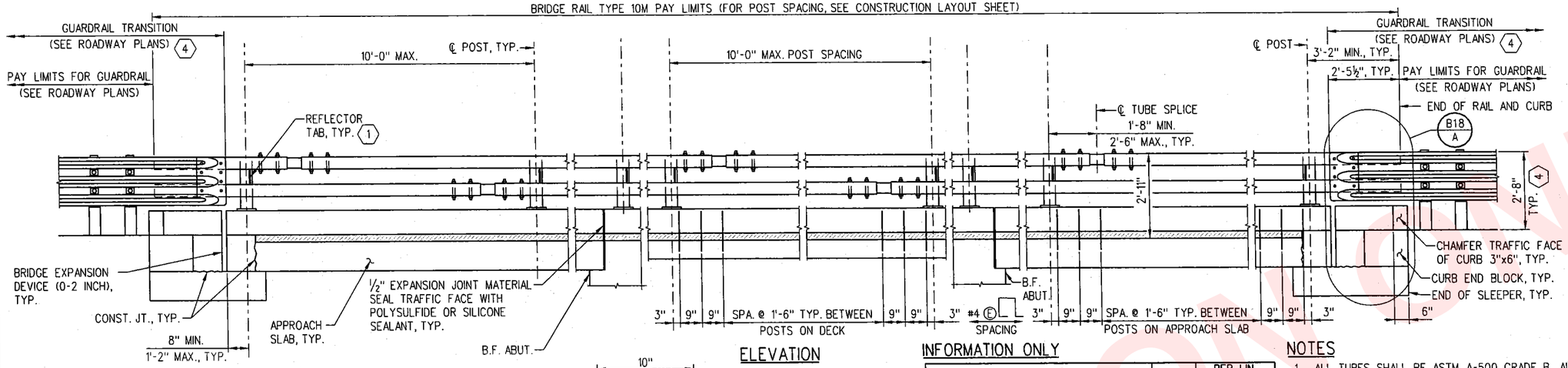
TABLE 3. 1 1/2" CRUSHED ROCK

SIEVE SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES
	NO. 4
2"	100
1 1/2"	90 – 100
1"	20 – 55
3/4"	0 – 15
3/8"	0 – 5

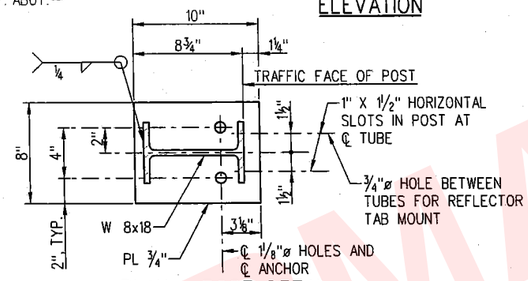
MATCHES SPECIFICATIONS FOR NO. 4 COARSE AGGREGATE FOR CONCRETE PER AASHTO M43. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES.

Sheet Revisions			NOTE: SCALES SHOWN ARE FOR 22"x34" SHEETS; ADJUST ACCORDINGLY FOR 11"x17" SHEETS.	DOUGLAS COUNTY COLORADO	GESC GRADING, EROSION, AND SEDIMENT CONTROL	GESC PLAN STANDARD NOTES AND DETAILS	SHEET 14 OF 14
1	DOUGLAS COUNTY REISSUE	1/17					

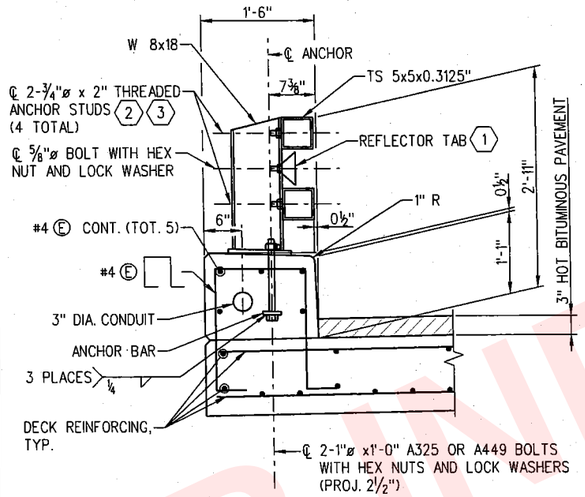
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ELEVATION

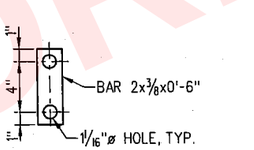


PLAN - POST DETAIL

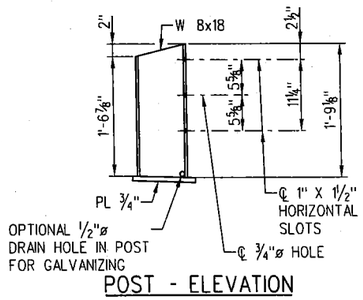


TYPICAL SECTION
(BRIDGE RAIL ON DECK)

TYPICAL SECTION
(BRIDGE RAIL ON APPROACH SLAB)
(FOR INFORMATION NOT SHOWN, SEE "TYPICAL SECTION - BRIDGE RAIL ON DECK")



ANCHOR DETAIL



POST - ELEVATION

INFORMATION ONLY

DESCRIPTION	UNIT	PER LIN. FT.
STRUCTURAL STEEL (GALVANIZED)	LB.	45.1
CONCRETE CLASS D (BRIDGE)	CU. YD.	0.06
REINFORCING STEEL (EPOXY COATED)	LB.	6.6

KEY NOTES

1. REFLECTOR TABS SHALL BE LOCATED AT EACH POST. SEE M-606-1 FOR DETAILS.
2. PROVIDE HEX NUTS, WASHERS, AND LOCK WASHERS. HARDENED WASHERS SHALL BE PROVIDED FOR ¾"øx2" THREADED ANCHOR STUDS.
3. AUTOMATICALLY END WELDED TO TUBE.
4. FOR GUARDRAIL TRANSITION DETAILS, SEE STD. PLAN NO. M-606-1. THE HEIGHT OF THE TRANSITION WILL VARY TO MATCH BRIDGE RAIL AND ROADWAY GUARDRAIL. SEE ROADWAY PLANS FOR TRANSITION TYPE AND LOCATION.

NOTES

1. ALL TUBES SHALL BE ASTM A-500 GRADE B. ALL POSTS AND BASE PLATES SHALL BE ASTM A-572 GRADE 50. ALL OTHER STEEL SHALL BE ASTM A-36 UNLESS OTHERWISE NOTED.
2. THE ABOVE MATERIAL AND ALL ANCHOR BOLTS AND MISCELLANEOUS BOLTS, NUTS, AND WASHERS SHALL BE GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH SECTION 509. CONCRETE, REINFORCING STEEL, AND STRUCTURAL STEEL ELEMENTS SHALL CONFORM TO THE REQUIREMENTS OF SECTIONS 601, 602 AND 509, RESPECTIVELY.
3. EXPOSED SURFACES OF POSTS, TUBES, AND BASE PLATES SHALL BE PAINTED IN ACCORDANCE WITH SECTION 509. TOP COAT SHALL BE LIGHT BROWN, EQUIVALENT TO FEDERAL STANDARD 595B COLOR NO. 23531.
4. POST ANCHOR, ENCASED IN CONCRETE, SHALL BE ASTM A-36 (AASHTO M-183) STEEL AND NEED NOT BE GALVANIZED.
5. THE TUBES SHALL BE SHOP BENT OR FABRICATED TO FIT HORIZONTAL CURVE WHEN RADIUS IS LESS THAN 1500 FEET.
6. TUBES SHALL BE CONTINUOUS OVER NOT LESS THAN TWO POSTS. NO WELDED BUTT SPLICES WILL BE ALLOWED IN THE TUBE SECTIONS.
7. THE CENTERLINE OF THE TUBE SPLICE SHALL BE 1'-8" MINIMUM AND 2'-6" MAXIMUM FROM THE CENTERLINE OF THE POSTS.
8. ALL BOLTS THAT HAVE LOCK WASHERS SHALL BE TIGHTENED TO SNUG ONLY.
9. POSTS SHALL BE PERPENDICULAR TO THE LONGITUDINAL ROADWAY GRADE.
10. ONE OR MORE 10'-0" POST SPACINGS MAY BE REDUCED (6'-8" MIN.) IN ORDER TO MAINTAIN DIMENSIONS FROM THE END OF THE RAIL AND EXPANSION JOINTS.
11. PAYMENT WILL BE MADE UNDER ITEM 606, BRIDGE RAIL TYPE 10M FOR ALL POSTS, POST ANCHORS, BASE PLATES, BACKING PLATES, ANCHOR BOLTS, MISCELLANEOUS BOLTS, NUTS, WASHERS, TUBES, TUBE EXPANSION DEVICES, TUBE SPLICES, END PLATES, END TRANSITION, CURB CONCRETE (CLASS D), CURB REINFORCING STEEL, AND REFLECTOR TABS.
12. PRIOR TO FABRICATION OF THIS ITEM, THREE SETS OF WORKING DRAWINGS WHICH COMPLY WITH THE REQUIREMENTS OF SECTION 105, SHALL BE SUBMITTED TO THE ENGINEER FOR INFORMATION ONLY.
13. STRUCTURAL STEEL:
    AASHTO M-183 (ASTM A-36) fy = 36,000 psi
    AASHTO M-223 (ASTM A-572) GRADE 50 fy = 50,000 psi
    COLD FORMED ASTM A-500 GRADE B fy = 46,000 psi
14. FOR ADDITIONAL DETAILS, SEE SHT. B43.

COLORADO LICENSED
SAMUEL ABRAHAM
39706
PROFESSIONAL ENGINEER

FOR INFORMATION ONLY

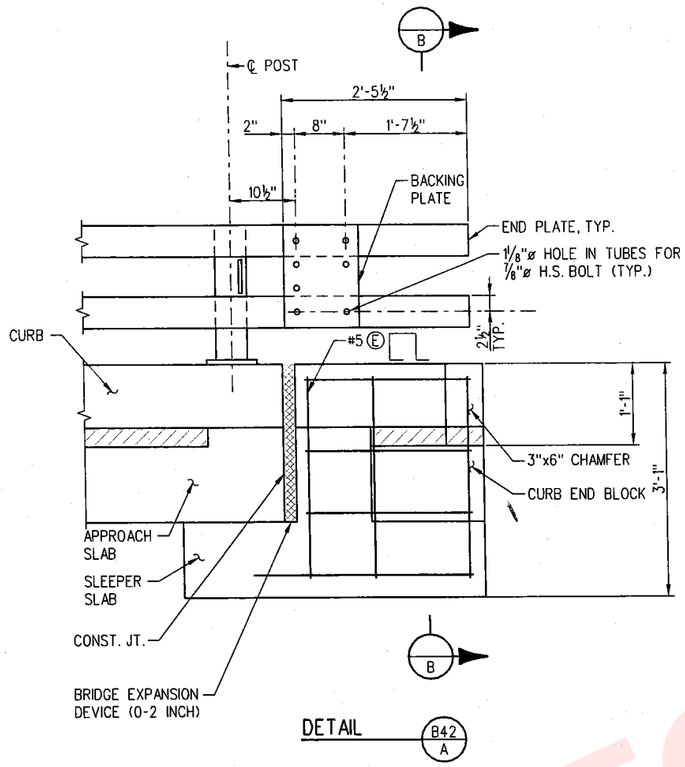
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100 Third Street
Castle Rock, CO 80104
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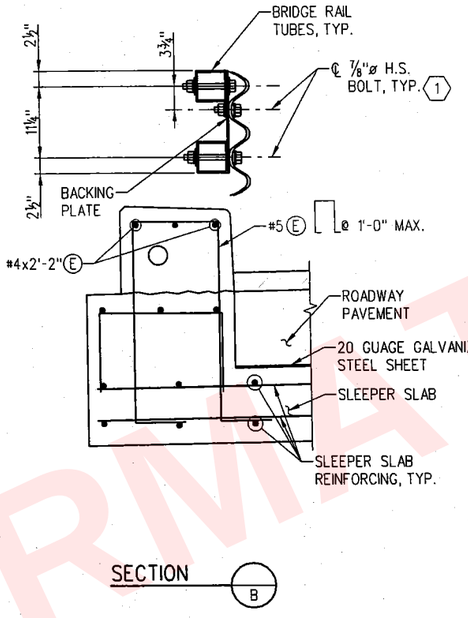
PBS
4601 DTC Blvd.
Suite 700
Denver, CO 80237
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As Constructed				
No. Revisions:	HESS ROAD BRIDGES BRIDGE RAIL TYPE 10M (1 OF 2)			Project No. C.I. 01-022
Revised:	Designer: S. Abraham	Structure Numbers		
Void:	Detailer: E. Schawo			
	Sheet Subset: BRIDGE	Subset Sheets: B42 of 49		Sheet Number: 104

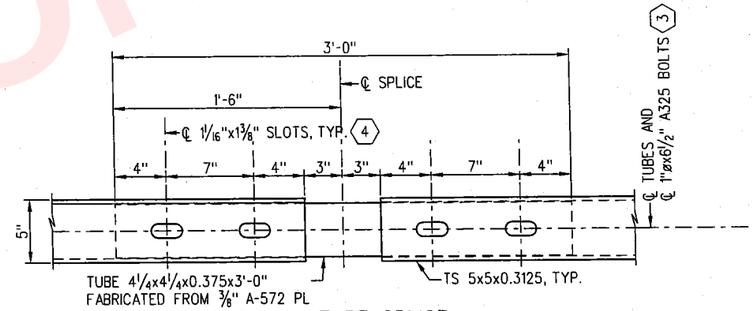
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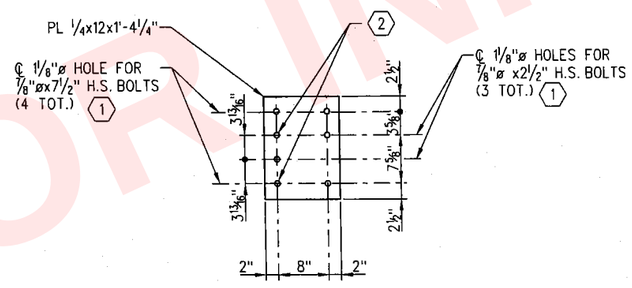
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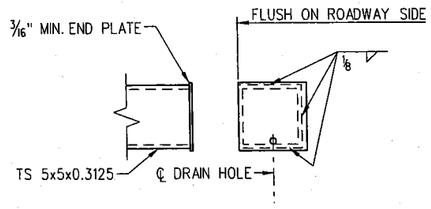
SECTION B



PLAN - TUBE SPLICE



BACKING PLATE



END PLATE DETAIL

NOTES

1. SEE SHEET B42 FOR ADDITIONAL DETAILS.

KEY NOTES

1. PROVIDE HEX NUTS, 2 PLATE WASHERS, AND 1 LOCK WASHER.
2. FIELD DRILL TERMINAL SECTION TO MATCH THE BOLT LOCATIONS.
3. PROVIDE HEX NUTS, WASHERS, AND LOCK WASHERS. HARDENED WASHERS SHALL BE PROVIDED FOR ¾"øx2" THREADED ANCHOR STUDS.
4. ⅛" X 4¼" SLOTS AT BRIDGE EXPANSION DEVICE. SLOT BOTH INNER AND OUTER TUBES. STAGGER TOP AND BOTTOM SPLICES INTO DIFFERENT POST SPACINGS EXCEPT AT EXPANSION JOINT, PLACE AT OPPOSITE ENDS OF SAME POST SPACE.

COLORADO LICENSED
SAMUEL ABRAHAM
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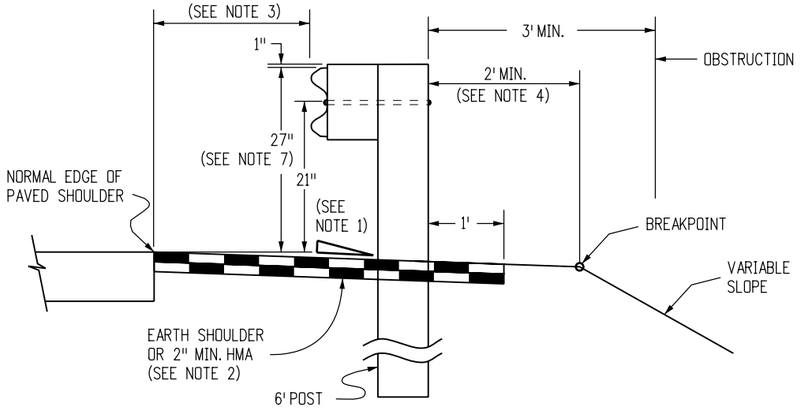
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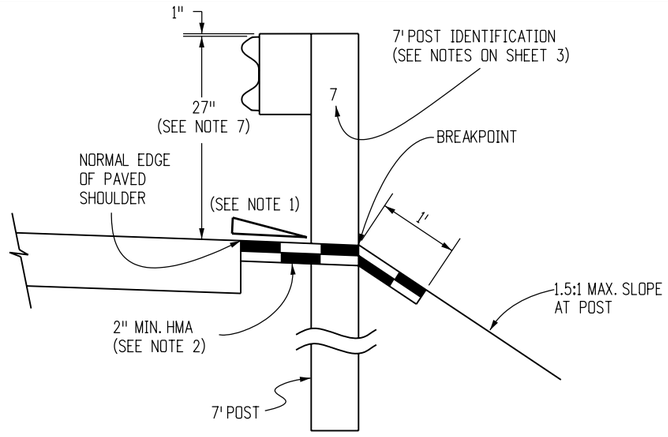
DOUGLAS COUNTY COLORADO
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As Constructed	HESS ROAD BRIDGES BRIDGE RAIL TYPE 10M (2 OF 2)			Project No.
No. Revisions:				C.I. 01-022
Revised:	Designer: S. Abraham	Structure Numbers		
Void:	Detailer: D. Oberosler			
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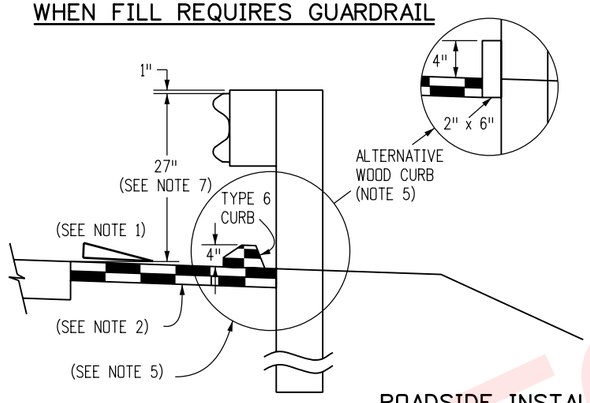


NORMAL ROADSIDE INSTALLATION WHEN FILL REQUIRES GUARDRAIL

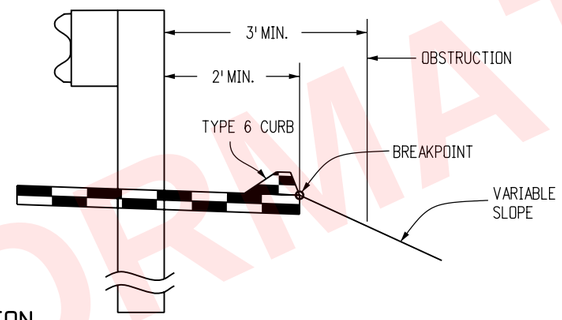


RESTRICTIVE ROADSIDE INSTALLATION WITH 7 FOOT GUARDRAIL POSTS

(SEE NOTE 4)

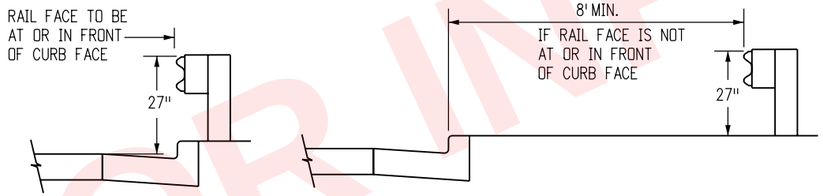


OPTION A



OPTION B

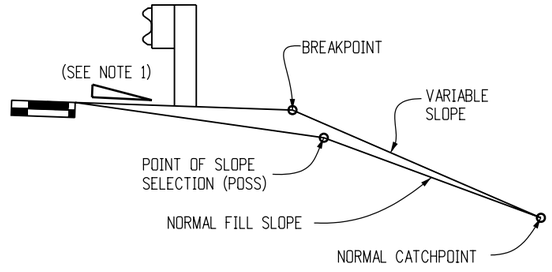
ROADSIDE INSTALLATION WITH EROSION CONTROL CURB



URBAN ROADSIDE INSTALLATION WITH CURB AND GUTTER

LOCATION	SPACING
ALL LOCATIONS EXCEPT BRIDGE RAIL LOCATIONS	6'-3"
BRIDGE OR STRUCTURE APPROACH	SEE SHEETS 10 & 17

NORMAL CENTER-TO-CENTER POST SPACING



EMBANKMENT WITH GUARDRAIL

(NOTE: THE CATCHPOINT REMAINS THE SAME AS THAT FOR "NORMAL" FILL SLOPE. FOR THE WIDER "Z" DISTANCES, THE VARIABLE SLOPE MAY "CATCH" AT THE POSS.)

GENERAL NOTES

1. RATE OF SLOPE DEPENDS ON GUARDRAIL LOCATION:
   A. FOR GUARDRAIL FACE 2 FT. OR LESS FROM THE NORMAL EDGE OF PAVED SHOULDER, CONTINUE THE RATE OF SLOPE OF THE NORMAL PAVED SHOULDER TO THE BREAKPOINT.
   B. FOR GUARDRAIL FACE MORE THAN 2 FT. FROM THE NORMAL EDGE OF THE PAVED SHOULDER, THE SLOPE SHALL BE 10:1 OR FLATTER.
2. WHEN SPECIFIED ON THE PLANS, EXTEND A 2 IN. MINIMUM THICKNESS PAVED SURFACE TO 1 FT. BEHIND THE GUARDRAIL POSTS OR TO THE EROSION CONTROL CURB AS SHOWN ON PLANS. ASPHALT CUTTING & PATCHING OR OTHER APPROVED METHOD SHALL BE USED TO MINIMIZE DAMAGE TO ALL PAVED SURFACES UNDER GUARDRAIL INSTALLATIONS. ALL REPAIRS TO THE PAVED AREA WILL NOT BE MEASURED AND PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE COST OF THE WORK. A MINIMUM 3 IN. THICK FIBER REINFORCED CONCRETE PAVEMENT MAY ALSO BE USED FOR PAVING BENEATH THE GUARDRAIL. INSTALL THE POST IN A $\frac{1}{2}$ IN. OVERSIZED FORMED HOLE FOR GUARDRAIL RUNS AND TERMINALS AS DIRECTED. PAYMENT FOR THIS PAVED SURFACE WILL BE MADE UNDER A PAVEMENT OR CONCRETE PAY ITEM WITH QUANTITIES SHOWN ON THE PLANS.
3. THE MINIMUM GUARDRAIL OFFSET FROM PAVED SHOULDER EDGE SHALL BE:
   0 FT. FOR SHOULDERS 8 FT. OR WIDER
   2 FT. FOR SHOULDERS 6 FT. OR LESS

   THE GUARDRAIL OFFSET FROM PAVED INSIDE SHOULDER EDGE OF A DIVIDED HIGHWAY SHALL BE;
   0 FT. MINIMUM FOR SHOULDERS 6 FT. OR WIDER
   2 FT. DESIRABLE FOR 4 FT. SHOULDERS

   THE ABOVE 2 FT. GUARDRAIL TO SHOULDER OFFSET IS DESIRABLE BUT NOT REQUIRED FOR:
   A. FOR AN EXISTING HIGHWAY WITH A DESIGN SPEED LESS THAN 50 MPH, THE MINIMUM OFFSET OF RAIL IS 0 FT. FROM ANY WIDTH PAVED SHOULDER, OR 4 FT. MINIMUM FROM THE TRAVELED WAY.
   B. FOR A ONE-WAY ONE-LANE RAMP, AND WHERE ONE OR MORE OF THE FOLLOWING ARE TRUE:
      (1) THE NON-OFFSET GUARDRAIL BEGINS AT LEAST 100 FT. BEYOND RAMP NOSE.
      (2) THE NON-OFFSET GUARDRAIL IS NOT LOCATED ON THE RAMP EXIT OR ENTRANCE CURVE CONNECTION TO THE MAJOR HIGHWAY.
      (3) THE RAMP SHOULDERS ARE 4 FT. OR WIDER.

   USE OF GREATER THAN MINIMUM OFFSET DIMENSIONS IS ENCOURAGED TO MEET THE DESIRABLE GOAL OF PLACING THE GUARDRAIL AS FAR AS POSSIBLE FROM THE TRAVEL WAY, EVEN FOR SHORT DISTANCES, WHILE PROVIDING A SMOOTH CHANGE IN GUARDRAIL ALIGNMENT.
4. IF 2 FT. CANNOT BE PROVIDED BETWEEN THE BACK OF THE GUARDRAIL POST AND THE BREAKPOINT, USE 7 FT. GUARDRAIL POSTS. REFER TO THE "RESTRICTIVE ROADSIDE INSTALLATION" DETAIL.
5. WHEN SPECIFIED ON THE PLANS, INSTALL 4 IN. HIGH TYPE 6 CURB WITH ITS FACE AT OR BEHIND THE RAIL FACE. AS AN ALTERNATIVE WHEN SPECIFIED ON THE PLANS, INSTALL A 2 IN. x 6 IN. TREATED (AASHTO M 133) WOOD CURB. FASTEN WITH A 4 IN. LAG BOLT AND WASHER AT EACH WOOD POST, OR WITH A $\frac{1}{4}$ IN. DIA. BOLT WITH WASHER AND NUT AT EACH STEEL POST. IF THE 2 IN. x 6 IN. WOOD CURB IS SPECIFIED, IT WILL BE INCLUDED IN THE COST OF THE GUARDRAIL. IF APPROVED BY THE ENGINEER, A 2 IN. x 4 IN. TREATED WOOD CURB MAY BE SUBSTITUTED FOR THE 2 IN. x 6 IN. CURB AND SET ON TOP OF PAVEMENT SURFACE AND ATTACHED AS DESCRIBED ABOVE. NO SPLICING SHALL BE ALLOWED IN WOOD CURBS. ADJACENT BOARDS SHALL BE BUTTED TOGETHER AND BOLTED AT A POST LOCATION. JOINTS SHALL BE LOCATED AT THE POSTS.
6. SEE SHEET 6 FOR CURB TREATMENTS AT GUARDRAIL TERMINALS.
7. RESET GUARDRAIL IF THIS DIMENSION WILL BE LESS THAN 24 IN.
8. ALL W-BEAM SPLICES, AND SPLICES OF TERMINAL CONNECTORS TO W-BEAM SHALL BE LAPPED IN THE DIRECTION OF TRAFFIC UNLESS OTHERWISE NOTED.
9. MATERIAL TYPE AND SHAPE OF POSTS AND BLOCKS SHALL BE THE SAME THROUGHOUT THE PROJECT EXCEPT WHEN SPECIFIC POSTS AND BLOCKS ARE SPECIFIED, i.e. AT END ANCHORAGES AND BOX CULVERTS.
10. CONCRETE MAY BE READY-MIXED OR FIELD-MIXED AND SHALL CONSIST OF A MINIMUM OF 1 PART CEMENT TO 6 PARTS AGGREGATE BY VOLUME.

THE GENERAL NOTES ARE CONTINUED ON SHEET 2.

FOR INFORMATION ONLY

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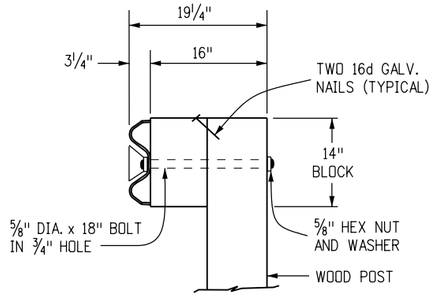
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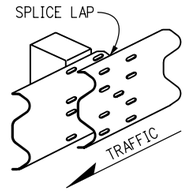
Colorado Department of Transportation
4201 East Arkansas Avenue
Denver, Colorado 80222
Phone: (303) 757-9083
Fax: (303) 757-9820
Project Development Branch DD/LTA

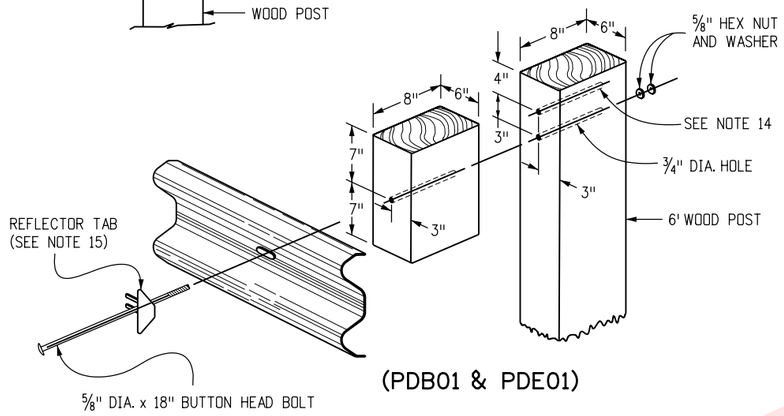
GUARDRAIL TYPE 3 W-BEAM

Issued By: Project Development Branch July 04, 2006

STANDARD PLAN NO.
M-606-1
Sheet No. 1 of 17



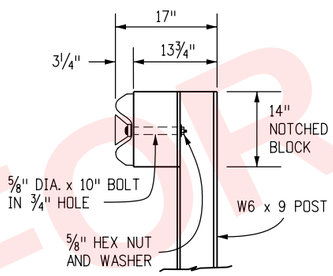


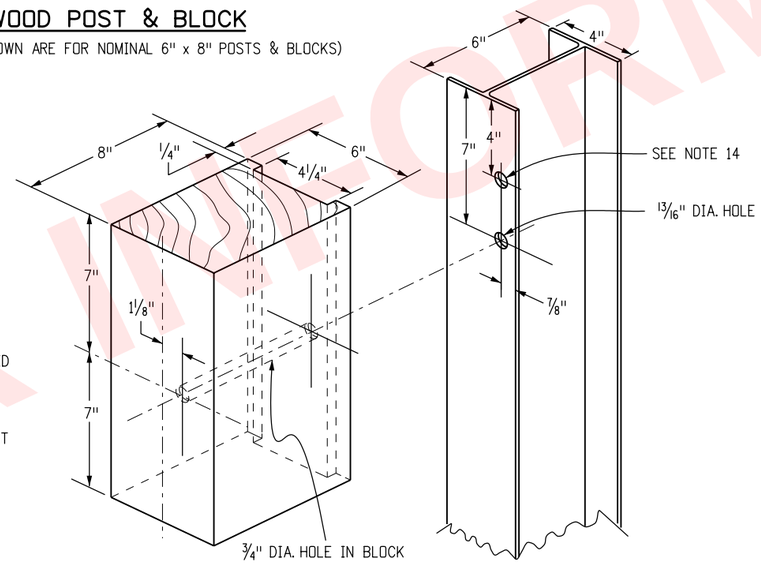


(PDB01 & PDE01)

WOOD POST & BLOCK

(DIMENSIONS SHOWN ARE FOR NOMINAL 6" x 8" POSTS & BLOCKS)





STEEL POST & NOTCHED BLOCK

(NOMINAL DIMENSIONS ARE SHOWN FOR THE POSTS & BLOCKS)

(PWE01)

GENERAL NOTES (CONTINUED FROM SHEET 1)

11. WHEN SPECIFIED IN THE CONTRACT, 7 FT. POSTS SHALL BE INSTALLED INSTEAD OF THE STANDARD 6 FT. POSTS. THE 7 FT. POSTS SHALL BE MARKED WITH THE NUMBER 7 TO ENSURE PERMANENT INDENTIFICATION. STEEL POSTS SHALL BE STAMPED PRIOR TO GALVANIZING. THE NUMBER 7 SHALL BE A MINIMUM 2 IN. TALL AND LOCATED AS SHOWN ON THE ELEVATION VIEW ON SHEET 1.

12. THE STANDARD 3 IN. X 1¾ IN. X 3/16 IN. RECTANGULAR WASHER USED UNDER POST BOLT HEADS IN THE PAST MAY REMAIN IN EXISTING INSTALLATIONS BUT SHALL NOT BE USED IN NEW CONSTRUCTION, REPAIRS, OR RESETTING OF RAIL, EXCEPT WHEN SPECIFICALLY IDENTIFIED ON THE STANDARD PLAN.

13. STANDARD GALVANIZED ROUND STEEL WASHERS SHALL BE USED UNDER ALL NUTS IN CONTACT WITH WOOD POSTS.

14. AN ADDITIONAL HOLE SHALL BE PROVIDED IN THE POSTS TO FACILITATE FUTURE RAISING OF THE RAIL ELEMENTS AND BLOCKS FOR OVERLAYS.

15. RETROREFLECTOR TABS SHALL BE INSTALLED AT 25 FT. INTERVALS (SEE SHEETS 5 AND 7 FOR EXCEPTIONS). RETROREFLECTOR TABS WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE WORK. THE TABS SHALL BE MOUNTED SO THE BOLT SLOT FACES AWAY FROM TRAFFIC, AND THE RETROREFLECTOR SURFACE FACES THE APPROACHING TRAFFIC FOR ONE-WAY ROADS. FOR TWO-WAY ROADS, BOTH SIDES OF THE TABS SHALL BE RETROREFLECTIVE, SO THAT DELINEATION IS PROVIDED FOR BOTH DIRECTIONS OF TRAVEL. THE RETROREFLECTIVE SHEETING COLOR SHALL MATCH THE COLOR OF THE ADJACENT TRAVEL WAY EDGE LINE. SEE THE RETROREFLECTOR TAB DETAIL ON SHEET 3.

16. AT THE TIME OF INSTALLATION, WOOD POSTS OR BLOCKS WITH SEASONING CHECKS GREATER THAN ¼ IN. SHALL NOT BE USED WHEN THE CHECK EXTENDS THE FULL LENGTH OF THE PIECE.

17. WOOD BLOCKS SHALL BE CUT FROM THE SAME CROSS-SECTION, SPECIES, AND GRADE, AND SHALL RECEIVE THE SAME PRESERVATIVE TREATMENT AS THE POSTS WHEN WOOD POSTS ARE USED.

18. REFERENCES SUCH AS θθPDB01", θθPDE01", AND θθPWE01" IN THIS STANDARD PLAN SPECIFY HARDWARE DETAILS FROM θθA GUIDE TO STANDARDIZED HIGHWAY BARRIER HARDWARE" PREPARED BY THE AASHTO-AGC-ARTBA JOINT COOPERATIVE COMMITTEE.

19. NOTCHED RAIL BLOCKS MANUFACTURED FROM SYNTHETIC MATERIAL WILL BE ACCEPTED AS ALTERNATIVES TO WOOD NOTCHED BLOCKS FOR USE WITH STEEL POSTS PROVIDED THAT THE BLOCKS HAVE RECEIVED FHWA APPROVAL AND ARE CERTIFIED AS IDENTICAL TO THE SPECIMENS USED FOR TESTING AND APPROVAL.

20. WOOD POSTS SHALL BE MADE OF TIMBER WITH AN EXTREME FIBER STRESS IN BENDING OF 1200 PSI STRESS GRADING AND POST DIMENSIONS SHALL CONFORM WITH THE RULES OF THE WEST COAST INSPECTION BUREAU, OR THE SOUTHERN PINE BUREAU, OR THE WESTERN WOOD PRODUCTS ASSOCIATION. TIMBER FOR POSTS SHALL BE EITHER ROUGH SAWN (UNPLANED) OR S4S (SURFACED FOUR SIDES) WITH NOMINAL DIMENSIONS INDICATED. ONLY ONE TYPE OF SURFACE FINISH SHALL BE USED FOR POSTS AND BLOCKS IN ANY ONE CONTINUOUS LENGTH OF GUARDRAIL.

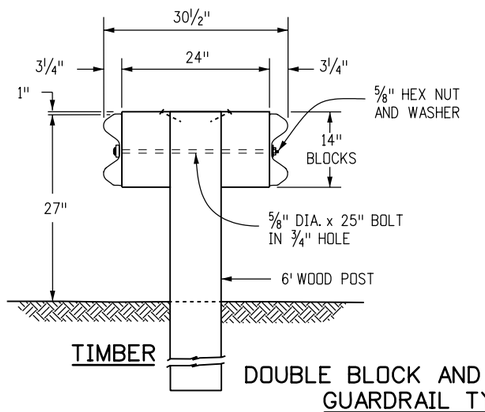
21. GLULAM POSTS AND BLOCKS WILL BE ACCEPTED AS ALTERNATIVES PROVIDED THAT THE SUPPLIED MATERIALS HAVE RECEIVED FHWA APPROVAL AND ARE CERTIFIED AS IDENTICAL TO THE SPECIMENS USED FOR TESTING AND APPROVAL.

22. PRESSURE TREATMENT OF POSTS AND BLOCKS SHALL CONFORM TO AASHTO M 133 EXCEPT THAT BLOCKS NEED NOT BE INCISED. PRESERVATION ASSAY RETENTION REPORTS SHALL BE SUBMITTED TO THE ENGINEER. THE CONTRACTOR SHALL CERTIFY THAT THE SPECIES AND GRADE MEET THE REQUIREMENTS OF THE CONTRACT.

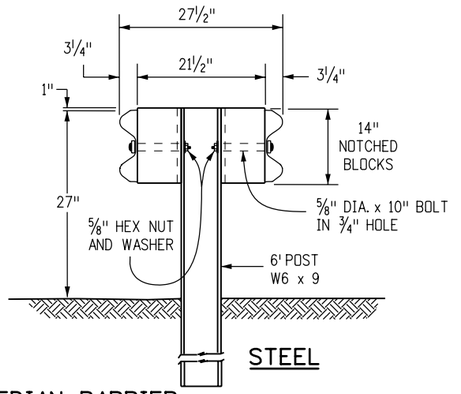
23. W-BEAM AND THRIE-BEAM GUARDRAIL POSTS SHALL BE MANUFACTURED USING AASHTO M 270 (ASTM A 709) GRADE 36 STEEL UNLESS CORROSION RESISTANT STEEL IS REQUIRED, IN WHICH CASE THE POST SHALL BE MANUFACTURED FROM AASHTO M 270 (ASTM A 709) GRADE 50W STEEL. THE DIMENSIONS OF THE CROSS-SECTION SHALL CONFORM TO A W6 X 9 SECTION AS DEFINED IN AASHTO M 160 (ASTM A 6). W6 X 8.5 WIDE FLANGE STEEL POSTS ARE AN ACCEPTABLE ALTERNATIVE TO THE W6 X 9.

24. AFTER THE SECTION IS CUT AND ALL HOLES ARE DRILLED OR PUNCHED THE COMPONENT SHALL BE ZINC-COATED CONFORMING TO AASHTO M 111 (ASTM A 123) UNLESS CORROSION-RESISTANT STEEL IS USED. WHEN CORROSION-RESISTANT STEEL IS USED THE PORTION OF THE POST TO BE EMBEDDED IN SOIL SHALL BE ZINC-COATED CONFORMING TO AASHTO M 111 (ASTM A 123) AND THE PORTION ABOVE THE SOIL SHALL NOT BE ZINC-COATED, PAINTED OR OTHERWISE TREATED.

25. FIELD MODIFICATION TO RAIL ELEMENTS ONLY IS ALLOWED BY SAWING AND DRILLING OF HOLES. FLAME CUTTING IS NOT PERMITTED. POSTS SHALL NOT BE MODIFIED. COMPONENTS ON WHICH THE SPELTER COATING HAS BEEN DAMAGED SHALL BE EITHER REGALVANIZED OR RECOATED IN CONFORMANCE WITH AASHTO M 36, OR PAINTED WITH ONE FULL BRUSH COAT OF ZINC RICH PAINT CONFORMING TO MILITARY SPECIFICATION DOD-P-21035A.



TIMBER



STEEL

DOUBLE BLOCK AND RAIL MEDIAN BARRIER
GUARDRAIL TYPE 3 (DOUBLE)

Computer File Information		Sheet Revisions	
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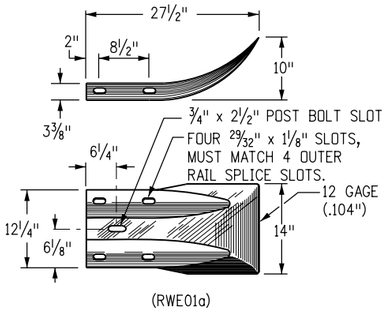
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GUARDRAIL TYPE 3 W-BEAM

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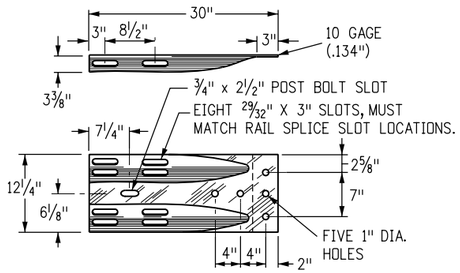
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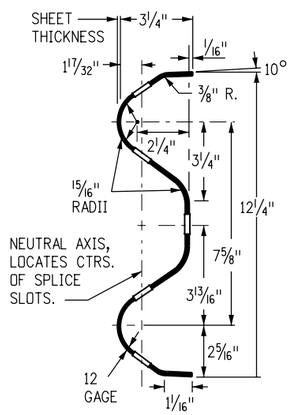


(RWE01a)

TERMINAL SECTION (FLARED)

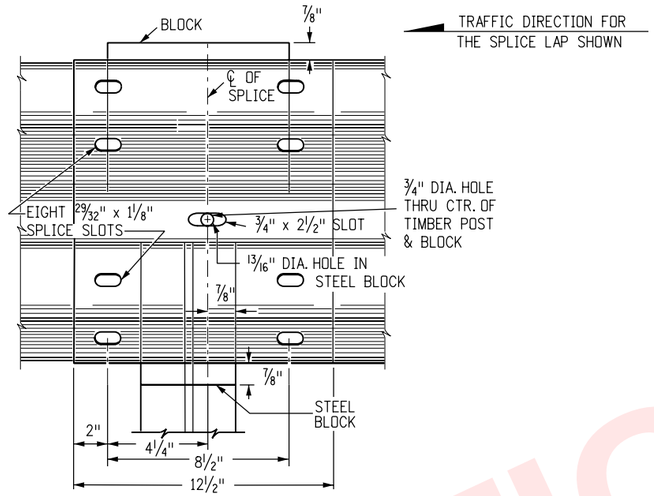


TERMINAL SECTION (CONNECTOR)

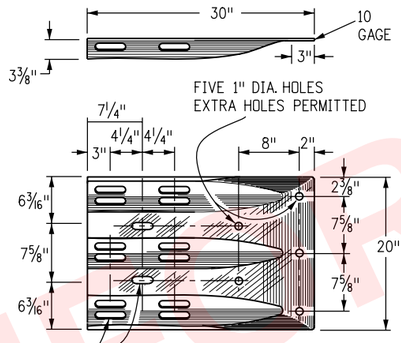


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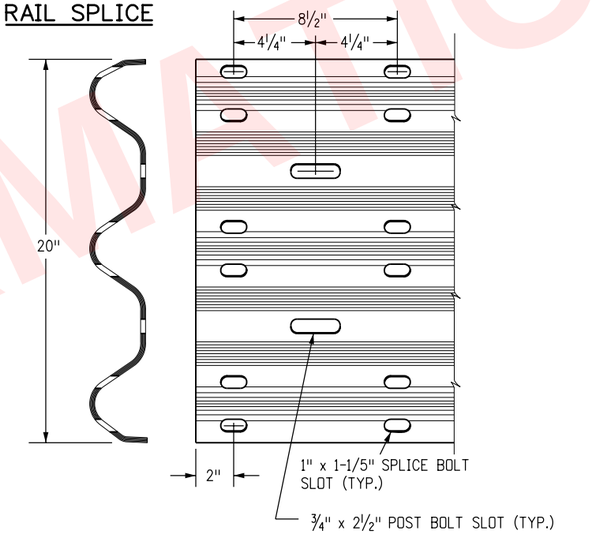
W-BEAM RAIL SECTION



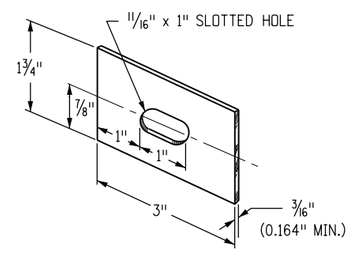
RAIL SPLICE



THRIE BEAM TERMINAL SECTION (CONNECTOR)



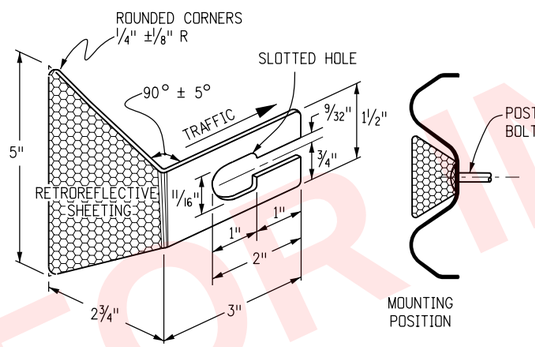
THRIE BEAM DETAIL



(FWR03)

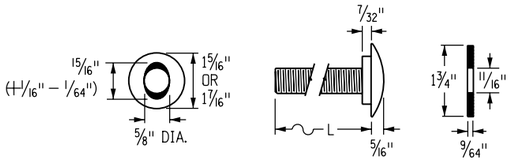
RECTANGULAR WASHER

(TO BE USED ONLY WHERE SPECIFIED.)



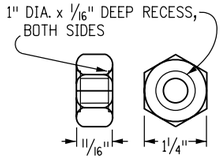
RETROREFLECTOR TAB

RETROREFLECTOR TABS SHALL BE MANUFACTURED FROM 12 TO 14 GAUGE STEEL. RETROREFLECTIVE SHEETING SHALL CONFORM TO ASTM D4956 TYPE III. SEE NOTE 7 ON SHEET 5



BUTTON HEAD BOLT WITH OVAL SHOULDER

WASHER



HEX NUT

PART	MATERIAL SPEC.	GALVANIZING SPEC.	CORROSION-RESISTANT SPEC.
W-BEAM RAIL & TERMINAL SECTIONS	AASHTO M 180, CLASS A OR B	AASHTO M 180, TYPE 1 OR 2	AASHTO M 180, TYPE 4
BASE PLATE	ASTM A 36	AASHTO M 111	N.A.
NUTS, BOLTS & STUDS FOR GENERAL USE	ASTM A 307	AASHTO M 232, CLASS C OR ASTM B 695 CLASS 50 TYPE 1	
HIGH STRENGTH BOLTS & NUTS	ASTM A 325		
HIGH STRENGTH STUDS & NUTS	ASTM A 449		
ROUND STEEL WASHERS	ASTM F 436		
RECTANGULAR WASHERS	AASHTO M 180		
OTHER FITTINGS	ASTM A 36	AASHTO M 111	

THE TABULATION OF GUARDRAIL WILL SPECIFY THE TYPE OF CORROSION PROTECTION: GALVANIZED OR CORROSION - RESISTANT STEEL.

STEEL POSTS SHALL HAVE THE SAME CORROSION PROTECTION AS SPECIFIED FOR THE METAL BEAM RAIL. PUNCHING, DRILLING, CUTTING, OR WELDING OF POSTS WILL NOT BE PERMITTED AFTER GALVANIZING.

DIAMETER & TYPE (INCHES)	LENGTH L (INCHES)	THREAD LENGTH (INCHES)	INTENDED USE	AASHTO-AGC-ARTBA STANDARD NUMBER	NO. BOLTS, NUTS & WASHERS
⅝ BUTTON HEAD	1¼	FULL (1 1/32)	ALL RAIL SPLICES	FBB01	8 PER SPLICE*
OVAL	18	MIN. 2½	SINGLE BLOCK & POST (TIMBER)	FBB04	1 PER POST
SHLDR.	25	MIN. 2	DOUBLE BLOCK & POST (TIMBER)	FBB05	1 PER POST
	10	MIN. 2	FASTEN NOTCHED BLOCK TO STEEL POST	FBB03	1 PER BLOCK

* WASHERS NOT USED AT RAIL SPLICES

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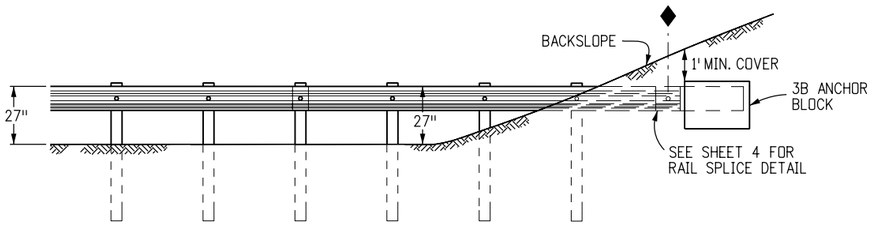
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GUARDRAIL TYPE 3 W-BEAM

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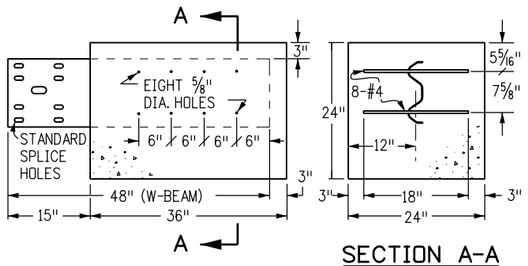
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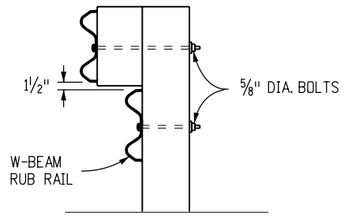
SEE TYPE 3B (RUB RAIL) PLAN VIEW FOR ALIGNMENT. THE 100 FT. FLARE LENGTH MAY BE SHORTENED IF THE SLOPE IS LESS THAN 8 FT. WIDE.

END ANCHORAGE TYPE 3B
(WITHOUT ROADSIDE DITCH AT GUARDRAIL)



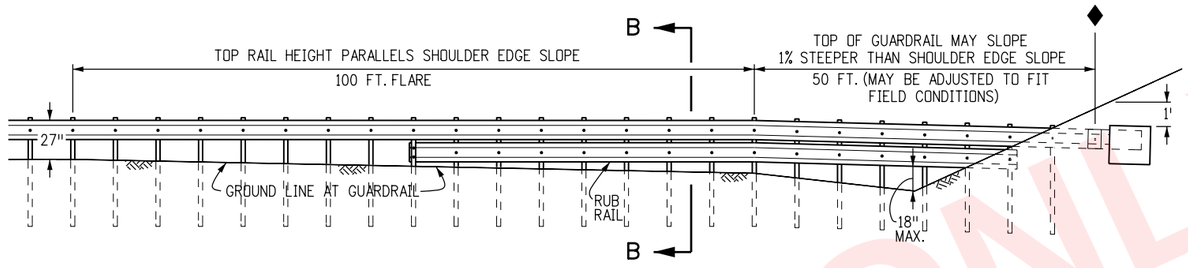
SECTION A-A

TYPE 3B ANCHOR BLOCK DETAIL

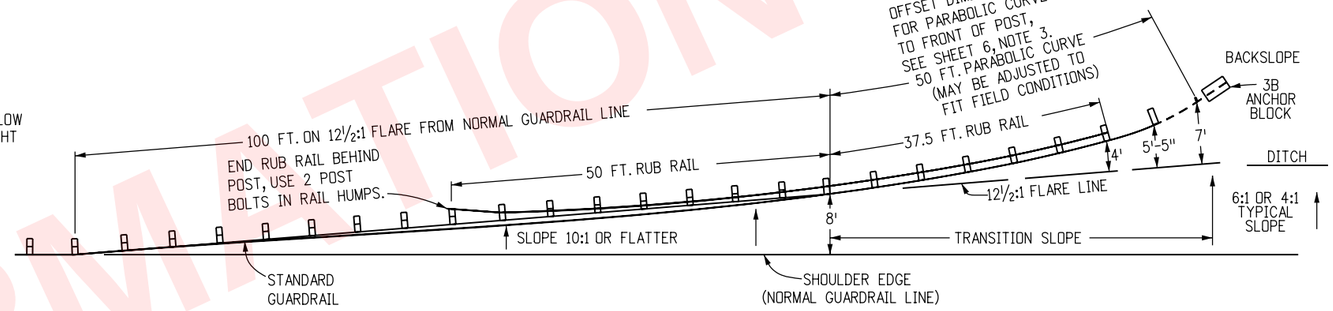


SECTION B-B

MOUNT A W-BEAM RUB RAIL 1-1/2 IN. BELOW THE TOP RAIL WHEN THE TOP RAIL HEIGHT EXCEEDS 30 IN. ABOVE THE GROUND



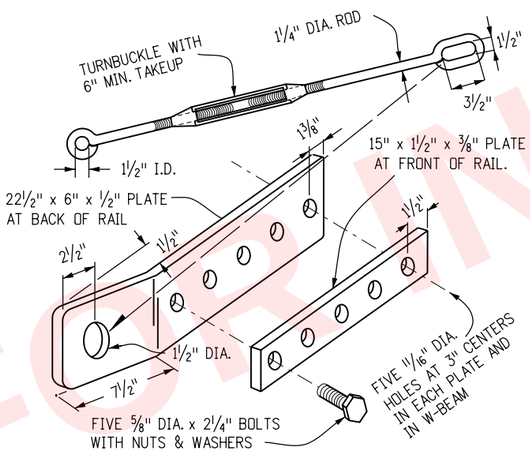
ELEVATION VIEW



PLAN VIEW

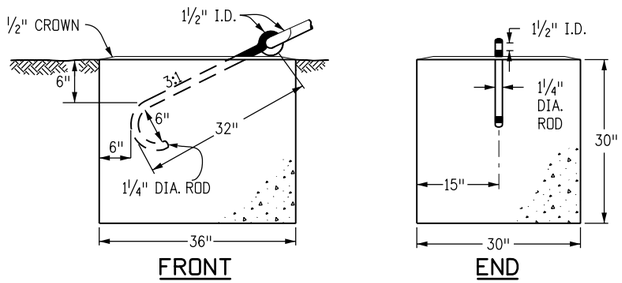
◆ END OF GUARDRAIL PAY LENGTH

END ANCHORAGE TYPE 3B (RUB RAIL)
(WITH ROADSIDE DITCH AT GUARDRAIL)



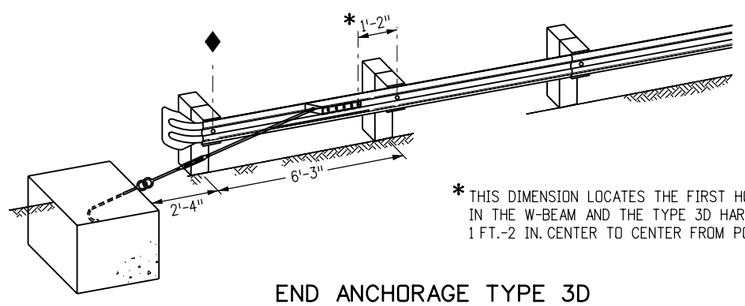
TYPE 3D HARDWARE DETAILS

NOTE: ALL PARTS SHALL BE GALVANIZED



FRONT END

TYPE 3D ANCHOR BLOCK DETAIL



* THIS DIMENSION LOCATES THE FIRST HOLE IN THE W-BEAM AND THE TYPE 3D HARDWARE. 1 FT.-2 IN. CENTER TO CENTER FROM POST BOLT HOLE.

END ANCHORAGE TYPE 3D DEPARTURE TERMINAL

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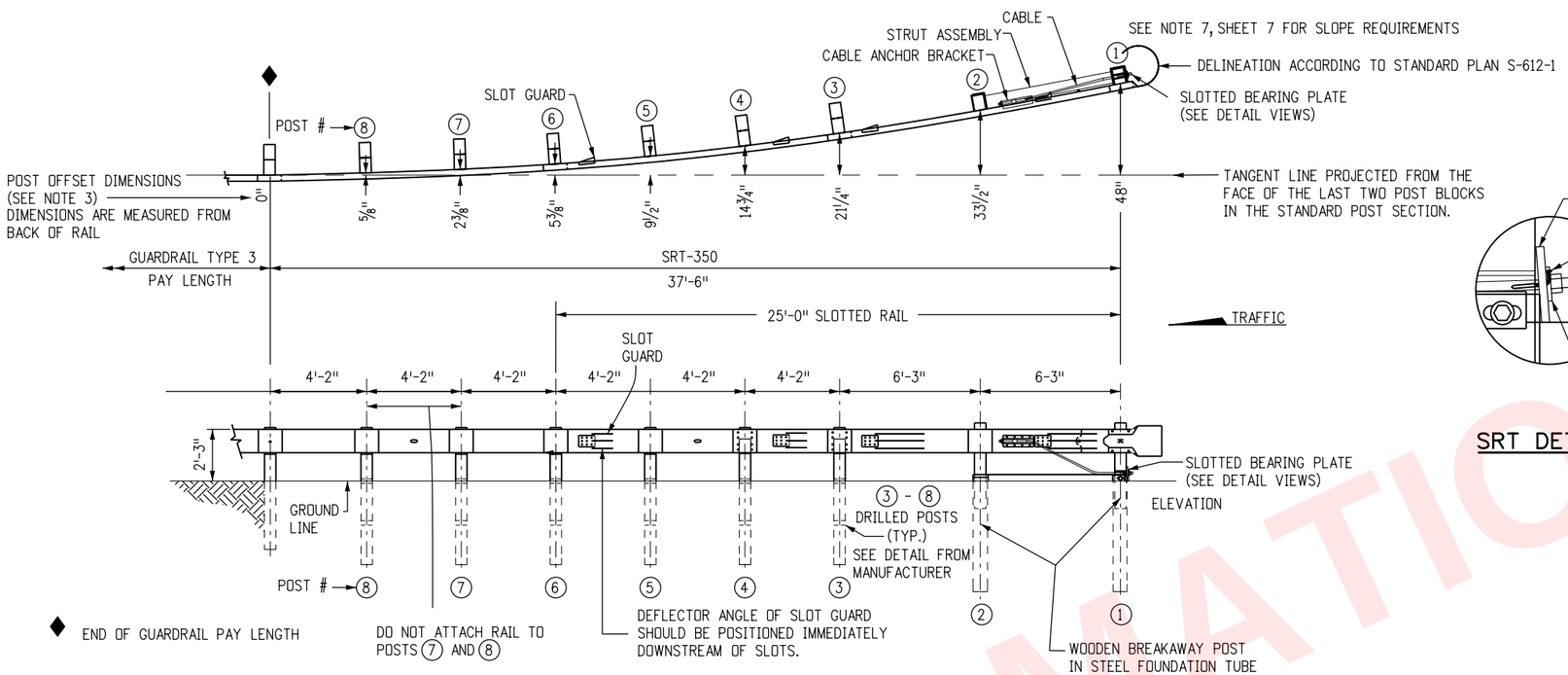
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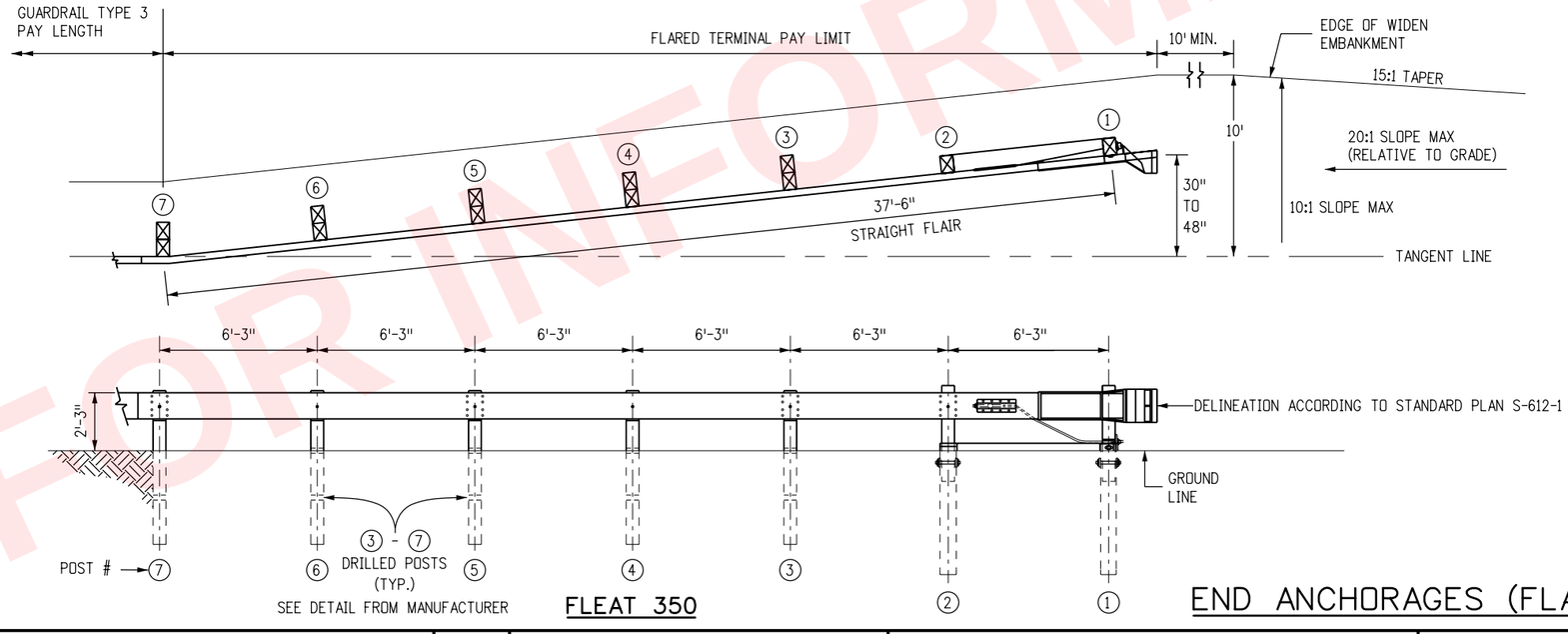
GUARDRAIL TYPE 3 W-BEAM

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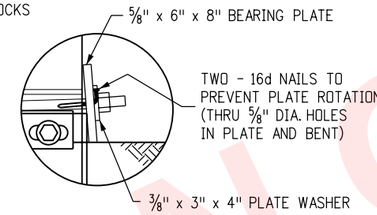
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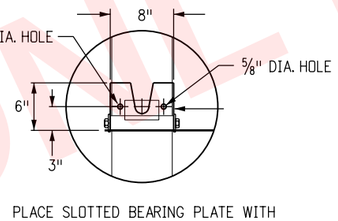
SLOTTED RAIL TERMINAL (SRT)



FLEAT 350



SRT DETAIL VIEW



PLACE SLOTTED BEARING PLATE WITH SLOT ORIENTED UP AS SHOWN.

SRT FRONT VIEW

SLOTTED BEARING PLATE DETAIL

NOTES

1. THE END ANCHORAGE (FLARED) SHALL BE THE SLOTTED RAIL TERMINAL (SRT-350), AS MANUFACTURED BY TRINITY INDUSTRIES, INC. (TELEPHONE #: 800-644-7976), OR THE FLEAT-350, AS MANUFACTURED BY ROAD SYSTEMS INC. (TELEPHONE #: 915-263-2435). ONE END ANCHORAGE (FLARED) SHALL INCLUDE ALL POST, RAIL, AND HARDWARE ITEMS REQUIRED FOR A COMPLETE UNIT. THE END ANCHORAGE (FLARES) SHALL BE INSTALLED CONFORMING TO THE MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR SHALL PROVIDE A COPY OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND PARTS LIST TO THE ENGINEER PRIOR TO INSTALLATION OF THE DEVICE.
2. IN HEAVY SNOW LOCATIONS, TRIM POSTS 1 AND 2 FLUSH WITH RAIL TOP AND TREAT END WITH SEALANT, IN CONFORMANCE WITH AASHTO M 133.
3. THE POST OFFSET DIMENSIONS ARE GIVEN TO THE CENTER OF THE TRAFFIC FACE OF THE BLOCKOUTS FROM THE PROJECTED RAIL TANGENT LINE, EXCEPT AT THE FIRST TWO POSTS WHERE THE DIMENSION IS TO THE CENTER OF THE TRAFFIC FACE OF THE POST. OFFSET POINTS SHALL BE LOCATED BY CHORD MEASUREMENTS AT THE BACK OF THE RAIL AND BE EQUAL TO THE NOMINAL POST SPACINGS SHOWN. POSTS ARE TO BE SET APPROXIMATELY RADIAL TO THE RAILING AT EACH POST LOCATION.
4. THE SRT SLOTTED BEARING PLATE SHALL BE INSTALLED WITH THE SLOT FACING UP.
5. POSTS SHALL BE DRILLED FOR BREAKAWAY ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.
6. SEE SHEETS 1, 3 AND 4 FOR STANDARD GUARDRAIL TYPE 3 AND INSTALLATION DETAILS.
7. RETROREFLECTOR TABS SHALL NOT BE USED ON POSTS 1 THROUGH 8.
8. SRT PANELS SHALL BE SUPPLIED IN EITHER THREE 12 FT. - 6 IN. RAIL PANELS, OR ONE 25 FT. - 0 IN. AND ONE 12 FT. - 6 IN. RAIL PANELS.
9. SRT - STRAIGHT FLARED OPTION. SEE MANUFACTURER'S DETAILS.
10. HINGED BREAK AWAY (HBA) STEEL POSTS MAY BE USED AS AN ALTERNATIVE ON THE SRT FOR POSTS 2 THRU 8. SEE MANUFACTURER'S DETAILS.
11. HINGED BREAK AWAY (HBA) STEEL POSTS OR WELDED POSTS (PW) MAY BE USED AS AN ALTERNATIVE ON THE FLEAT FOR POSTS 3 THRU 7. SEE MANUFACTURER'S DETAILS.
12. DELINEATION SHALL BE APPLIED TO THE END PIECE, AND SHALL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE WORK.

END ANCHORAGES (FLARED)

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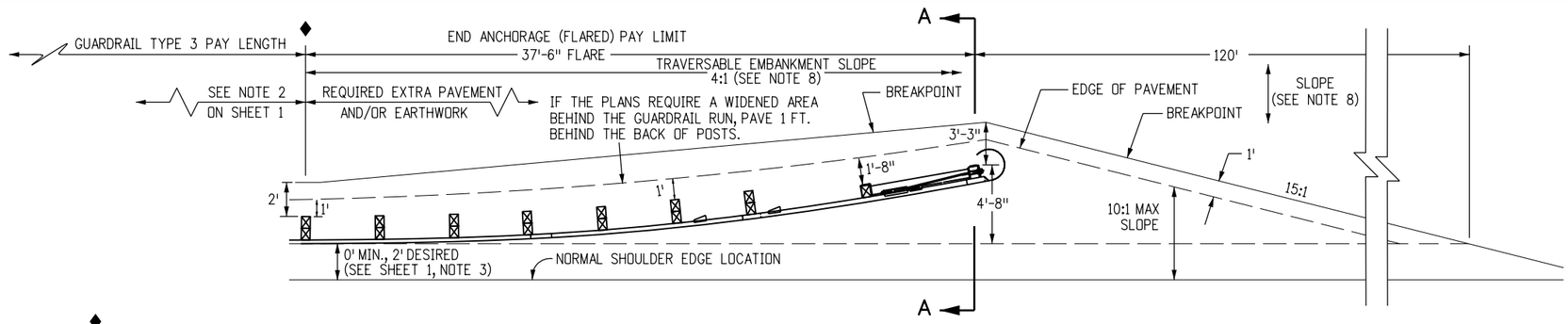
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GUARDRAIL TYPE 3 W-BEAM

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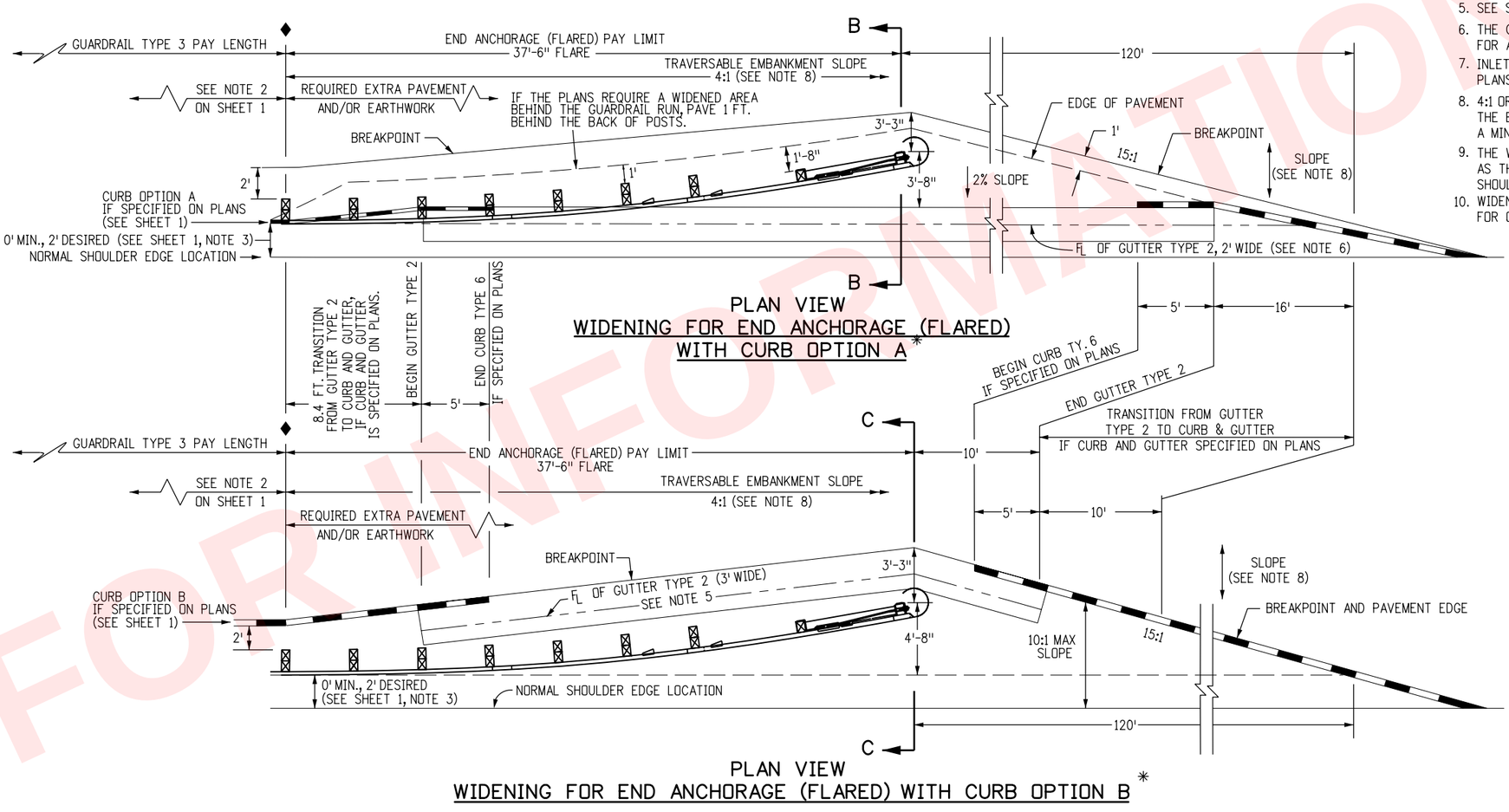
450



◆ END OF GUARDRAIL PAY LENGTH

PLAN VIEW
WIDENING FOR END ANCHORAGE (FLARED) *

* THIS PLAN VIEW SHOWS ONLY THE SRT. THE FLEAT-350 USES THE SAME WIDENING DETAILS.

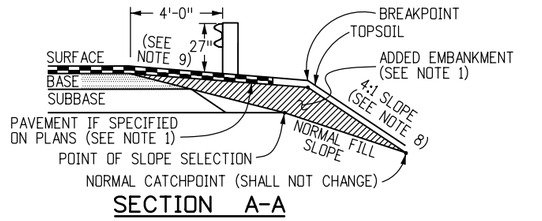


PLAN VIEW
WIDENING FOR END ANCHORAGE (FLARED) WITH CURB OPTION A *

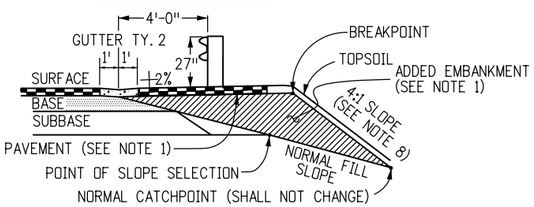
PLAN VIEW
WIDENING FOR END ANCHORAGE (FLARED) WITH CURB OPTION B *

NOTES

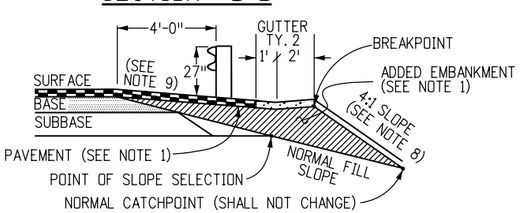
1. PAYMENT FOR THE ADDED EMBANKMENT (APPROXIMATELY 45 CU. YDS.) FOR THE FLARE SHALL BE AS FOLLOWS:
   A. UNDER PAY ITEM 203 WHEN THE CONTRACT PLAN INCLUDES PAY ITEM 203
   B. INCLUDED IN THE COST OF THE END ANCHORAGE (FLARED) WHEN THE CONTRACT PLANS DO NOT INCLUDE PAY ITEM 203. THE ADDED EMBANKMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH SUBSECTION 203.07, AASHTO T 99.
2. WHEN THE WIDENED AREA IS PAVED, PAYMENT FOR THE PAVEMENT (APPROX. 70 SQ. YDS.) SHALL BE AS FOLLOWS:
   A. UNDER PAY ITEM 403 OR 412 WHEN THE CONTRACT PLAN INCLUDES PAY ITEM 403 OR 412
   B. INCLUDED IN THE COST OF THE END ANCHORAGE (FLARED) WHEN THE CONTRACT PLAN DOES NOT INCLUDE PAY ITEM 403 OR 412 (SEE SHEET 1, NOTE 2 FOR PAVEMENT TYPES)
3. CONCRETE PAVED AREAS SHALL HAVE THEIR TAPERED ENDS SQUARED OFF AS DIRECTED BY THE ENGINEER.
4. WHEN OVERLAY PAVING, THE FINISHED SURFACE AT EACH POST SHALL NOT BE ABOVE THE TOP BREAKAWAY HOLE OR STRUT ASSEMBLY. THE WIDENED AREA AT THE FLARED END ANCHORAGE SHOULD NOT BE OVERLAYED UNLESS PAVEMENT CONDITIONS WARRANT IT BEING OVERLAYED. ANY OVERLAY PAVEMENT ABUTTING THE FLARED END ANCHORAGE SHALL BE TAPERED TO PREVENT A DROP IN THE PAVED SURFACE BELOW THE RAIL.
5. SEE SHEETS 1, 3 AND 4 FOR STANDARD TYPE 3 GUARDRAIL AND INSTALLATION DETAILS.
6. THE COST OF THE GUTTER WILL BE PAID FOR AS "GUTTER TYPE 2 (2 FT.)" FOR A LENGTH OF 134 FT. OR "GUTTER TY. 2 (3 FT.)" FOR A LENGTH OF 40 FT.
7. INLETS OR RUNDOWNS MAY BE USED INSTEAD OF THE GUTTER IF SPECIFIED ON THE PLANS. NO ADDITIONAL CURB SHALL BE ADDED IN THE VICINITY OF THE END ANCHORAGE.
8. 4:1 OR FLATTER SLOPES IN THE TRAVERSABLE AREA SHALL BE USED BEHIND THE END ANCHORAGE, AND IN ADVANCE OF POST (1). IF THIS IS NOT POSSIBLE, A MINIMUM 3:1 SLOPE MAY BE USED IF APPROVED BY THE ENGINEER.
9. THE WIDENED AREA, EXCEPT FOR CURB OPTION A, SHALL HAVE THE SAME GRADING AS THE ADJACENT GUARDRAIL: 10:1 OR FLATTER IF MORE THAN 2 FT. FROM SHOULDER OR SLOPE EQUAL TO ROADWAY SLOPE IF 2 FT. OR LESS FROM SHOULDER.
10. WIDENING FOR END ANCHORAGES SHALL BE PAVED ON INTERSTATES AND FREEWAYS. FOR OTHER HIGHWAYS, PAVING SHALL BE AS SHOWN ON THE PLANS.



SECTION A-A



SECTION B-B



SECTION C-C

Computer File Information		Sheet Revisions	
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Full Path: www.dot.state.co.us/DesignSupport/	(R-X)		
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GUARDRAIL TYPE 3 W-BEAM

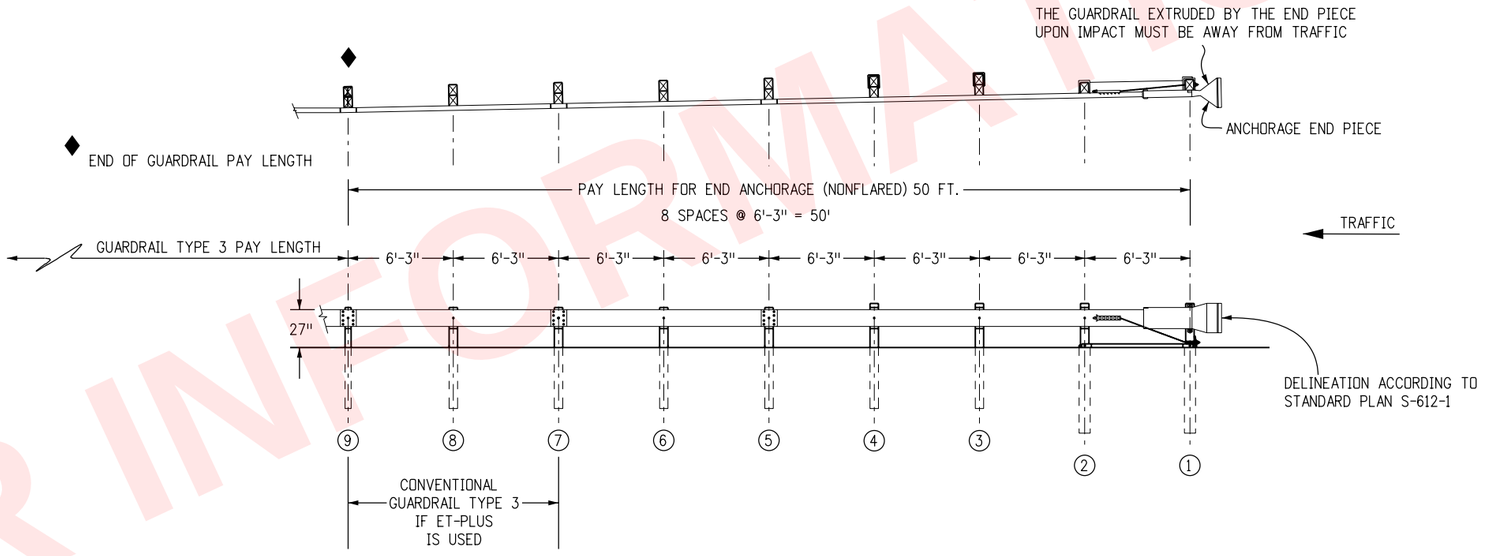
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NOTES

1. THE END ANCHORAGE (NONFLARED) SHALL EITHER BE THE ET-PLUS AS MANUFACTURED BY TRINITY INDUSTRIES INC. (TEL. #: 800-644-7976), OR THE SKT GUARDRAIL AS MANUFACTURED BY ROAD SYSTEMS, INC. (TEL. #: 915-263-2435). THE END ANCHORAGE (NONFLARED) SHALL INCLUDE ALL POST, RAIL, AND HARDWARE ITEMS REQUIRED FOR A COMPLETE UNIT. THE END ANCHORAGE (NONFLARED) SHALL BE INSTALLED CONFORMING TO THE MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR SHALL PROVIDE A COPY OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND PARTS LIST TO THE ENGINEER PRIOR TO THE INSTALLATION OF THE DEVICE.
2. WOOD POSTS SHALL BE DRILLED FOR BREAKAWAY CONFORMING TO THE MANUFACTURER'S INSTRUCTIONS.
3. HINGED BREAK AWAY (HBA) STEEL POSTS MAY BE USED CONFORMING TO THE MANUFACTURER'S INSTRUCTIONS.
4. RETROREFLECTOR TABS SHALL NOT BE USED ON THE LAST SEVEN POSTS OF THE END ANCHORAGE (NONFLARED).
5. USE MANUFACTURER'S SPECIFIED STEEL FOUNDATION TUBE FOR POSTS (1) AND (2) FOR ET-PLUS AND SKT END ANCHORAGES (NONFLARED).
6. DELINEATION SHALL BE APPLIED TO THE END PIECE AND SHALL NOT BE PAID FOR SEPARATELY BUT BE INCLUDED IN THE COST OF THE WORK. SEE STANDARD PLAN S-612-1.



END ANCHORAGE (NONFLARED)

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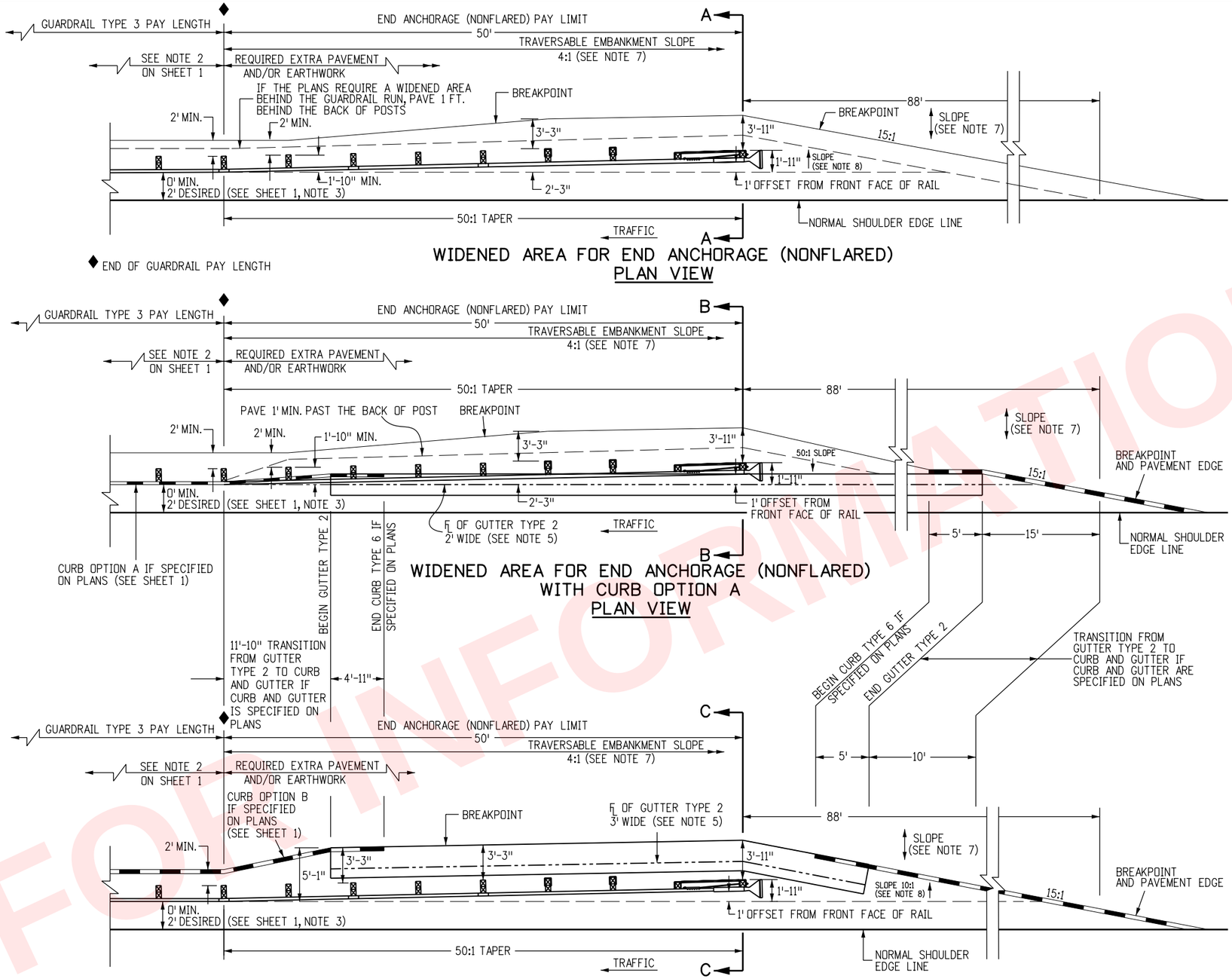
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GUARDRAIL TYPE 3 W-BEAM

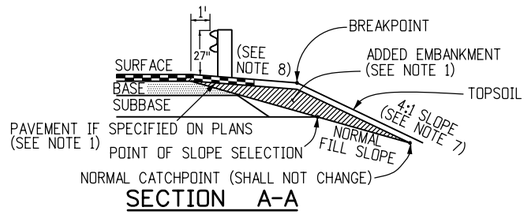
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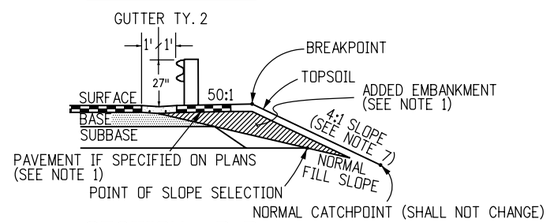


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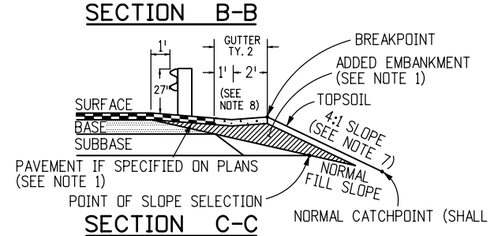
1. PAYMENT FOR THE ADDED EMBANKMENT (APPROXIMATELY 25 CU. YDS.) FOR THE FLARE SHALL BE AS FOLLOWS:
   A. UNDER PAY ITEM 203 WHEN THE CONTRACT PLAN INCLUDES PAY ITEM 203.
   B. INCLUDED IN THE COST OF THE END ANCHORAGE (NONFLARED) WHEN THE CONTRACT PLANS DOES NOT INCLUDE PAY ITEM 203. THE ADDED EMBANKMENT SHALL BE BE CONSTRUCTED IN ACCORDANCE WITH SUBSECTION 203.07, AASHTO T 99.
2. WHEN THE WIDENED AREA IS PAVED, PAYMENT FOR THE PAVEMENT (APPROX. 39 SQ. YDS.) SHALL BE AS FOLLOWS:
   A. UNDER PAY ITEM 403 OR 412 WHEN THE CONTRACT PLAN INCLUDES PAY ITEM 403 OR 412.
   B. INCLUDED IN THE COST OF THE END ANCHORAGE (NONFLARED) WHEN THE CONTRACT PLAN DOES NOT INCLUDE PAY ITEM 403 OR 412, (SEE SHEET 1, NOTE 2 FOR PAYMENT TYPES).
3. WHEN OVERLAY PAVING, THE FINISHED SURFACE AT EACH POST SHALL NOT BE ABOVE THE TOP BREAKWAY HOLE OR STRUT ASSEMBLY. THE WIDENED AREA AT THE END ANCHORAGE (NONFLARED) SHALL NOT BE OVERLAYED UNLESS PAVEMENT CONDITIONS WARRANT IT BEING OVERLAYED. ANY OVERLAY PAVEMENT ABUTTING THE END ANCHORAGE (NONFLARED) SHALL BE TAPERED TO PREVENT A DROP IN THE PAVED SURFACE BELOW THE RAIL.
4. SEE SHEETS 1, 2 AND 3 FOR STANDARD TYPE 3 GUARDRAIL AND INSTALLATIONS DETAILS.
5. THE COST OF THE GUTTER WILL BE PAID FOR AS "GUTTER TYPE 2 (2 FT.)" FOR A LENGTH OF 111 FT., OR "GUTTER TY. 2 (3 FT.)" FOR A LENGTH OF 50 FT.
6. INLETS OR RUNDOWNS MAY BE USED INSTEAD OF THE GUTTER IF SPECIFIED ON THE PLANS. NO ADDITIONAL CURB SHALL BE ADDED IN THE VICINITY OF THE END TREATMENT.
7. 4:1 OR FLATTER SLOPES IN THE TRAVERSABLE AREA SHALL BE USED BEHIND THE END ANCHORAGE AREA, AND IN ADVANCE OF POST (1). IF THIS IS NOT POSSIBLE A MINIMUM 3:1 SLOPE MAY BE USED IF APPROVED BY THE ENGINEER.
8. THE WIDENED AREA, EXCEPT FOR CURB OPTION A, SHALL HAVE THE SAME GRADING AS BENEATH THE ADJACENT GUARDRAIL: 10:1 OR FLATTER IF MORE THAN 2 FT. FROM SHOULDER, OR SLOPE EQUAL TO ROADWAY SLOPE IF 2 FT. OR LESS FROM SHOULDER.
9. WIDENING FOR END ANCHORAGES SHALL BE PAVED ON INTERSTATES AND FREEWAYS. FOR OTHER HIGHWAYS, PAVING SHALL BE AS SHOWN ON THE PLANS.
10. HINGED BREAK AWAY (HBA) STEEL POSTS MAY BE USED. SEE MANUFACTURER'S DETAILS.



SECTION A-A



SECTION B-B



SECTION C-C

Computer File Information		Sheet Revisions	
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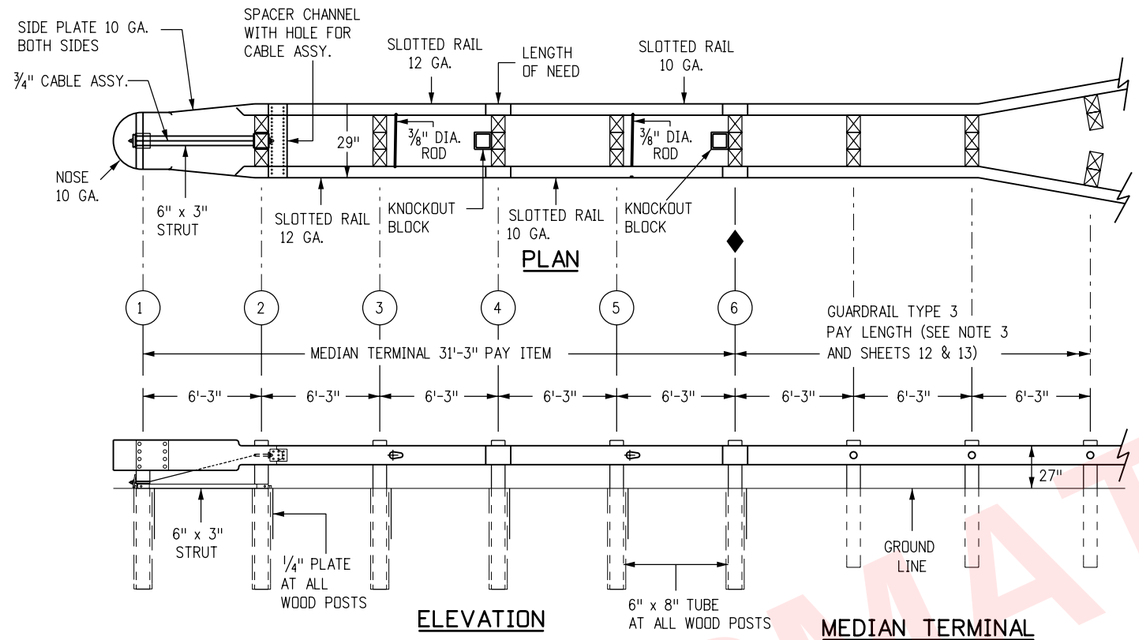
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GUARDRAIL TYPE 3 W-BEAM

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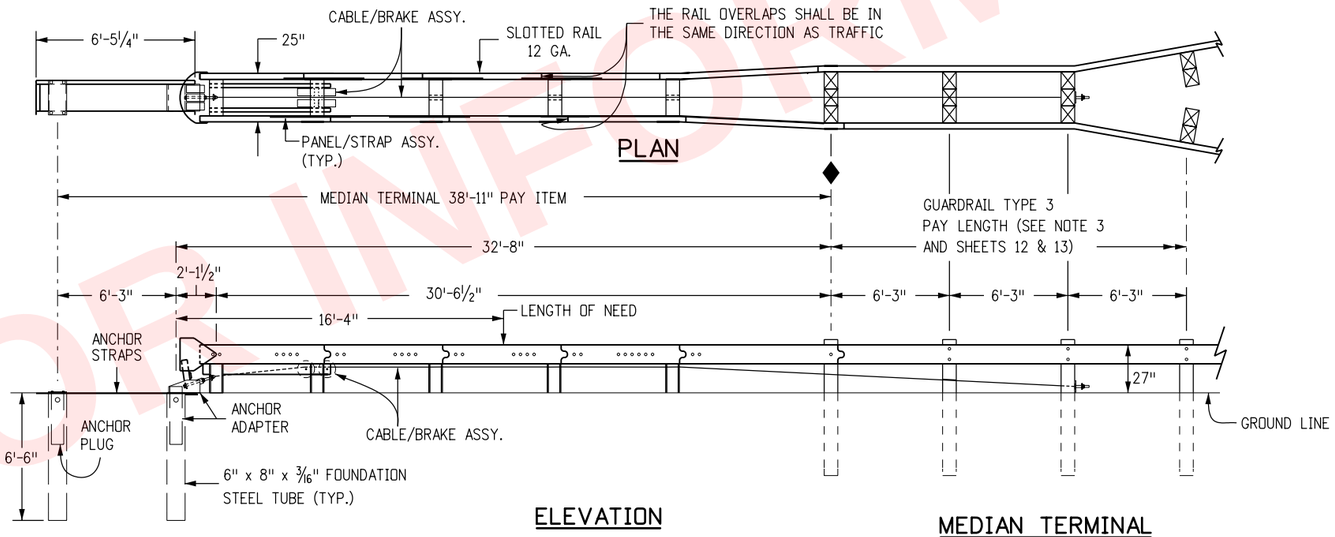


MEDIAN TERMINAL
(CAT OPTION)

◆ END OF GUARDRAIL PAY LENGTH

NOTES

1. THE MEDIAN TERMINAL SHALL BE THE CAT 350 AS MANUFACTURED BY TRINITY INDUSTRIES INC. (TEL #: 800-644-7976), OR THE BRAKEMASTER AS MANUFACTURED BY ENERGY ABSORPTION SYSTEMS, INC. AS DISTRIBUTED BY INTERWEST SAFETY SUPPLY (TEL #: 303-733-8447). ONE MEDIAN TERMINAL SHALL INCLUDE ALL POSTS, RAIL, AND HARDWARE ITEMS REQUIRED FOR A COMPLETE UNIT. THE DEVICE SHALL BE INSTALLED IN CONFORMANCE WITH THE MANUFACTURER'S INSTRUCTIONS. THE CONTRACTOR SHALL PROVIDE A COPY OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND PARTS LISTS TO THE ENGINEER PRIOR TO THE INSTALLATION OF THE DEVICE.
2. UNLESS OTHERWISE SPECIFIED ON THE PLANS, THE MEDIAN TERMINAL SHALL BE INSTALLED FOR BIDIRECTIONAL TRAFFIC APPLICATION.
3. MEDIAN GUARDRAIL POSTS MAY BE STEEL OR WOOD.
4. EACH INSTALLATION SHALL BE SUPERVISED AND CERTIFIED AS CORRECT UPON COMPLETION BY A REPRESENTATIVE OF THE DEVICE MANUFACTURER OR BY AN EMPLOYEE OF THE CONTRACTOR WHO IS A CERTIFIED INSTALLER. THE CERTIFIED INSTALLER SHALL HAVE COMPLETED DEVICE TRAINING AND SHALL BE REGISTERED WITH THE MANUFACTURER AS A CERTIFIED INSTALLER.
5. DELINEATION, IF REQUIRED, SHALL BE APPLIED TO THE END PIECE AND WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE COST OF THE WORK. SEE STANDARD PLAN S-612-1.



MEDIAN TERMINAL
(BRAKEMASTER OPTION)

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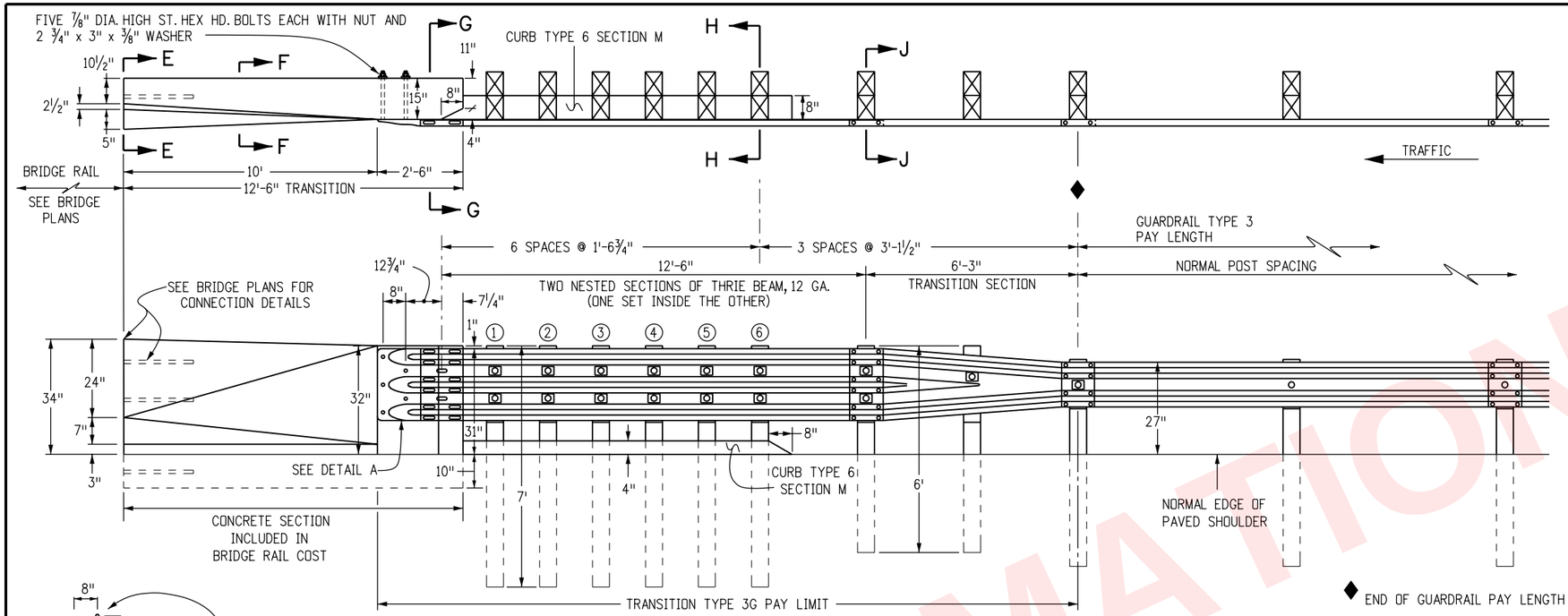
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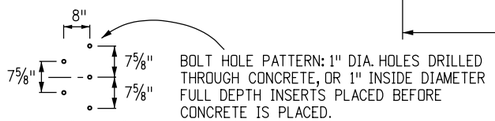
GUARDRAIL TYPE 3 W-BEAM

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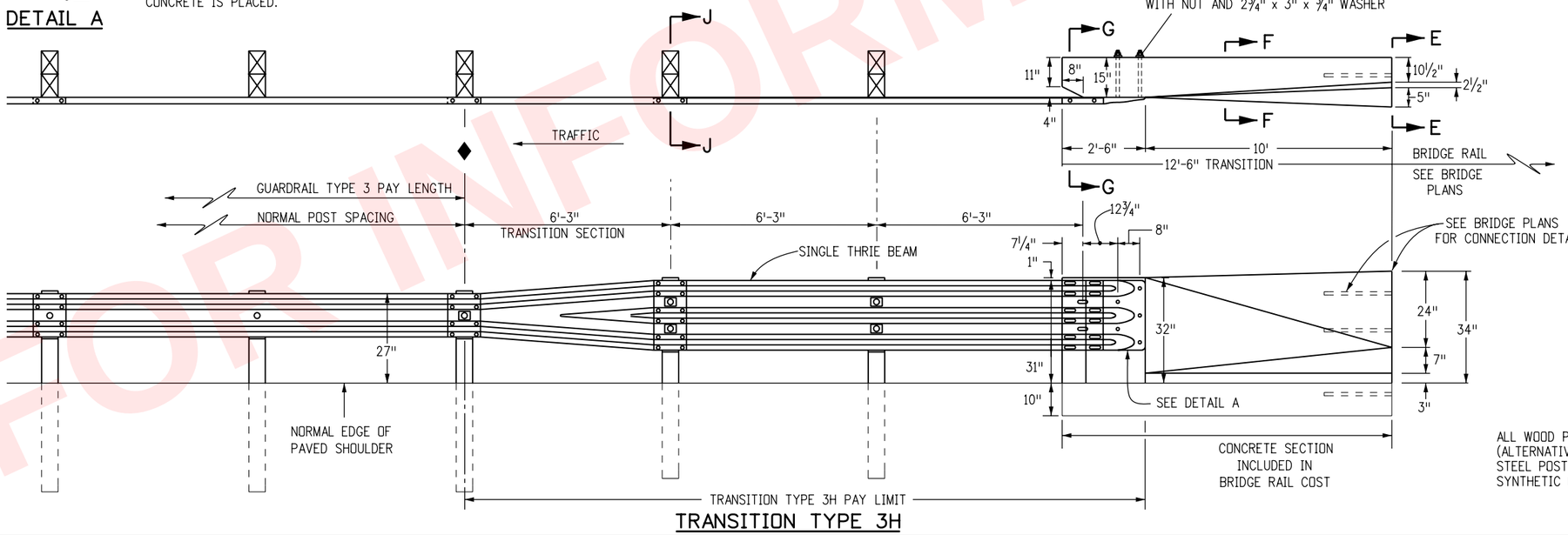


TRANSITION TYPE 3G



BOLT HOLE PATTERN: 1" DIA. HOLES DRILLED THROUGH CONCRETE, OR 1" INSIDE DIAMETER FULL DEPTH INSERTS PLACED BEFORE CONCRETE IS PLACED.

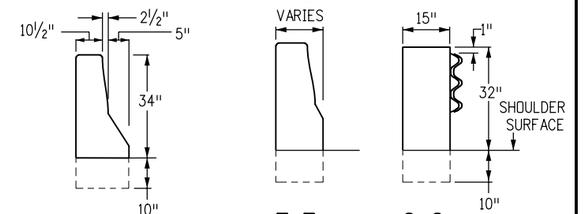
DETAIL A

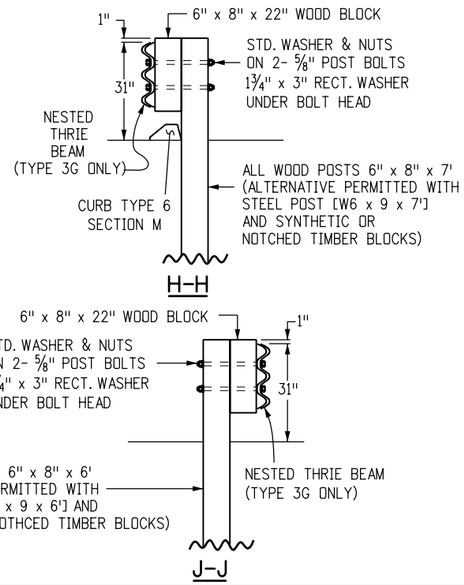


TRANSITION TYPE 3H

NOTES

1. TRANSITION TYPE 3G IS FOR USE AT BOTH ENDS OF BRIDGES ON TWO-WAY HIGHWAYS AND AT THE APPROACH END OF BRIDGES ON ONE-WAY HIGHWAYS.
2. TRANSITION TYPE 3H IS FOR USE AT THE TRAILING END OF BRIDGES ON ONE-WAY HIGHWAYS.
3. THE THRIE BEAM SECTION IN TRANSITIONS TYPES 3G AND 3H MAY BE SHOP BENT TO FIT CURVES THAT ARE GREATER THAN OR EQUAL TO A 10 FT. RADIUS. HOWEVER, THE 6 FT.-3 IN. TRANSITION SECTION SHALL NOT BE BENT.
4. A 12 FT.-6 IN. CONCRETE TRANSITION IS REQUIRED BETWEEN THE TYPE 3G OR 3H AND TYPE 7 BRIDGE RAIL. SEE STANDARD PLAN M-606-13 FOR THE TRANSITION BETWEEN TYPE 3 GUARDRAIL AND TYPE 7 GUARDRAIL.
5. TRANSITIONS TYPE 3G AND TYPE 3H ARE ALSO USED TO CONNECT TO TYPE 8 AND TYPE 10 BRIDGE RAIL. SEE BRIDGE PLANS FOR CONNECTION DETAILS.
6. BACKUP PLATE IS NOT REQUIRED AT POSTS ON TYPE 3G AND 3H.
7. ◻ THIS SYMBOL IN THE ELEVATION DRAWINGS SHOWS THE LOCATIONS WHERE A RECTANGULAR WASHER IS REQUIRED UNDER THE POST BOLT HEAD.
8. CURB TYPE 6 SECTION M, MAY BE ASPHALT OR CONCRETE. THE COST OF CURB IS INCLUDED IN THE WORK, UNLESS A SEPARATE PAY ITEM IS INCLUDED IN THE BID SCHEDULE.
9. POSTS ① THRU ⑥ ARE 7 FT. LONG. ALL OTHER POSTS SHALL BE STANDARD 6 FT. IN LENGTH UNLESS OTHERWISE SPECIFIED IN THE CONTRACT.
10. NOTCHED RAIL BLOCKS MANUFACTURED FROM SYNTHETIC MATERIAL WILL BE ACCEPTED AS ALTERNATIVES TO WOOD NOTCHED BLOCKS FOR USE WITH STEEL POSTS PROVIDED THAT THE BLOCKS HAVE RECEIVED FHWA APPROVAL AND ARE CERTIFIED AS IDENTICAL TO THE SPECIMENS USED FOR TESTING AND APPROVAL. STEEL BLOCKS ARE NOT ALLOWED.





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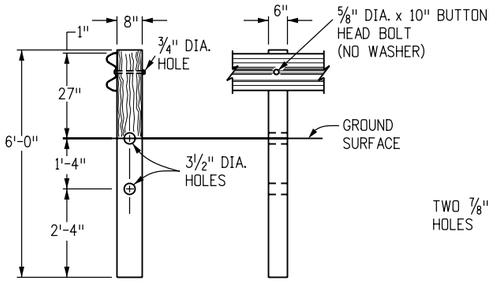
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GUARDRAIL TYPE 3 W-BEAM

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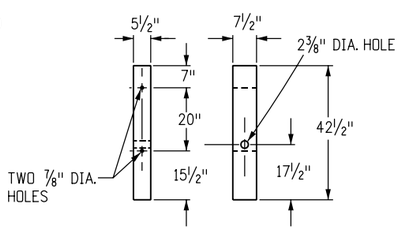
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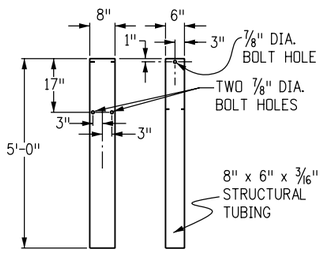
CONTROLLED RELEASING TERMINAL (CRT) POST ①

POST	DIMENSIONS	TYPE
①	6" x 8" x 6'	CRT
②	5½" x 7½" x 42½"	BREAKAWAY

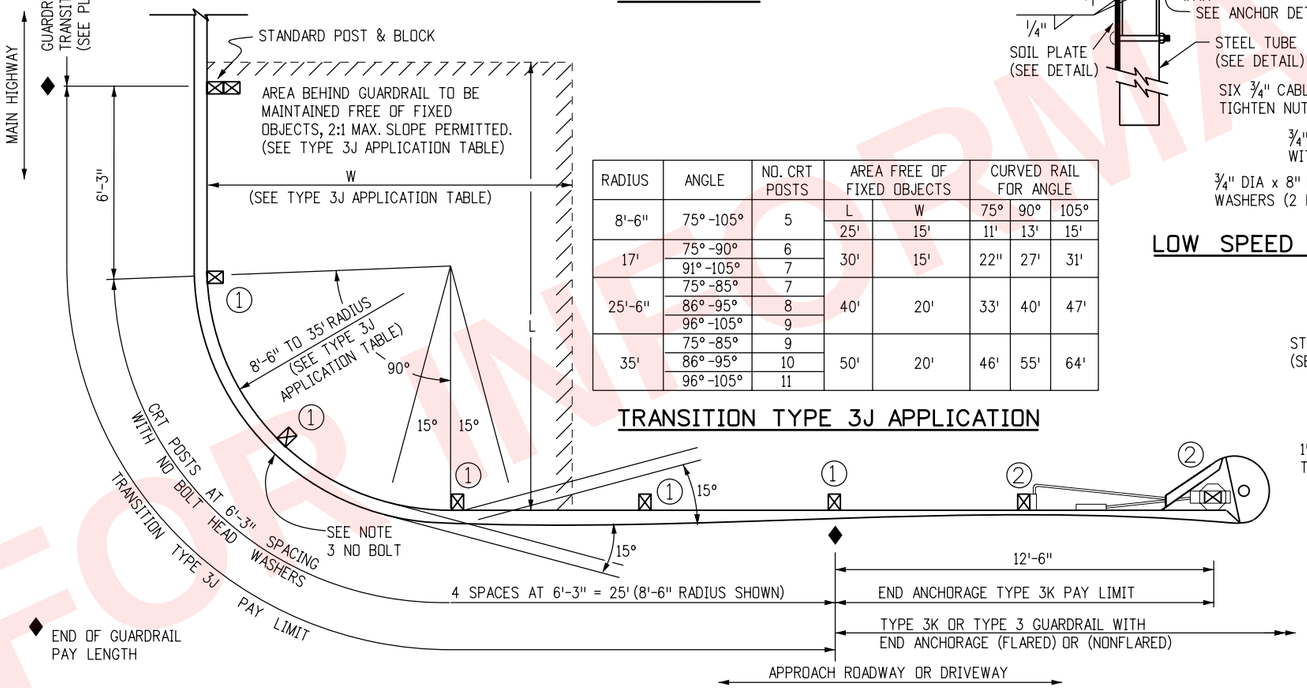
POSTS



WOOD BREAKAWAY POST ②



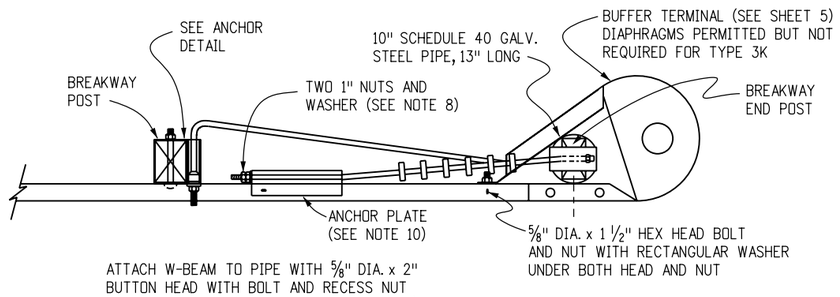
STEEL TUBE

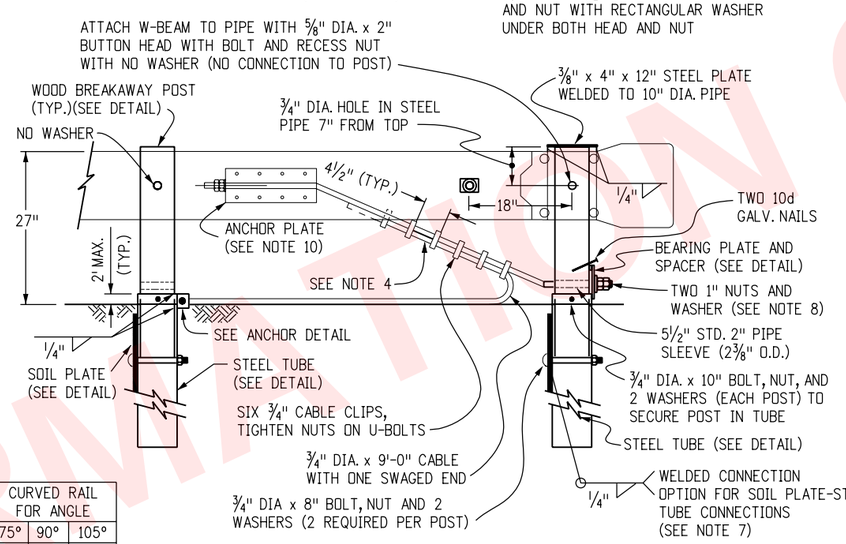


RADIUS	ANGLE	NO. CRT POSTS	AREA FREE OF FIXED OBJECTS		CURVED RAIL FOR ANGLE		
			L	W	75°	90°	105°
8'-6"	75°-105°	5	25'	15'	11'	13'	15'
17'	75°-90°	6	30'	15'	22"	27'	31'
	91°-105°	7					
25'-6"	75°-85°	7	40'	20'	33'	40'	47'
	86°-95°	8					
	96°-105°	9					
35'	75°-85°	9	50'	20'	46'	55'	64'
	86°-95°	10					
	96°-105°	11					

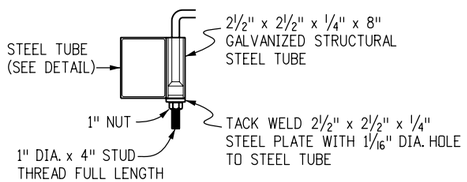
TRANSITION TYPE 3J APPLICATION

INTERSECTING ROADWAYS TRANSITION - TYPE 3J TRANSITION

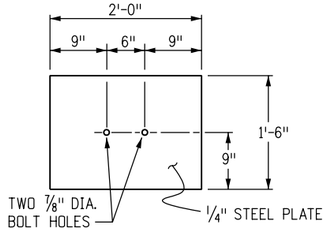




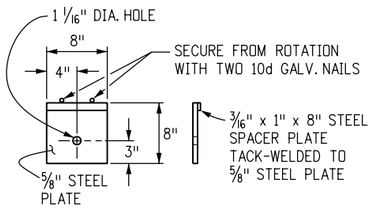
LOW SPEED TERMINAL - TYPE 3K



ANCHOR DETAIL



SOIL PLATE



BEARING PLATE FOR STEEL TUBE

NOTES

1. APPLICATION: THE TRANSITION TYPE 3J MAY BE USED TO SHIELD HAZARDS AT THE INTERSECTION OF TWO ROADWAYS. TYPICAL APPLICATIONS INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
   A. CANAL SERVICE ROADS AT BRIDGE ENDS.
   B. INTERRUPTIONS IN GUARDRAIL RUNS BY INTERSECTING ROADWAYS, ETC..

   THE LOW SPEED (<45 MPH) END ANCHORAGE TYPE 3K SHALL BE USED ONLY ON DRIVEWAYS AND LOW SPEED SERVICE ROADS. WHEN AN APPROVED CRASH-TESTED END TREATMENT IS REQUIRED USE THE END ANCHORAGE (FLARED) OR (NONFLARED) WITH 37 FT.-6 IN. LENGTH.
2. GRADING AND PAVING FOR THE 3J & 3K SHALL MATCH THE GRADING AND PAVING OF THE GUARDRAIL TO WHICH THEY ARE ATTACHED, AND SHALL BE IN ACCORDANCE WITH SHEET ONE OF THIS STANDARD. MAXIMUM FILL SLOPE SHALL BE 2:1.
3. THE RAIL IS NOT BOLTED TO THE CRT POST AT THE CENTER OF THE CURVE FOR THE 8 FT.-6 IN., 17 FT., AND 25 FT.-6 IN. RADII. PLATES SHALL CONFORM TO ASTM A 36, AND THE STRUCTURAL TUBING TO ASTM A 500.
4. THE 3/4IN. GALVANIZED WIRE ROPE (CABLE) SHALL CONFORM TO AASHTO M 30 TYPE II.
5. PLATES SHALL CONFORM TO ASTM A 36, AND STRUCTURAL TUBING TO ASTM A 500. WELDING SHALL MEET ALL REQUIREMENTS OF THE AMERICAN WELDING SOCIETY.
6. ALL STRUCTURAL STEEL SHALL BE GALVANIZED IN CONFORMANCE WITH ASTM A 123. POSTS SHALL NOT BE PUNCHED, DRILLED, CUT, OR WELDED AFTER GALVANIZING.
7. WHEN THE SOIL PLATE WELDED OPTION IS SELECTED, SOIL PLATE CONNECTION BOLT HOLES ARE NOT REQUIRED.
8. OUTSIDE NUT SHALL BE TORQUED AGAINST INSIDE NUT WITH THE CABLE INSTALLED TAUT BETWEEN THE ANCHOR PLATE AND FIRST POST.
9. ALL CURVED GUARDRAIL SHALL BE SHOP BENT.
10. SEE SHEET 5 FOR ANCHOR PLATE AND OTHER DETAILS.
11. THE STEEL TUBE MAY BE DRIVEN WITH WOOD POST INSERTED IF NO DAMAGE OCCURS TO THE POST OR BOLTS.

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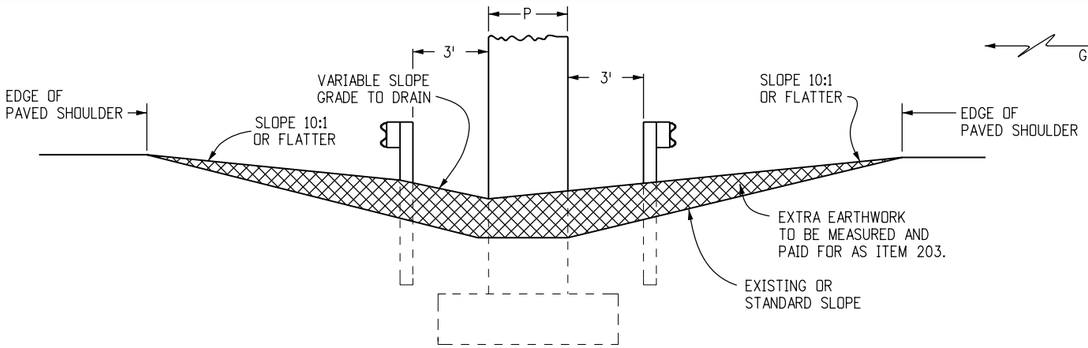
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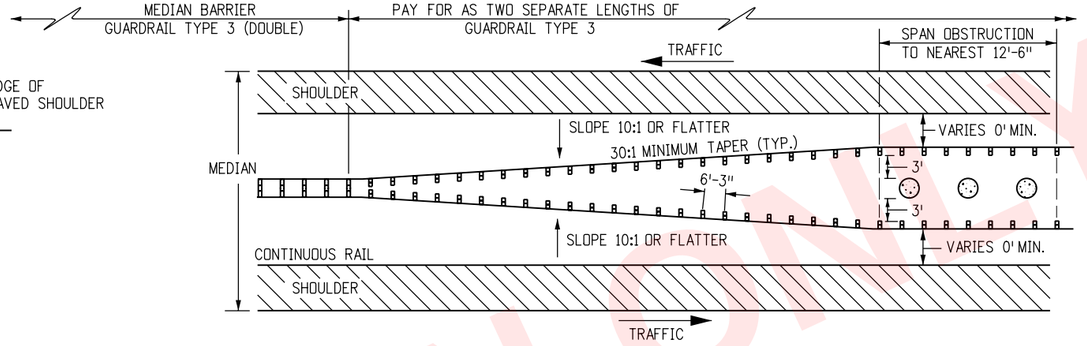
GUARDRAIL TYPE 3 W-BEAM

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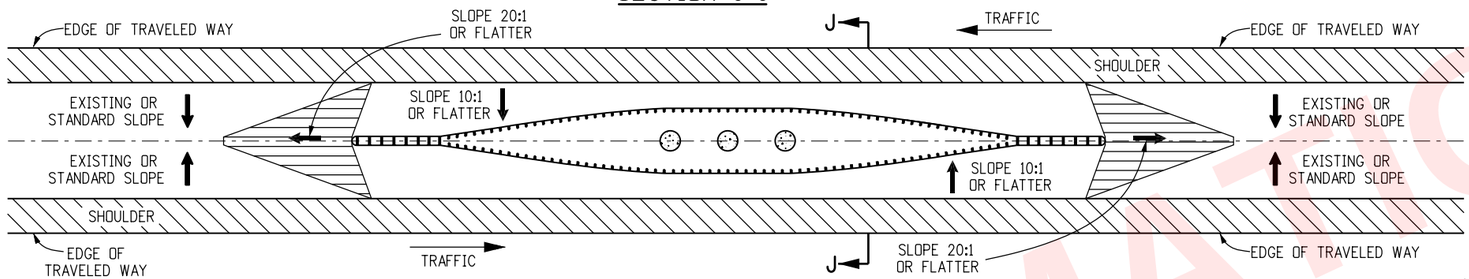
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SECTION J-J

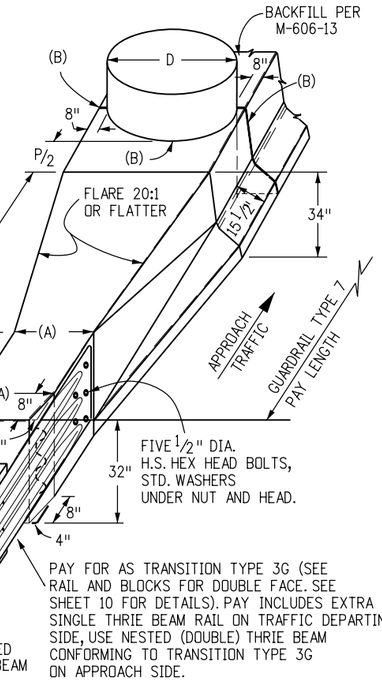


OBSTRUCTION IN MEDIAN 30 FT. WIDE OR LESS



GRADING FOR MEDIAN OBSTRUCTION

D	F
1'	10'
2'	18'
3'	28'
4'	38'
5'	48'

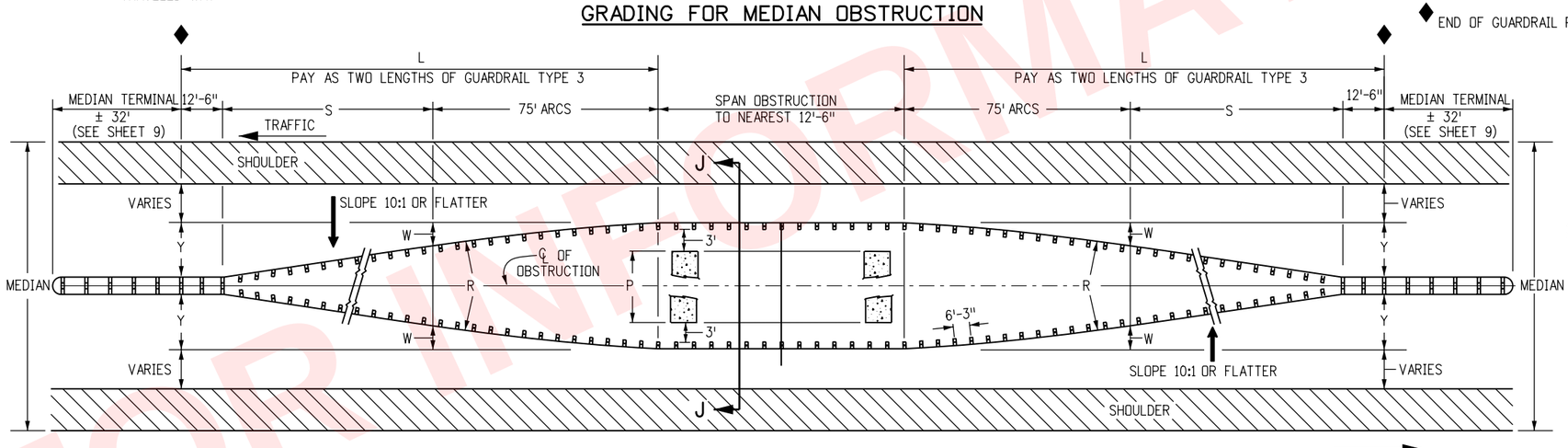


(A). TIMBER POSTS 2 FT., STEEL POSTS 1 FT.-9½IN.

(B). ½ IN. PREFORMED JOINT MATERIAL

NARROW MEDIAN DETAIL

USUALLY LESS THAN 30 FT. WIDE MEDIAN
WITH ALL PAVED SURFACE



P	1'	2'	3'	4'	5'	6'	7'	8'	9'	10'	11'	12'	13'	14'	15'	16'	17'	18'	19'	20'	21'	22'
Y	4'-1"	4'-7"	5'-1"	5'-7"	6'-1"	6'-7"	7'-1"	7'-7"	8'-1"	8'-7"	9'-1"	9'-7"	10'-1"	10'-7"	11'-1"	11'-7"	12'-1"	12'-7"	13'-1"	13'-7"	14'-1"	14'-7"
W	1'-5"	1'-11"	2'-5"	2'-11"	3'-5"	3'-11"	3'-4"	3'-8"	4'-1"	3'-7"	3'-11"	3'-6"	3'-8"	4'-0"	3'-7"	3'-10"	4'-0"	3'-8"	3'-11"	3'-7"	3'-10"	4'-0"
R	2009'	1480'	1171'	969'	827'	720'	852'	760'	685'	781'	720'	803'	760'	702'	781'	739'	702'	760'	720'	781'	739'	702'
S	25'						37'-6"			50'		62'-6"			75'			87'-6"		100'		
L	112'-6"						125'			137'-6"		150'			162'-6"			175'		187'-6"		

GUARDRAIL FOR OBSTRUCTION IN MEDIANS WIDER THAN 30 FT.

NOTE: FOR OBSTRUCTIONS (P) THAT ARE WIDER THAN 22 FT. IN MEDIANS 31 FT. OR WIDER, USE THE OPTION 2 DETAIL ON SHEET 13, OPTION 2.

OBSTRUCTIONS IN MEDIANS

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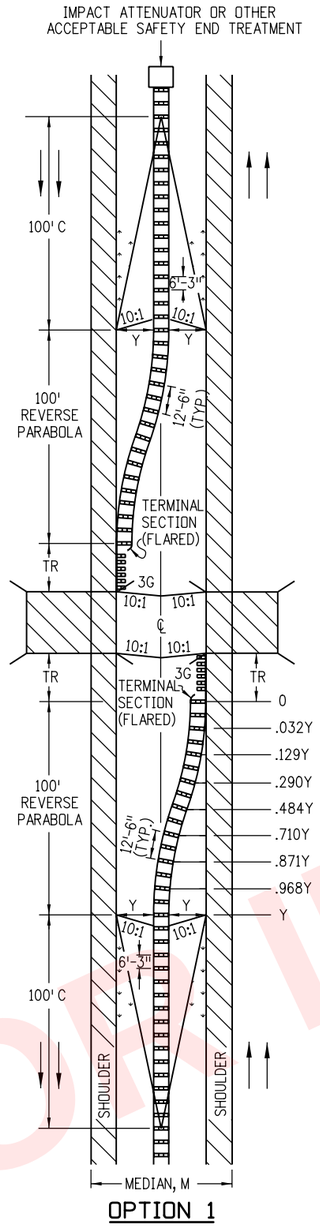
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GUARDRAIL TYPE 3 W-BEAM

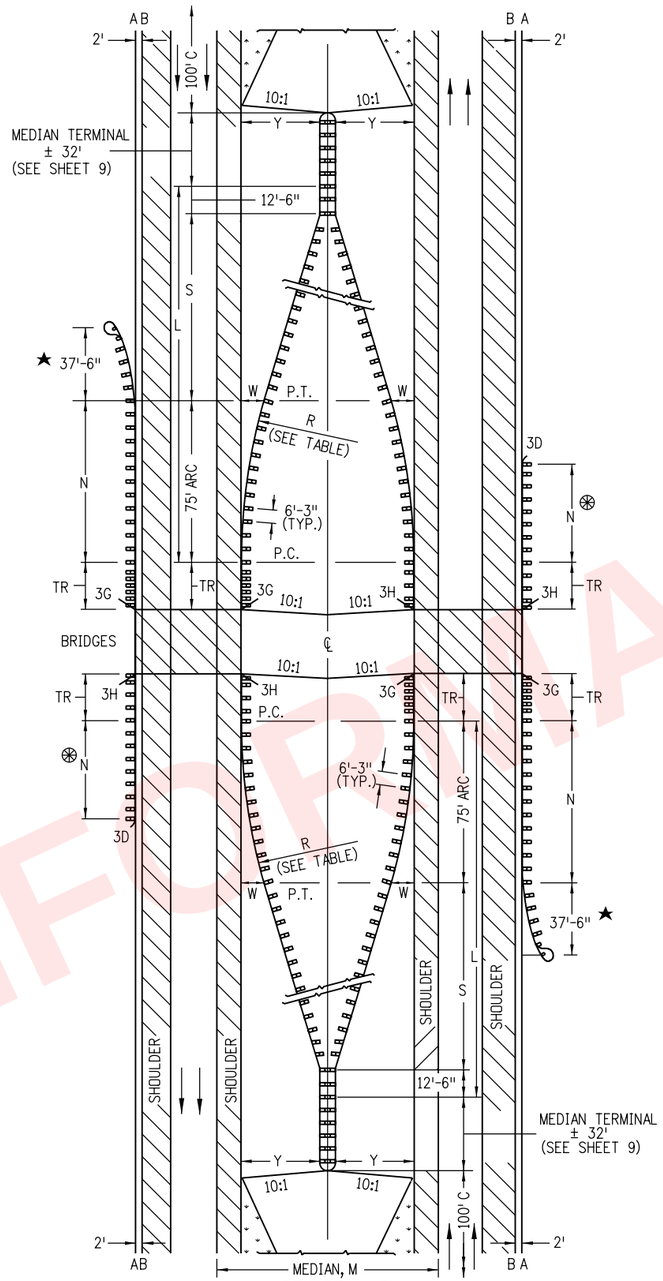
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OPTION 1



OPTION 2

31 FT. - 59 FT. MEDIANS

MEDIAN M FT.	END Y FT.	ARC. W FT.	RADIUS R FT.	EXTENS. S FT.	LENGTH L FT.
31	10.5	3.9	720	62.5	150.0
32	11.0	4.2	669		
33	11.5	3.8	739	75.0	162.5
34	12.0	4.0	702		
35	12.5	4.2	669		
36	13.0	3.9	720	87.5	175.0
37	13.5	4.1	685		
38	14.0	3.8	739	100.0	187.5
39	14.5	3.9	720		
40	15.0	4.1	685		
41	15.5	3.9	720	112.5	200.0
42	16.0	4.0	702		
43	16.5	4.2	669		
44	17.0	3.9	720	125.0	212.5
45	17.5	4.0	702		
46	18.0	3.8	739	137.5	225.0
47	18.5	4.0	702		
48	19.0	4.1	685		
49	19.5	3.9	720	150.0	237.5
50	20.0	4.0	702		
51	20.5	4.1	685		
52	21.0	3.0	720	162.5	250.0
53	21.5	4.0	702		
54	22.0	3.9	739	175.0	262.5
55	22.5	4.0	702		
56	23.0	4.1	685		
57	23.5	3.0	739	187.5	275.0
58	24.0	4.0	702		
59	24.5	4.1	685		

⊛ = DO NOT CONSTRUCT THE TR AND GUARDRAIL ON THE TRAILING BRIDGE ENDS IF SITE CONDITIONS DO NOT WARRANT THE USE OF GUARDRAIL.

N = SHOWN ON PLANS. LENGTH TO SHIELD ALL HAZARDS IS BASED ON GUARDRAIL'S LENGTH OF NEED COMPUTATION. SEE AASHTO ROADWAY DESIGN GUIDE. THE MINIMUM SHALL BE 12 FT. - 6 IN., WHERE SITE CONDITIONS ALLOW. THE TOTAL LENGTH OF NEED WILL INCLUDE THE LENGTH OF TRANSITION, THE LENGTH OF RAIL (N), AND ANY REDIRECTIVE LENGTH IN THE RAIL END TREATMENT.

▼ = THE TABLE IS BASED ON 4 FT. SHOULDER.

a = EDGE OF 8 FT. OR 10 FT. SHOULDER.

b = EDGE OF 6 FT. OR LESS SHOULDER.

C = CHANGE: 100 FT. TRANSITION TO NORMAL SLOPE.

R = RADIUS OF 75 FT. ARC.

S = STRAIGHT EXTENSION, TANGENT TO ARC, FROM W TO GUARDRAIL TYPE 3 (DOUBLE) ATTACHED TO MEDIAN TERMINAL.

TR = 18 FT.-9 IN. FOR 3G AND 3H.

L = TOTAL LENGTH PAID FOR AS GUARDRAIL TYPE 3.

W = OFFSET AT END OF ARC.

Y = FINAL OFFSET AT END.

M = WIDTH OF MEDIAN.

★ = CAN USE END ANCHORAGE (FLARED) OR (NONFLARED).

MULTILANE DIVIDED HIGHWAYS - (DEPRESSED MEDIANS, 21 FT. - 59 FT. WIDE, WITH OPEN HAZARDS OR OBSTRUCTIONS)

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Full Path: www.dot.state.co.us/DesignSupport/		(R-X)
Drawing File Name: 60601013017.dgn		(R-X)
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Sheet Revisions	
Date:	Comments
8/11/10	Removed 60 ft. median design.

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GUARDRAIL TYPE 3 W-BEAM

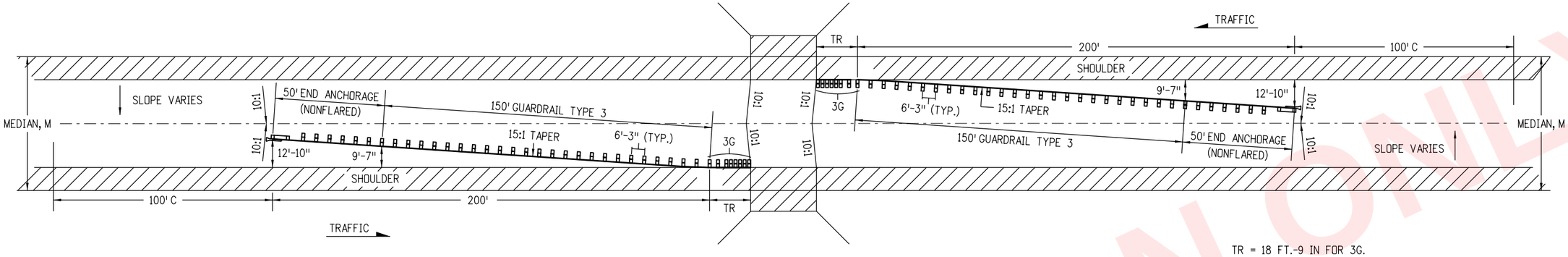
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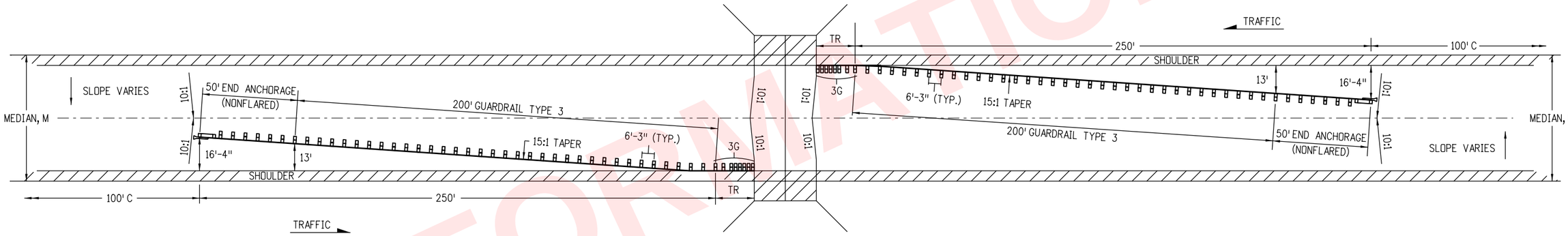
Sheet No. 13 of 17

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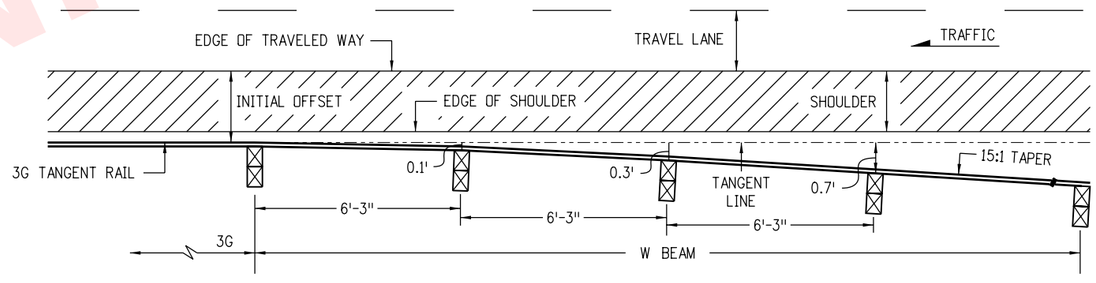


TR = 18 FT.-9 IN FOR 3G.
C = CHANGE: 100 FT. TRANSITION TO NORMAL SLOPE.
M = WIDTH OF MEDIAN.

MEDIANS 60 FT. AND OVER WITH 10 FT. OR WIDER SHOULDERS.



MEDIANS 60 FT. AND OVER WITH 4 to 8 FT. SHOULDERS.



TRANSITION TO TYPICAL 15:1 TAPER

NOTES:
1. GUARDRAIL TRANSITIONS FROM PARALLEL TO ROADWAY SHOULDER AT 3G TO 15:1 TAPER WITHIN 18'-9" BASED ON POST OFFSET DIMENSIONS SHOWN.
2. SEE SHEET 13, OPTION 2 FOR RIGHT SHOULDER GUARDRAIL LAYOUT.

MULTILANE DIVIDED HIGHWAYS - (DEPRESSED MEDIANS, 60 FT. AND OVER WITH OPEN HAZARDS OR OBSTRUCTIONS)

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Sheet Revisions	
Date:	Comments
8/11/10	Added Sheet 14 of 17.
	New median design for 60 ft.

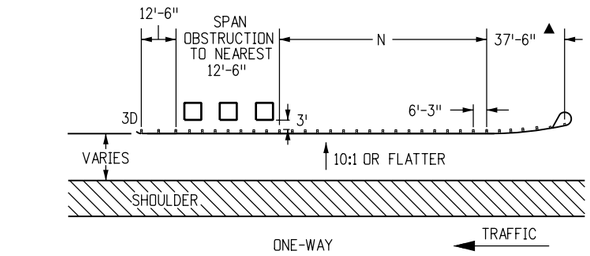
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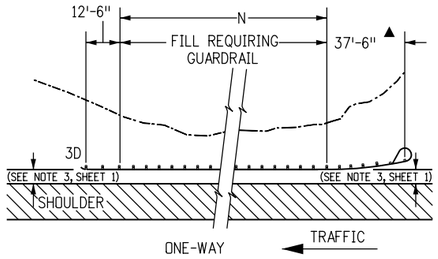
GUARDRAIL TYPE 3 W-BEAM

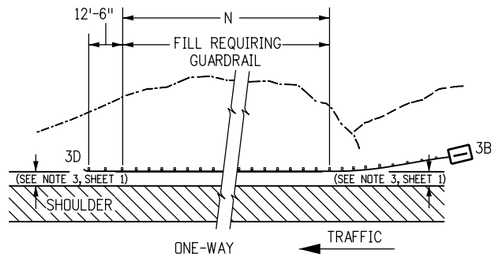
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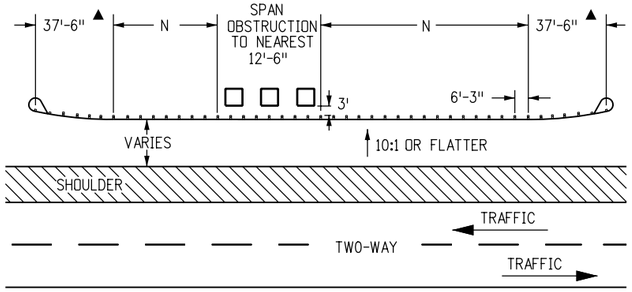
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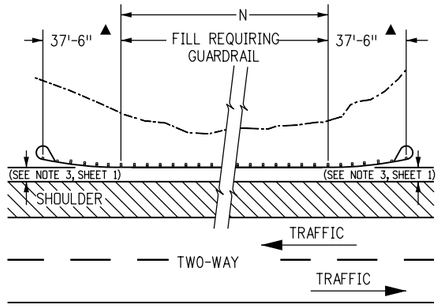




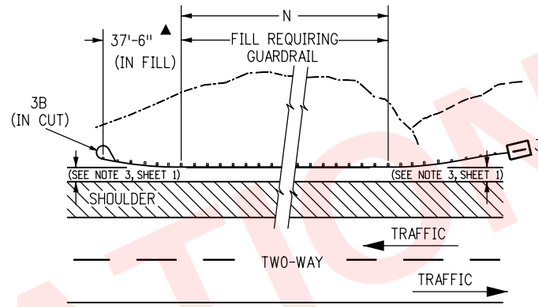




GUARDRAIL FOR ROADSIDE OBSTRUCTIONS



GUARDRAIL FOR ROADSIDE FILL CONSTRUCTION

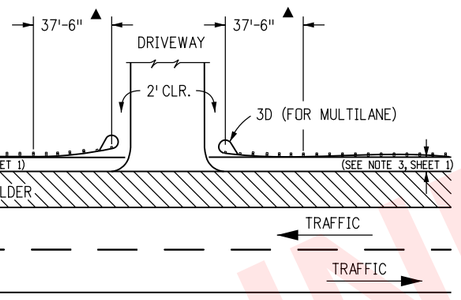


GUARDRAIL FOR ROADSIDE CUT-TO-FILL CONDITION

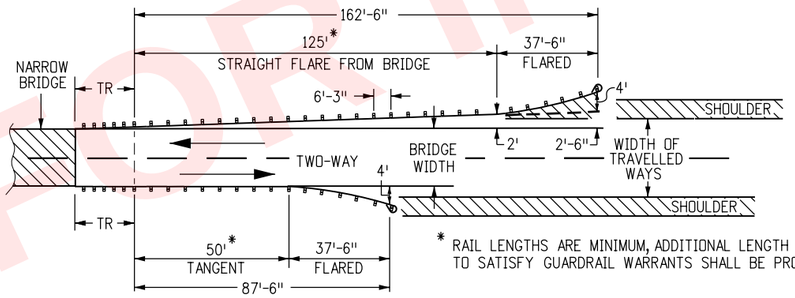
NOTES

1. THE TYPE 3G OR 3H TRANSITIONS (SEE SHEET 10) SHALL BE USED TO CONNECT A TYPE 3 W-BEAM TO TYPE 7 CONCRETE BARRIER OR TO A TYPE 7, 8, OR 10 BRIDGE RAIL. FOR A TRANSITION FROM A ROADWAY TYPE 3 W-BEAM TO A BRIDGE RAIL TYPE 3 WITH BACKING TUBES, THE TRANSITION TYPE 3L SHOWN ON SHEET 16 SHALL BE USED.
2. "TR" WILL BE 18 FT.-9 IN. FOR THE TRANSITIONS TYPE 3G AND 3H, AND 25 FT. FOR THE TRANSITION TYPE 3L.
3. THE GUARDRAIL LENGTH DIMENSION "N" IS THE LENGTH AS DETERMINED BY THE LENGTH OF NEED COMPUTATION AND IS SHOWN ON THE PLANS. THE MINIMUM IS 12 FT.-6 IN. WHERE SITE CONDITIONS ALLOW. THE OVERALL REQUIRED LENGTH OF NEED CAN INCLUDE THE LENGTH OF TRANSITION, THE LENGTH OF RAIL (N), AND ANY REDIRECTIVE LENGTH IN THE RAIL END TREATMENT. A TRAVERSABLE SLOPE SHALL BE PROVIDED BEHIND THE TERMINAL TO DIMENSION "N" PRIOR TO THE OBSTRUCTION UNLESS OTHERWISE APPROVED BY THE ENGINEER.

▲ END ANCHORAGE CAN BE FLARED OR NONFLARED

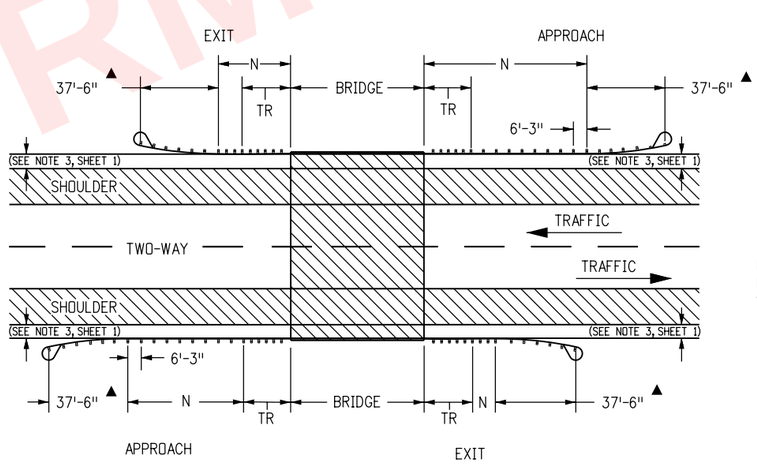


LAYOUT FOR DRIVEWAY APPROACH

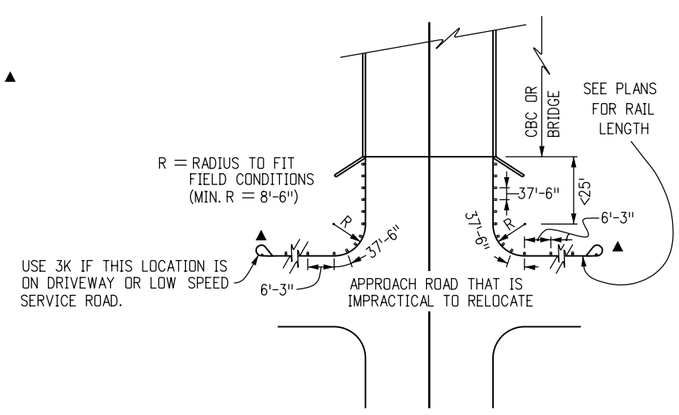


* RAIL LENGTHS ARE MINIMUM, ADDITIONAL LENGTH TO SATISFY GUARDRAIL WARRANTS SHALL BE PROVIDED

2-WAY NARROW APPLICATION



2-WAY NORMAL BRIDGE APPLICATION



GUARDRAIL TYPE 3 WITH BLOCKED OUT POSTS SPACED AT 3'-1½" FROM STRUCTURE AROUND CURVE.

INTERRUPTED STRUCTURE APPROACH

(USE TYPE 3J ON SHEET 11 WHEN PRACTICAL)

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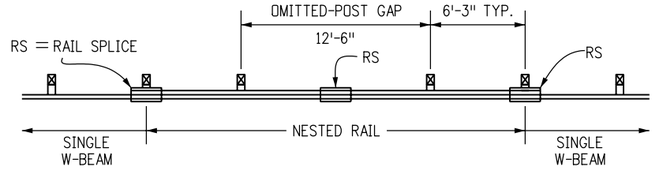
NOTES

1. FOR ONE OMITTED POST IN THE GUARDRAIL RUN, i.e. AT A PIPE CULVERT WITH MINIMUM COVER, SEE THE "NESTED RAIL AT ONE OMITTED POST" DETAIL ON THIS SHEET. THE W-BEAM RAILS SPANNING THE OMITTED-POST GAP SHALL BE DOUBLED (ONE RAIL NESTED IN THE OTHER), AND SHALL EXTEND A MINIMUM OF 6 FT.-3 IN. ON EITHER SIDE OF THE GAP. USING 12 FT.-6 IN. SECTIONS OF RAIL, AND DEPENDING ON THE SPLICE LOCATION, ONE OMITTED POST SECTION REQUIRES EITHER 25 FT. OR 37 FT. - 6 IN. OF NESTED RAIL.

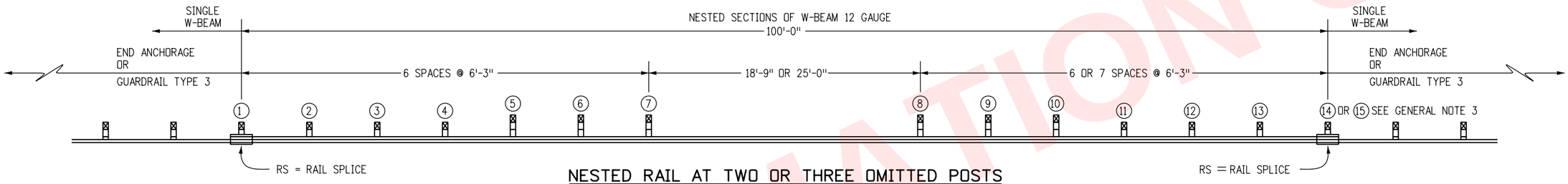
2. FOR TWO OR THREE OMITTED POSTS, SEE THE "NESTED RAIL AT TWO OR THREE OMITTED POSTS" DETAIL ON THIS SHEET. RAIL SPLICES IN THE 100 FT. NESTED SECTION MAY BE PLACED TO FACILITATE CONSTRUCTABILITY. HOWEVER ONLY ONE RAIL SPLICE MAY BE PLACED IN THE OMITTED POSTS SECTION, AND ONLY AT THE MIDPOINT OF THE 25 FT. LENGTH.

3. POST (15) REQUIRED WHEN TWO POSTS ARE OMITTED FOR THE 18 FT.-9 IN. LENGTH.

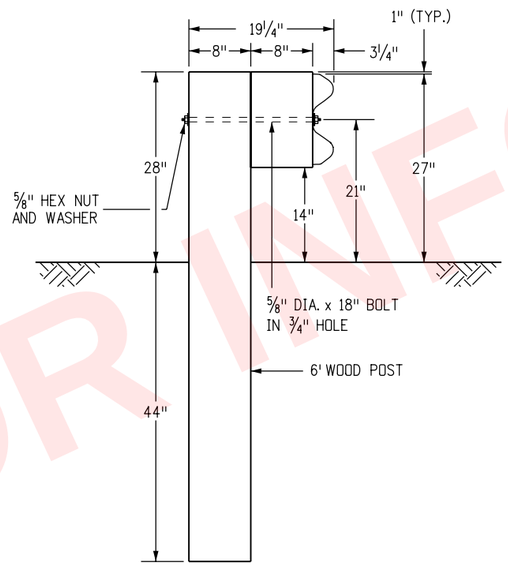
4. ONLY TIMBER POSTS AND BLOCKS ARE ALLOWED FOR WEAKENED POSTS 5 THROUGH 10.



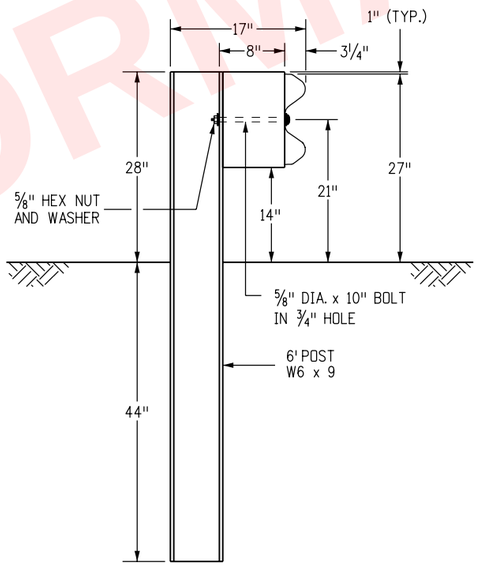
NESTED RAIL AT ONE OMITTED POST



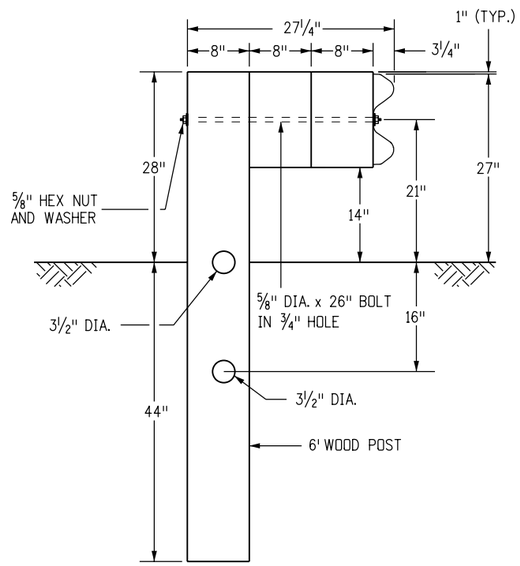
NESTED RAIL AT TWO OR THREE OMITTED POSTS



TIMBER
POSTS (1) - (4) AND (11) - (15)



STEEL
POSTS (1) - (4) AND (11) - (15)



TIMBER
POSTS (5) - (10)

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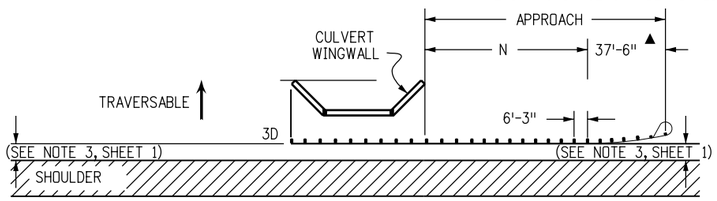
GUARDRAIL TYPE 3 W-BEAM

Issued By: Project Development Branch July 04, 2006

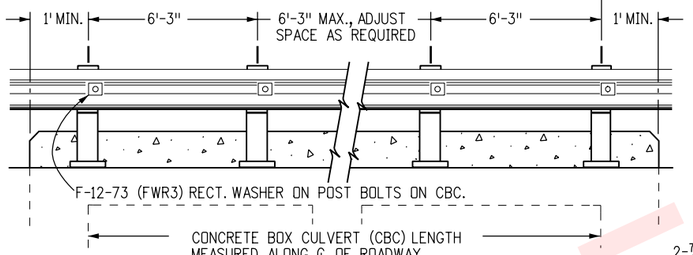
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FOR INFORMATION ONLY

▲ END ANCHORAGE CAN BE FLARED OR NONFLARED.

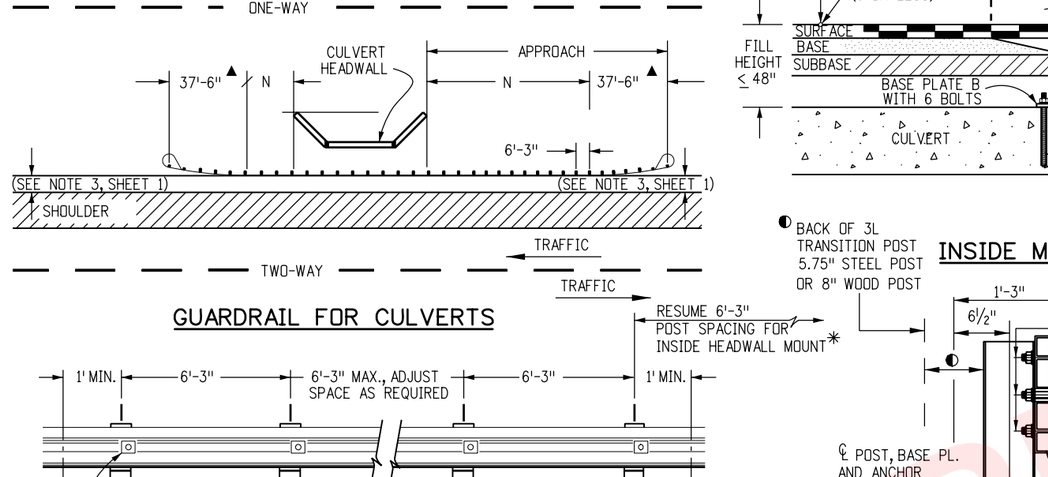


GUARDRAIL FOR CULVERTS

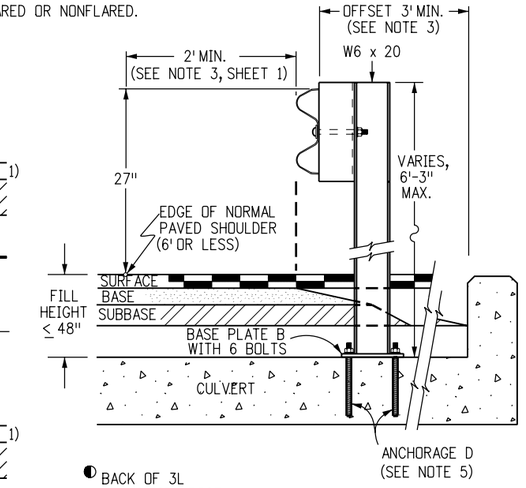


RAIL PLACEMENT FOR INSIDE OR HEADWALL MOUNT

* USE 3L TRANSITION AT BOTH APPROACH AND EXIT ENDS OF BRIDGE RAIL TYPE 3 (HEADWALL MOUNT)

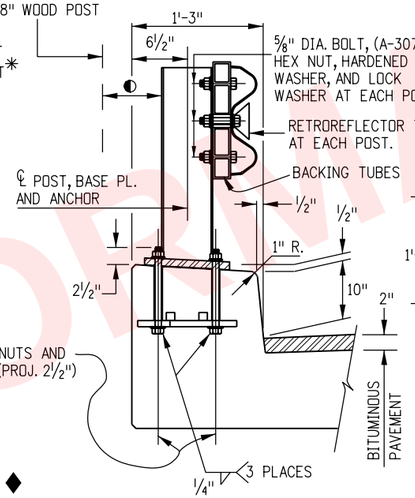


TRANSITION TYPE 3L AND GUARDRAIL TYPE 3 APPROACH



◐ BACK OF 3L TRANSITION POST 5.75" STEEL POST OR 8" WOOD POST

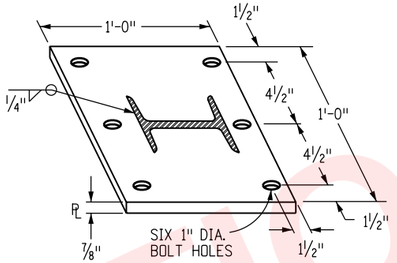
INSIDE MOUNT ON CBC



HEADWALL MOUNT ON CBC

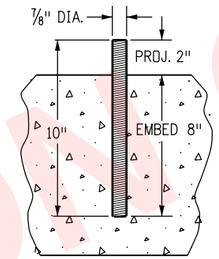
HEADWALL REINFORCEMENT SHALL BE ACCORDING TO STANDARD PLANS M-601-1, 2, AND 3 FOR CONCRETE BOX CULVERTS.

◆ END OF GUARDRAIL PAY LENGTH



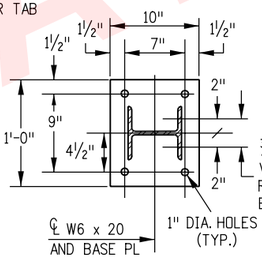
BASE PLATE B

(FOR INSIDE MOUNT)

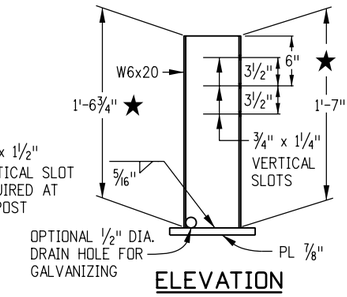


ANCHORAGE D

(FOR INSIDE MOUNT)

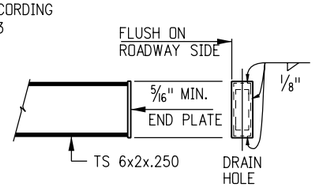


PLAN



ELEVATION

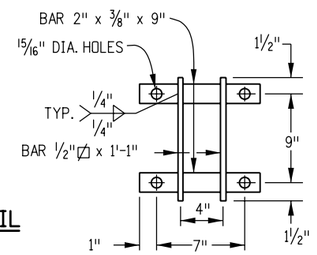
HEADWALL MOUNT POST DETAIL



BACKING TUBES END DETAIL

(FOR HEADWALL MOUNT)

TUBES SHALL BE CONTINUOUS. NEITHER BOLTED NOR WELDED SPLICES WILL BE ALLOWED.



● ANCHOR DETAIL

(FOR HEADWALL MOUNT)

NOTES

1. LOCATION AND LENGTH OF MEDIAN GUARDRAIL APPROACHES TO CULVERTS WITH FULL HEADWALL AND WINGWALLS SHALL BE AS SHOWN FOR BRIDGES ON SHEET 15. THE GUARDRAIL TYPE 3 SHALL CONTINUE ACROSS THE CULVERT AS SHOWN ON THIS SHEET.
2. RIGHT SHOULDER BOX CULVERT TREATMENT IS SHOWN ON THIS SHEET FOR CULVERTS 20 FT. OR LESS IN LENGTH.
3. GUARDRAIL ACROSS CULVERTS WITH A LENGTH OF 20 FT. OR LESS SHALL BE AS FOLLOWS:
   A. FILL HEIGHT AT GUARDRAIL POST 48 IN. OR GREATER: CONSTRUCTION AND PAYMENT WILL BE AS GUARDRAIL TYPE 3.
   B. FILL HEIGHT AT GUARDRAIL POST LESS THAN 48 IN. AND BLOCK FACE TO HEADWALL OFFSET OF 3 FT. OR GREATER: CONSTRUCTION AND PAYMENT AS GUARDRAIL TYPE 3.
   C. FILL HEIGHT AT GUARDRAIL POST 48 IN. OR LESS AND BLOCK FACE TO HEADWALL OFFSET LESS THAN 3 FT: CONSTRUCTION ACCORDING TO HEADWALL MOUNT DETAILS AND PAYMENT AS BRIDGE RAIL TYPE 3.
4. GUARDRAIL ACROSS CULVERTS WITH LENGTH GREATER THAN 20 FT. SHALL BE AS FOLLOWS:
   A. FILL HEIGHT AT GUARDRAIL POSTS 48 IN. OR GREATER: CONSTRUCTION AND PAYMENT WILL BE FOR STANDARD GUARDRAIL TYPE 3.
   B. FILL HEIGHT AT GUARDRAIL POSTS 48 IN. OR LESS: CONSTRUCTION AND PAYMENT IN ACCORDANCE WITH THE CONTRACT BRIDGE PLANS. WHEN BLOCK FACE TO HEADWALL OFFSET IS 3 FT. OR GREATER: CONSTRUCTION AND PAYMENT AS GUARDRAIL TYPE 3.
5. ANCHORAGE D: SIX BOLTS FOR BASE PLATE "B" WITH INSIDE MOUNT. THE BOLTS SHALL BE 7/8 IN. DIA X 10 IN. HIGH STRENGTH RODS THREADED FULL LENGTH AND ALL GALVANIZED. RODS SHALL BE CAST-IN-PLACE FOR A NEW STRUCTURE. FOR AN EXISTING STRUCTURE, THE RODS SHALL BE INSTALLED IN 1-1/4 IN. DIA HOLES WITH NON-SHRINK GROUT OR EPOXY CONFORMING TO ASTM C 881.
6. TYPE 3L POSTS SHALL BE STEEL OR WOOD TO MATCH POSTS USED ON THE APPROACH GUARDRAIL.
7. THE GUARDRAIL LENGTH DIMENSION "N" IS THE LENGTH AS DETERMINED BY THE LENGTH OF NEED COMPUTATION AND IS SHOWN ON THE PLANS. THE MINIMUM IS 12 FT.-6 IN. WHERE SITE CONDITIONS ALLOW. THE OVERALL REQUIRED LENGTH OF NEED CAN INCLUDE THE LENGTH OF TRANSITION, THE LENGTH OF RAIL (N), AND ANY REDIRECTIVE LENGTH IN THE RAIL END TREATMENT.
8. ALL BRIDGE RAIL TYPE 3 BACKING TUBES SHALL BE FABRICATED FROM ASTM A 500 GRADE B. ALL POSTS, BASE PLATES, AND ANCHOR BOLTS SHALL BE FABRICATED FROM ASTM A 36 STEEL. THE ABOVE MATERIAL, W-BEAM, AND ALL ANCHOR BOLTS AND MISCELLANEOUS BOLTS, NUTS, AND WASHERS SHALL BE GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH SECTION 509. CONCRETE, REINFORCING STEEL, AND STRUCTURAL STEEL ELEMENTS SHALL BE IN ACCORDANCE WITH SECTIONS 601, 602, AND 509, RESPECTIVELY.
9. POST ANCHORS, ENCASED IN CONCRETE, SHALL BE ASTM A 36 STEEL, AND NEED NOT BE GALVANIZED.
10. PRIOR TO FABRICATION OF BRIDGE RAIL, THREE SETS OF WORKING DRAWINGS WHICH COMPLY WITH THE REQUIREMENTS OF SECTION 105 SHALL BE SUBMITTED TO THE ENGINEER FOR INFORMATION ONLY.
11. IF HEADWALL MOUNT GUARDRAIL IS USED, SEE STANDARD PLAN M-601, AND NOTES BELOW:
    A. ALL ITEMS ABOVE TOP OF CBC HEADWALL WILL BE MEASURED AND PAID FOR AS LINEAR FEET OF BRIDGE RAIL TYPE 3.
    B. HEADWALL MOUNTING OF RAIL WILL NOT BE MEASURED AND PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE WORK.

★ FOR STANDARD 12 IN. HEADWALL WITH NO PAVEMENT, THE POST HEIGHT SHALL BE 1 FT.- 5 IN. ADJUST POST HEIGHT FOR PAVEMENT THICKNESS.

● ONE ANCHOR ASSEMBLY SHALL BE PLACED FOR EACH RAIL POST.

Computer File Information			Sheet Revisions	
Creation Date: 07/04/06 Initials: DD		Date:	Comments	
Last Modification Date: 08/11/10 Initials: LTA	(R-X)	08/11/10	Revised sheet number.	
Full Path: www.dot.state.co.us/DesignSupport/	(R-X)		Revised note 4B.	
Drawing File Name: 60601017017.dgn	(R-X)			
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)			

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GUARDRAIL TYPE 3 W-BEAM

Issued By: Project Development Branch July 04, 2006

STANDARD PLAN NO.
M-606-1
Sheet No. 17 of 17

FOR INFORMATIONAL ONLY

EXHIBIT A

HESS ROAD OVER WILDLIFE CROSSING PROJECT
DOUGLAS COUNTY PROJECT NO. CI 2024-022

SPECIAL PROVISIONS

BID # CI 2024-022

DOUGLAS COUNTY
100 THIRD STREET
CASTLE ROCK, CO 80104

DOUGLAS COUNTY
PUBLIC WORKS ENGINEERING DEPARTMENT

Bridge DOUHESS-0.65 Improvements

The Colorado Department of Transportation 2023 Standard Specifications for Road and Bridge Construction controls the construction of this project. The following special specifications supplement or modify the Standard Specifications and take precedence over the Standard Specifications and plans.

PROJECT SPECIAL PROVISIONS

Project Special Provisions Index

Commencement and Completion of Work	June 2025
General Information	June 2025
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Revision to Section 104 - Scope of Work	June 2025
Revision of Section 107 - Legal Relations and Responsibility to Public	June 2025
Revision to Section 108 - Prosecution and Progress	June 2025
Revision of Section 202 - Removal of Asphalt Mat (Planing)	June 2025
Revision of Section 208 - Erosion Control	June 2025
Revision of Section 209 - Dust Palliatives	June 2025
Revision of Section 210 - Reset Guardrail Type 3	June 2025
Revision of Section 403 - Hot Mix Asphalt	June 2025
Revision of Section 630 - Construction Zone Traffic Control	June 2025
Revision of Section 630 - Portable Message Sign Panel	June 2025
Utilities	June 2025
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Force Account Items	June 2025

CDOT STANDARD SPECIAL PROVISIONS

CDOT Standard Special Provisions Index

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Revision of Section 105 – Construction Drawings	(October 1, 2023)	1
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Revision of Sections 105, 106, 412, and 601 – PCCP Acceptance	(January 8, 2024)	12
Revision of Section 107 – Water Quality Control (Under One Acre of Disturbance)	(October 1, 2023)	9
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Special Construction Requirements, Fire Protection Plan	(October 1, 2023)	2

COMMENCEMENT AND COMPLETION OF WORK

The Contractor shall commence work under the Contract on or before the 15th day following the Contract execution unless such time for beginning the work is changed by the Project Engineer in the "Notice to Proceed."

The work shall be substantially complete within 60 working days in accordance with the "Notice to Proceed" and the punch list items shall be completed within 10 working days. Once work begins, the work shall continue without interruption until its completion. Punch list work shall be done efficiently and effectively so as not to unnecessarily delay work.

The contractor shall notify the County a minimum of 14 calendar days in advance of their desired construction start date.

GENERAL INFORMATION

1. The Colorado Department of Transportation "Standards Specifications for Road and Bridge Construction 2023 (hereafter referred to as the "Standard Specifications") are made a part of this Contract by this reference except as revised herein.

2. The Contractor shall have access to the "Standards Specifications" on the project at all times.

3. Douglas County reserves the right to change quantities by up to 33% without constituting a material change to the character of the work: such changes shall not be considered an extra to the Contract because of the Change.

4. The Contractor is responsible for obtaining any additional permits, licenses, and/or certifications required to complete the work included in the Contract Documents as required by project stakeholders including but not limited to County and State agencies.

REVISION TO SECTION 101
DEFINITIONS AND TERMS

Certain terms utilized in the latest edition of the Colorado Department of Transportation Standard Specifications for Road and Bridge Construction shall be interpreted to have different meanings within the scope of this Contract. A summary of redefinitions is as follows:

Section 101 of the Standard Specifications is hereby revised for this project as follows:

"CDOT Project Engineer" shall be replaced with "Project Engineer" within these specifications. When applicable and when these documents reference a CDOT engineer, this reference shall be construed to mean Project Engineer.

"Consultant Project Engineer" is the consultant employee under the responsible charge of the consultant's Professional Engineer who is in direct charge of the work and is responsible for the administration and satisfactory completion of the project. The Consultant Project Engineer's duties are delegated by the Project Engineer in accordance with the scope of work in the consultant's contract with Douglas County. The Consultant Project Engineer is not authorized to sign or approve Contract Modification Orders.

"Contractor" shall mean prefabricator and/or contractor.

"Department" shall mean Douglas County (where applicable).

"Engineer" shall mean the Douglas County Engineer or designated representative (where applicable).

Additional holidays recognized by Douglas County are:
New Year's Eve Day, Starting at Noon, if falls on Tuesday through Thursday
Full Day New Year's Eve, only if day falls on Monday.
President's Day
Election Day (even years)
Day after Thanksgiving Day
Christmas Eve, Starting at Noon, if falls on Tuesday through Thursday
Full Day Christmas Eve, only if day falls on Monday

"Laboratory" shall mean the Douglas County Engineer or their designated representative.

"Project Engineer" shall mean Douglas County's duly authorized representative who may be a Douglas County employee or an employee of a consulting engineer (consultant) under contract to Douglas County (where applicable).

"Region Transportation Director" shall mean the Douglas County Engineer or designated representative (where applicable).

"State" shall mean Douglas County (where applicable).

REVISION TO SECTION 104
SCOPE OF WORK

Section 104 of the Standard Specifications is revised for this project as follows:

Subsection 104.04, Maintaining Traffic, shall include the following:

The project shall be constructed in two phases with Hess Road reduced to one lane two-way traffic through the work zone with a temporary signal installed for control.

REVISION OF SECTION 107
LEGAL RELATIONS AND RESPONSIBILITY TO PUBLIC

Section 107 of the Standard Specifications is hereby revised for this project as follows:

Subsection 107.06 shall be revised to include the following:

The Contractor and any subcontractor shall not require any laborer or mechanic employed in performance of the Contract to work in surroundings or under working conditions which are unsanitary, hazardous, or dangerous to their health or safety, as determined under construction safety and health standards (Rules and Regulations of the Federal Occupational Safety and Health Act of 1970 (OSHA) and as amended).

All facilities and work conditions shall comply with Colorado and local Health Department Regulations and with OSHA requirements.

Subsection 107.07, Public Convenience and Safety, add the following:

The Contractor is to notify fire department, sheriff department, residents and businesses within the work area, one week in advance, concerning the hours and dates of the work.

The Contractor will be responsible for coordinating with the property owner/tenants adjacent to the project site. Owners/tenants must be kept up to date on the construction schedule and any inconvenience to their driveways, ingress, egress, etc. Full closure of driveway access shall not be allowed.

Subsection 107.12 shall include the following:

The Contractor shall perform all the work in such a manner that the least environmental damage will result. Any questionable areas or items shall be brought to the attention of the Engineer for approval prior to vegetation removal or any damaging activity. Damaged or destroyed trees, shrubs, or wetlands, which could have been saved, shall be replaced at the expense of the Contractor.

Subsection 107.17, Contractor's Responsibility for Work, add the following:

The Contractor shall be responsible for any damage to their work arising from running water from either a natural source or from landscape watering at no additional cost to the contract.

The Contractor shall be responsible for any damage done by the contractor including to irrigation facilities, landscaping, or private property.

REVISION TO SECTION 108
PROSECUTION AND PROGRESS

Section 108 of the Standard Specifications is hereby revised for this project as follows:

Subsection 108.03, shall include the following:

The Contractor shall submit a CPM baseline schedule to the Engineer at least three (3) working days prior to the preconstruction meeting. This CPM baseline schedule shall show the major salient features of the project through completion.

The minimum salient features to be shown on the Contractor's CPM Schedule are:

- Mobilization
- Erosion Control
- Traffic Control
- Removals/Excavation
- Bridge Construction
- Paving
- Site Restoration

Meetings will be required to review progress and plan upcoming activities. The Erosion Control Supervisor, other representatives, as appropriate, the Contractor, and all active subcontractors shall attend the meetings. Such meetings will be required on a weekly basis at a time to be determined by the Engineer and the Contractor. The Contractor's Superintendent can also serve as the Erosion Control Supervisor, provided they meet the required qualifications.

At the weekly progress meetings, the Contractor shall submit a written statement of planned activities and anticipated inspection, testing, and surveying requirements for the upcoming three (3) weeks. The Contractor shall provide a minimum twenty-four (24) hour notice to the Engineer if the Contractor elects to change a planned activity.

Subsection 108.05, shall include the following:

All work performed by the Contractor or any of their agents shall be accomplished during the established working hours of 7:00 A.M. and 7:00 P.M., Monday through Friday. Neither the Contractor nor their agents shall work outside of the daily working hours without prior written approval by the Engineer.

Subsection 108.06 shall include the following:

The Contractor shall have a Construction Supervisor on the work site at all times to communicate with the Douglas County Representative and control and direct the work. This will not be paid separately but shall be included in the work.

Subsection 108.09 shall include the following:

PROJECT LIQUIDATED DAMAGES:
The Contractor must complete all aspects of the project including punch-list items within an approved not-to-exceed period indicated in the Project Special Provision "Commencement and Completion of Work" or liquidated damages per the table included in Section 108.09 of the CDOT Standard Special Provisions will be incurred.

REVISION OF SECTION 202
REMOVAL OF ASPHALT MAT (PLANING)

Revise Section 202 of the Standard Specifications for this project as follows:

Delete subsection 202.09, and replace it with the following:

202.09 Removal of Asphalt Mat (Planing). Before beginning planing operations, the Contractor shall submit a planing plan and a Process Control Plan (PCP) for approval by the Engineer. The planing plan shall include at a minimum:

(1) The number, types and sizes of planers to be used.

(2) The width and location of each planing pass.

(3) The number and types of brooms to be used and their locations with respect to the planers.

(4) The proposed method for planing and wedging around existing structures such as manholes, valve boxes, and inlets.

(5) The longitudinal and transverse typical sections for tie-ins at the end of the day.

(6) If requested by the Engineer, a plan sheet showing the milling passes.

The PCP shall include as a minimum:

(1) The schedule for replacing the cutting teeth.

(2) The daily preventive maintenance schedule and checklist.

(3) Proposed use of automatic grade controls.

(4) The surface testing schedule for smoothness.

(5) The process for filling distressed areas.

(6) The schedule for testing macrotexture of the milled surface.

(7) Corrective procedures if the milled surface does not meet the minimum macrotexture specification.

(8) Corrective procedures if the milled surface does not meet the minimum transverse or longitudinal surface finish when measured with a 10 foot straightedge.

The Contractor shall not start the planing operation until the hot mix asphalt (HMA) mix design has been approved and a Form 43 has been signed by the Engineer.

The existing pavement shall be milled to the cross-slope as shown on the plans and shall have a surface finish that does not vary longitudinally or transversely more than ⅜ inch from a 10-foot straightedge. A 10-foot straightedge shall be supplied by the Contractor.

All milled surfaces shall be broomed with a pick-up broom, unless otherwise specified, before being opened to traffic. A sufficient number of brooms shall be used immediately after planing to remove all milled material remaining in the roadway.

If the Contractor fails to adequately clean the roadway, work shall cease until the Engineer has approved the Contractor's revised written proposal to adequately clean the roadway.

The milled surface shall have a macrotexture equal to or less than 0.170 inches for single-lift overlays and 0.215 inches for multiple-lift overlays as tested per CP 77. Milled surfaces that do not meet these criteria shall require corrective action per the PCP. The Contractor shall be responsible for testing the macrotexture of the milled surface at the location directed by the Engineer per CP 77 at a stratified random frequency of one test per 10,000 square yards or a minimum of once per work day.

At the completion of each day's work, longitudinal vertical edges greater than 1 inch shall be tapered. No transverse vertical edges will be allowed. Longitudinal milled surface tie-ins to existing pavement shall be tapered to not less than a 3:1 slope, transverse milled surface tie-ins to existing pavement shall be tapered to not less than a 50:1 slope. Transverse tapered joints may be tapered with the planing machine, a temporary asphalt ramp, or other methods approved by the Engineer. No longitudinal joint between the milled and existing surfaces shall fall between 1 to 5 feet of any lane line.

If the transverse joint is tapered with a temporary asphalt ramp, the milled surface at the joint shall be constructed as a butt joint the full depth of the lift of asphalt to be placed on the milled surface. The Contractor shall be responsible for maintaining this asphalt ramp until all corresponding HMA is placed. All work associated with this joint will not be paid for separately but shall be included in the cost of planing.

If the transverse joint is tapered with a planing machine, a butt joint shall be cut into the taper the full depth of the lift of asphalt to be placed on the milled surface before commencement of resurfacing. All work associated with this joint will not be paid for separately but shall be included in the cost of planing.

Other approved transverse joint tapers shall be maintained at the expense of the Contractor, and at a minimum shall incorporate a butt joint the full depth of the lift of asphalt to be placed on the milled surface before commencement of resurfacing.

Distressed or irregular areas identified in the planed surface by the Engineer shall be patched.

The roadway shall be left in a safe and usable condition at the end of each work day. The Contractor shall take appropriate measures to ensure that the milled surface does not trap or hold water. All required pavement markings removed by the planing shall be restored before the roadway is opened to traffic.

All planing shall be completed full width and parallel to the travel lanes before resurfacing commences unless otherwise directed by the Engineer.

All material generated by the planing operation shall become the property of the Contractor unless otherwise noted in the Contract.

Each planer shall conform to the following:

The planer shall have sufficient power, traction and stability to maintain an accurate depth of cut. The propulsion and guidance system of the planer shall be maintained in such condition that the planer may be operated to straight and true lines.

The planer shall be capable of operating with automatic grade controls (contact or non-contact) on both sides of the machine using a 30 foot averaging system or other approved grade control systems. The use of such controls shall be described in the Contractor's PCP.

The planer shall be capable of picking up the removed material in a single operation. A self-loading conveyor shall be an integral part of the planer. Windrows will not be allowed.

Subsection 202.12 shall include the following:

Macrotexture testing, macrotexture corrective actions, planers, brooms, and all other work necessary to complete the item, Removal of Asphalt Mat (Planing), will not be measured and paid for separately, but shall be included in the work.

REVISION OF SECTION 208
EROSION CONTROL

Section 208 of the Standard Specification is hereby revised as follows:

Subsection 208.02(k) shall include the following:

Prior to the initial arrival onto the project site, all equipment shall be thoroughly power washed, including the undercarriages and tires. Equipment must be clean of mud, vegetative matter, and other debris to prevent importation of non-native and noxious weed seeds from other project sites.

REVISION OF SECTION 209
DUST PALLIATIVES

Section 209 of the Standard Specifications is hereby revised for this project as follows:

Subsection 209.05 shall include:

The contractor shall be responsible for controlling vehicle and equipment speeds within the project site to keep dust to a minimum. The Contractor shall monitor activities daily for dust. If excessive dust is being generated by construction vehicles or equipment, the contractor shall immediately take corrective action to ensure operators and drivers control speeds, thereby, assisting in dust suppression.

REVISION OF SECTION 210
RESET GUARDRAIL END TRANSITION

Revise **Section 210** of the Standard Specifications for this project to include the following:

DESCRIPTION

This work consists of resetting the temporarily removed portion of guardrail per these specifications and conforming to the lines and details shown on the plans. All reset items shall be carefully removed, stored, reinstalled, or adjusted in a manner that will avoid loss or damage.

CONSTRUCTION REQUIREMENTS

a) General:

At least 10 working days before beginning removal, the Contractor shall submit a method statement to the Engineer with details of the adjustment and reset operations including the means, methods, sequence, tools, and equipment to be used.

The Contractor's Method Statement shall also include proposed methods used to:

- Repair or replace any damaged anchorages, timber posts, etc. found deficient during reset.
- Track and identify the location of removed items.
- Temporarily store guardrail and components, methods used to store, and location where stored before it is reset.
- Protect the traveling public using and adjacent to the structure during reset operations.

The Engineer must approve all operations, methods, and equipment before the work begins.

The Contractor shall take all steps necessary to protect the bridge railing, guardrail, and existing structure. Any damage caused by the Contractor to any portion of the structure damaged during the reset operation shall be repaired in kind by the Contractor at the Contractor's expense using means and methods approved by the Engineer with no allowance for contract time extension.

Conduct reset operations to protect the traveling public and minimize interference with the traveling public on the structure.

The Contractor shall supply and install any new materials needed to restore the guardrail to an acceptable condition. New materials shall include reflectors and hardware needed to complete the installation.

Existing bridge rail post anchor bar assemblies shall remain in place. Where the surrounding guardrail is to be removed and replaced, the existing bridge rail anchor bar assemblies shall remain

in place. The Contractor may clean and reuse the existing anchor bar assemblies with approval from the Engineer. Replacement anchor bar assemblies shall match the existing assemblies. Record drawings for the existing bridge rail are included in the plans.

Structural steel elements shall conform to the requirements of sections 509.

METHOD OF MEASUREMENT

Reset Guardrail Type 3 will be measured by the actual lengths completed and accepted.

BASIS OF PAYMENT

Payment will be made under:

Pay Item	**Pay Unit**
Reset Guardrail Type 3	Linear Feet

Payment for Reset Guardrail Type 3 will be total compensation for all labor, materials, tools, equipment, and incidentals required to complete the item including but not limited to:

- Temporary storage.
- Cleaning of salvaged material, including posts, tubes, splices, and miscellaneous hardware required for the reset.
- Anchor bars, anchor bolts, miscellaneous bolts, nuts, washers, epoxy grout, and replacement timber posts required for the reset.

HMA patching under the guardrail posts shall be paid for under Section 403.

Curb Type 6 installation shall be paid for under Section 609.

REVISION OF SECTION 403
HOT MIX ASPHALT

Revise Section 403 of the Standard Specifications for this project as follows:

Subsection 403.02 shall include the following:

The design mix for hot mix asphalt shall conform to the following:

Table 403-1

Property	Test Method	Value For Grading
		SX(75)
Air Voids, percent at: N (design)	CPL 5115	3.5 – 4.5
Lab Compaction (Revolutions): N (design)	CPL 5115	75
Stability, minimum	CPL 5106	28
Aggregate Retained on the 4.75 mm (No. 4) Sieve for S, SX and SG, and on the 2.36mm (No. 8) Sieve for ST and SF with at least 2 Mechanically Induced fractured faces, % minimum*	CP 45	60
Accelerated Moisture Susceptibility Tensile Strength Ratio (Lottman), minimum	CPL 5109 Method B	80
Minimum Dry Split Tensile Strength, kPa (psi)	CPL 5109 Method B	205 (30)
Grade of Asphalt Cement, Top Layer		PG 64-22
Grade of Asphalt Cement, Layers below Top		PG 64-22
Voids in the Mineral Aggregate (VMA) % minimum	CP 48	See Table 403-2
Voids Filled with Asphalt (VFA), %	AI MS-2	65-80
Dust to Asphalt Ratio Fine Gradation Coarse Gradation	CP 50	 0.6 – 1.2 0.8 – 1.6

Note: AI MS-2 = Asphalt Institute Manual Series 2
Note: Mixes with gradations having less than 40% passing the 4.75 mm (No. 4) sieve shall be approached with caution because of constructability problems.
Note: Gradations for mixes with a nominal maximum aggregate size of one-inch or larger are considered a coarse gradation if they pass below the maximum density line at the #4 screen. Gradations for mixes with a nominal maximum aggregate size of 3/4" to 3/8" are considered a coarse gradation if they pass below the maximum density line at the #8 screen. Gradations for mixes with a nominal maximum aggregate size of #4 or smaller are considered a coarse gradation if they pass below the maximum density line at the #16 screen.
*Fractured face requirements for SF may be waived by RME depending on project conditions.

All mix designs shall be run with a gyratory compaction angle of 1.25 degrees and properties must satisfy Table 403-1. Form 43 will establish construction targets for Asphalt Cement and all mix properties at Air

Voids up to 1.0 percent below the mix design optimum. Douglass County will establish the production asphalt cement and volumetric targets based on the Contractor's mix design and the relationships shown between the hot mix asphalt mixture volumetric properties and asphalt cement contents on the Form 429. Douglass County may select a different AC content other than the one shown at optimum on the Contractor's mix design in order to establish the production targets as contained on the Form 43. Historically, Air Voids adjustments typically result in asphalt cement increases from 0.1 to 0.5 percent. Contractors bidding the project should anticipate this change and factor it into their unit price bid.

Table 403-2

Nominal Maximum Size*, mm (inches)	Minimum Voids in the Mineral Aggregate (VMA) ***Design Air Voids **			
	3.5%	**4.0%**	**4.5%**	**5.0%**
37.5 (1½)	11.6	11.7	11.8	N/A
25.0 (1)	12.6	12.7	12.8	
19.0 (¾)	13.6	13.7	13.8	
12.5 (½)	14.6	14.7	14.8	
9.5 (⅜)	15.6	15.7	15.8	
4.75 (No. 4)	16.6	16.7	16.8	16.9
	* The Nominal Maximum Size is defined as one sieve larger than the first sieve to retain more than 10%. ** Interpolate specified VMA values for design air voids between those listed. *** Extrapolate specified VMA values for production air voids beyond those listed.			

The Contractor shall prepare a quality control plan outlining the steps taken to minimize segregation of HMA. This plan shall be submitted to the Engineer and approved before beginning the paving operations. When the Engineer determines that segregation is unacceptable, the paving shall stop and the cause of segregation shall be corrected before paving operations will be allowed to resume.

The hot mix asphalt shall not contain any reclaimed asphalt pavement.

Acceptance samples shall be taken at the location specified in either Method B or C of CP 41.

Delete subsection 403.05 and replace with the following:

403.05 The accepted quantities of hot mix asphalt will be paid for per subsection 401.22, at the contract unit price per ton for the bituminous mixture.

Payment will be made under:

Pay Item	**Pay Unit**
Hot Mix Asphalt (Grading SX)(75)(PG 64-22)	Ton

Aggregate, asphalt recycling agent, asphalt cement, additives, hydrated lime, and all other work and materials necessary to complete each hot mix asphalt item will not be paid for separately but shall be included in the unit price bid. When the pay item includes the PG binder grade, any change to the submitted mix design optimum asphalt cement content to establish production targets on the Form 43 will not be measured and paid for separately but shall be included in the work. No additional compensation will be considered or paid for any additional asphalt cement, plant modifications and

additional personnel required to produce the HMA as a result in a change to the mix design asphalt cement content.

Historically, typical asphalt cement increases reflected on the Form 43 are from 0.1 to 0.5 percent. However, the Contractor should anticipate the AC increases typical of their mixes. Contractors bidding the project should anticipate this change and factor it into their unit price bid.

When the pay item does not include the PG binder grade, asphalt cement will be measured and paid for per Section 411. Asphalt cement used in Hot Mix Asphalt (Patching) will not be measured and paid for separately but shall be included in the work.

Excavation, preparation, and tack coat of areas to be patched will not be measured and paid for separately but shall be included in the work.

REVISION OF SECTION 630
CONSTRUCTION ZONE TRAFFIC CONTROL

Section 630 of the Standard Specifications is hereby revised for this project to include the following:

Subsection 630.01 shall be revised to include the following:

The Contractor shall implement a temporary signal on Hess Road, with traffic in one-lane two-way operation on the bridge during both phases. Any variation from the plans must be approved, in advance, by Douglas County.

Subsection 630.17 is hereby revised as follows:

Traffic Control (Special) shall include all work, materials and labor to provide construction traffic control for the Project in accordance with these specifications and in conformity with the lines and grades shown on the Contract drawings. The terms Traffic Control (Special) and Construction Traffic Control shall be used interchangeably.

No separate measurement and payment will be made for, but not limited to, the following: construction traffic signs and posts, access roads, radios, mobile phones, telephones, Traffic Control Supervisor, Uniformed Traffic Control, variable message signs, shoring, temporary concrete barrier, temporary pavement markings, removal of temporary pavement markings, vertical panels, batteries for flashers, drums, cones, delineators, barricades, supervision, flagging, pilot cars, detour roads, detour signs and posts, temporary culverts, additional earthwork for detours, temporary traffic signals and all other miscellaneous labor, equipment and materials required to complete the Project.

Throughout the duration of the work the Contractor shall maintain one open lane of traffic at all times.

For the Waterproofing (Membrane) and paving operations, the Contractor shall develop a plan on how to maintain one open lane of traffic while protecting the new Waterproofing (Membrane). Traffic shall not be permitted to drive on the new Waterproofing (Membrane) until it is covered by asphalt.

Subsection 630.18 is hereby revised as follows:

Payment will be made under:

Pay Item	**Pay Unit**
Traffic Control (Special)	Lump Sum

REVISION OF SECTION 630
PORTABLE MESSAGE SIGN PANEL

Section 630 of the Standard Specifications is hereby revised for this project as follows:

Subsection 630.01 shall include the following:

This work includes furnishing, operating, and maintaining a portable message sign panel.

Add subsection 630.031 immediately following subsection 630.03 as follows:

630.031 Portable Message Sign Panel. Portable message sign panel shall be furnished as a device fully self-contained on a portable trailer, capable of being licensed for normal highway travel, and shall include leveling and stabilization jacks. The panel shall display a minimum of three eight-character lines. The panel shall be a dot matrix type with an LED legend on a flat black background. LED signs shall have a pre-default message that activates before a power failure. The sign shall be solar powered with independent back up battery power. The sign shall be capable of 360 degrees rotation and shall be able to be elevated to a height of at least five feet above the ground measured at the bottom of the sign. The sign shall be visible from one half mile under both day and night conditions. The message shall be legible from a minimum of 750 feet. The sign shall automatically adjust its light source to meet the legibility requirements during the hours of darkness. The sign enclosure shall be weather tight and provide a clear polycarbonate front cover.

Solar powered message signs shall be capable of operating continuously for 10 days without any sun. All instrumentation and controls shall be contained in a lockable enclosure. The sign shall be capable of changing and displaying sign messages and other sign features such as flash rates, moving arrows, etc.

Each sign shall also conform to the following:

1. In addition to the onboard solar power operation with battery back-up, each sign shall be capable of operating on a hard wire, 100 110 VAC, external power source.
2. All electrical wiring, including connectors and switch controls necessary to enable all required sign functions shall be provided with each sign.
3. Each sign shall be furnished with an operating and parts manual, wiring diagrams, and trouble shooting guide.
4. The portable message sign shall be capable of maintaining all required operations under Colorado mountain winter weather conditions.
5. Each sign shall be furnished with an attached license plate and mounting bracket.
6. Each sign shall be wired with a 7-prong male electric plug for the brake light wiring system.

Subsection 630.13 shall include the following:

The portable message sign panel shall be on the project site at least 7 calendar days prior to the start of active roadway construction. Maintenance, storage, operation, relocation to different sites during the project, and all repairs of portable message sign panels shall be the responsibility of the Contractor.

Subsection 630.15 shall include the following:

Portable message sign panels will not be measured but shall be included in Traffic Control (Special).

UTILITIES

This project is not a "Subsurface Utility Engineering – Required Project". Subsurface utility information shown on the plans may not comply with designation requirements of C.R.S. 9-1.5-101 Et Seq. or American Society of Civil Engineers Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data Manual 38. It is the contractor's responsibility to field verify the size, material, location, and elevation of all utilities prior to commencement of construction.

The work described in these plans and specifications requires full cooperation between the Contractor and the utility owners in accordance with Subsection 105.11 in conducting their respective operations, to complete the utility work with minimum delay to the project.

The Contractor shall perform the following work:

- Avoid and protect existing utilities.
- Provide an accurate construction schedule to each utility owner. Provide each utility owner with weekly updates to the schedule.
- Conduct detailed utility coordination meetings prior to each construction phase to coordinate all requirements and schedules, and provide other necessary accommodations as directed by the Engineer.
- Allow each utility owner reasonable access to the project site before, during, and after construction and demolition so that each utility owner can inspect and ensure the protection of their facilities.
- Prior to excavating, the Contractor shall positively locate (through potholing if necessary) all potential conflicts with existing underground utilities and proposed construction, as determined by the Contractor according to proposed methods and schedule of construction. The Contractor shall modify construction plans to avoid existing underground facilities as needed, and as approved by the Engineer. Please note that UNCC marks only its members' facilities – Other facilities, such as ditches and drainage pipes may exist, and it is the Contractor's responsibility to investigate, locate and avoid such facilities.
- The Contractor shall comply with Article 1.5 of Title 9, CRS ("Excavation Requirements") when excavating or grading is planned in the area of underground utility facilities. The Contractor shall notify all affected utilities at least two (2) business days, not including the actual day of notice, prior to commencing such operations. The Contractor shall contact the Utility Notification Center of Colorado (UNCC) at phone no. 811, to have locations of UNCC registered lines marked by member companies. All other underground facilities shall be located by contacting the respective owner. Utility service laterals shall also be located prior to beginning excavation or grading.

All costs incidental to the foregoing requirements will not be paid for separately but shall be included in the work.

SHOP DRAWINGS, CONSTRUCTION INSPECTION, AND TESTING

The Contractor shall provide shop drawings to the Engineer for review. This review shall not relieve the Contractor from any liability or from compliance with the requirements of the plans and specifications.

The Contractor is solely responsible for QA/QC of all submittals. The Contractor shall not rely on reviews by the Engineer or other stakeholders for QC. The Contractor is solely responsible for mistakes, omissions, or other errors on shop drawings and other submittals. Comments or lack of comments from the Engineer or other stakeholders shall not relieve the Contractor of any liability or from compliance with the requirements of the plans and specifications.

Inspection and testing services during construction shall be provided in accordance with the more stringent of the following specifications.

- Project special provisions
- CDOT Standard Specifications
- CDOT Field Material Manual - BABA

Reports of inspections and tests shall be submitted to the Engineer for review. Reports shall indicate that the work inspected or tested was or was not completed in accordance with the approved construction documents. Reports shall also indicate which specification (listed above) governed for each inspection or test.

FORCE ACCOUNT ITEMS

DESCRIPTION

This special provision contains the estimate for force account items included in the Contract. The estimated amounts marked with an asterisk will be added to the total bid to determine the amount of the performance and payment bonds. Force Account work shall be performed as directed by the Engineer.

F/A Minor Contract Revisions – Consists of minor work authorized and approved by the Engineer, which is not included in the contract drawings or specifications and is necessary to accomplish the scope of work of this contract.

F/A Erosion Control – This work includes any supplemental erosion control measures required by the engineer, but not provided for in the contract drawings or specifications.

BASIS OF PAYMENT

Payment will be made in accordance with subsection 109.04. Payment will constitute full compensation for all work necessary to complete the item.

Force account work valued at $5,000 or less, that must be performed by a licensed journeyman in order to comply with federal, state, or local codes, may be paid for after receipt of an itemized statement endorsed by the Contractor.

Force Account Item	Estimated Quantity	Amount
F/A Minor Contract Revisions	F.A.	$ 21,000
F/A Erosion Control	F.A.	$ 5,000

CDOT STANDARD SPECIAL PROVISIONS

Revision of Section 103
Colorado Resident Bid Preference

Section 103 of the Standard Specifications is hereby revised for this project as follows:

Subsection 103.01 shall include the following:

(a) Colorado Resident Bid Preference. A resident bidder shall be allowed a preference against a nonresident bidder from a state or foreign country equal to the preference given or required by the state or foreign country in which the nonresident bidder is a resident.

Resident bidder means:

(1) A person, partnership, corporation, or joint venture which is authorized to transact business in Colorado, and which maintains its principal place of business in Colorado: or,

(2) A person, partnership, corporation, or joint venture, which is authorized to transact business in Colorado, which maintains a place of business in Colorado, and which has paid Colorado unemployment compensation taxes in at least seventy-five percent of the eight quarters immediately prior to bidding on a construction contract for a public project.

To determine the resident bid preference status of a bidder, the bidder shall submit a completed Form 604 with the proposal. Failure to submit the residency Form with the proposal will be justification for and may result in the rejection of the proposal and forfeiture of the proposal guaranty.

The proposals will be treated as follows:

(1) All proposals will be checked for accuracy by the Department.

(2) The dollar amount of the checked proposal from nonresident bidders will be adjusted by a percentage equal to the percentage preference given or required by the state or foreign country of the bidder's residency. If the state or foreign country does not give or require a residency preference, no adjustment in the proposal dollar amount will be made.

(3) Adjusted proposals from nonresident bidders will then be compared to proposals from resident bidders, and the bidder with the lowest total will be considered the apparent low bidder.

(4) Should a nonresident bidder be the apparent low bidder, in accordance with paragraph (3) above, an award will be made on the basis of the original proposal, not the adjusted proposal.

(5) The Department will proceed with its normal award procedure.

1
Revision of Section 105
Construction Drawings

Section 105 of the Standard Specifications is hereby revised for this project as follows:

Delete subsection 105.02(f).

1
Revision of Section 105
Control Of Work

Revise Section 105 of the Standard Specifications as follows:

Revise Paragraphs 4, 5 and 6 of Subsection 105.20 as follows:
If damage occurs to an existing structure through improper maintenance per 105.19, the Contractor shall submit a repair procedure to the Engineer to repair the defect(s).

The repair categories and requirements are defined as follows:

a) *"In-kind" repairs*. In-kind repairs are repairs where the As-Built or Advertised plans are utilized to replace or repair damaged components with identical dimensions and materials used plans and where no plan modifications are made. In-kind repair procedures shall be reviewed and accepted by the Engineer before any repair. The use of approved repair grouts or doweled reinforcing with epoxy adhesive is permitted in in-kind repairs. Doweled reinforcing shall meet or exceed the strength requirements of the original design.

b) "*Modified repairs*". Modified repairs are those which deviate in dimensions and/or materials from the As-Built or Advertised plans or where plans are not available. Modified repair procedure submittals shall include calculations, independent design calculations, shop drawings, and/or working drawings per 105.02, and any other applicable section of the specifications for the needed repair. The Contractor's Engineer shall electronically seal Modified repair submittals.

Damage to new structures or modified structures, shall be repaired per the contract documents.

The Engineer of Record shall be notified and review all corresponding submittals before any repairs.

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REVISION OF SECTIONS OF 105 DISPUTE REVIEW BOARD AND CLAIMS FOR UNRESOLVED DISPUTES

Revise Section 105 of the Standard Specifications as follows:

Delete and replace Section 105.23 (i) with the following:

(i) Dispute Review Board Recommendation. The DRB shall issue a Recommendation per the following procedures:

1. The DRB shall not make a recommendation on the dispute at the meeting. Before the closure of the hearing, the DRB members and the Contractor and CDOT together will discuss the time needed for analysis and review of the dispute and the issuance of the DRB's recommendation. The maximum time shall be 30 days unless otherwise agreed to by both parties.

2. After the meeting has been closed, the DRB shall prepare a written Recommendation signed by each member of the DRB. In the case of a three member DRB where one member dissents, that member shall prepare a written dissent and sign it. The DRB's recommendation shall include the following:

(a) A summary of the issues and factual evidence presented by the Contractor and CDOT concerning the dispute.

(b) Recommendations concerning the validity of the dispute.

(c) Recommendations concerning the value of the dispute as to cost impacts if the dispute is determined to be valid.

(d) The contractual and factual bases supporting the recommendation(s) made including an explanation as to why each and every position was accepted or rejected.

(e) Detailed and supportable calculations which support any recommendation(s).

3. The chairperson shall transmit the signed Recommendation and any supporting documents to both parties.

105.24 Claims for Unresolved Disputes delete and replace with the following:

105.24 Claims for Unresolved Disputes. The Contractor may file a claim only if the disputes resolution process described in subsections 105.22 and 105.23 has been exhausted without resolution of the dispute. Other methods of nonbinding dispute resolution, exclusive of litigation, can be used if agreed to by both parties.

This subsection applies to any unresolved dispute or set of disputes between CDOT and the Contractor with an aggregate value of more than $15,000. Unresolved disputes with an aggregate value of more than $15,000 from subcontractors, materials suppliers or any other entity not a party to the Contract shall be submitted through the Contractor per this subsection as a pass-through claim. Review of a pass-through claim does not create privity of Contract between CDOT and any other entity.

Subsections 105.22, 105.23 and 105.24 provide both contractual alternative dispute resolution

processes and constitute remedy- granting provisions pursuant to Colorado Revised Statutes (CRS) which must be exhausted in their entirety.

Litigation proceedings must commence within 180-calendar days of the Chief Engineer's decision, absent written agreement otherwise by both parties.

The venue for all unresolved disputes with an aggregate value $15,000 or less shall be the County Court for the City and County of Denver.

Non-binding Forms of alternative dispute resolution such as Mediation are available upon mutual agreement of the parties for all claims submitted per this subsection.

The cost of the non-binding ADR process shall be shared equally by both parties with each party bearing its own preparation costs. The type of nonbinding ADR process shall be agreed upon by the parties and shall be conducted within the State of Colorado at a mutually acceptable location. Participation in a nonbinding ADR process does not in any way waive the requirement that litigation proceedings must commence within 180-calendar days of the Chief Engineer's decision, absent written agreement otherwise by both parties.

(a) Notice of Intent to File a Claim. Within 30 days after rejection of the Dispute Resolution Board's Recommendation issued per subsection 105.23, the Contractor shall provide the Region Transportation Director (RTD) with a written notice of intent to file a claim. The Contractor shall also send a copy of this notice to the Resident Engineer. For the purpose of this subsection, Region Transportation Director shall mean the Region Transportation Director or the Region Transportation Director's designated representative. CDOT will acknowledge in writing receipt of Notice of Intent within seven days.

(b) Claim Package Submission. Within 60 days after submitting the notice of intent to file a claim, the Contractor shall submit to the RTD five copies of a complete claim package representing the final position the Contractor wishes to have considered. All claims shall be in writing and in sufficient detail to enable the RTD to ascertain the basis and amount of claim. The claim package shall include all documents supporting the claim, regardless of whether such documents were provided previously to CDOT.

If requested by the Contractor, the 60-day period may be extended by the RTD in writing before final acceptance. At a minimum, the following information shall accompany each claim:

1. A claim certification containing the following language, as appropriate:

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REVISION OF SECTIONS OF 105 DISPUTE REVIEW BOARD AND CLAIMS FOR UNRESOLVED DISPUTES

A. For a direct claim by the Contractor:

CONTRACTOR'S CLAIM CERTIFICATION

Under penalty of law for perjury or falsification, the undersigned, (name)_____, (title)_____, of _____(company)_____, hereby certifies that the claim of $___for extra compensation and _____Days additional time, made for work on this Contract is true to the best of my knowledge and belief and supported under the Contract between the parties.

This claim package contains all available documents that support the claims made and I understand that no additional information, other than for clarification and data supporting previously submitted documentation, may be presented by me.

Dated _____/s/__

Subscribed and sworn before me this day of

.

NOTARY PUBLIC

My Commission Expires: _____

B. For a pass-through claim:

PASS-THROUGH CLAIM CERTIFICATION

Under penalty of law for perjury or falsification, the undersigned, (name)_____, (title)_____, , of _____(company)_____, hereby certifies that the claim of $__ for extra compensation and _____ Days additional time, made for work on this Project is true to the best of my knowledge and belief and supported under the Contract between the parties.

This claim package contains all available documents that support the claims made and I understand that no additional information, other than for clarification and data supporting previously submitted documentation, may be presented by me.

_

Dated _____/s/__

Subscribed and sworn before me this day of _

NOTARY PUBLIC

My Commission Expires: _____

Dated _____/s

The Contractor certifies that the claim being passed through to CDOT is passed through in good faith and is accurate and complete to the best of my knowledge and belief.

_

Dated _____/s/__

Subscribed and sworn before me this day

of_

NOTARY PUBLIC

My Commission Expires: _____

2. A detailed factual statement of the claim for additional compensation, time, or both, providing all necessary dates, locations, and items of work affected by the claim. The Contractor's detailed factual statement shall expressly describe the basis of the claim and factual evidence supporting the claim. This requirement is not satisfied by simply incorporating into the claim package other documents that describe the basis of the claim and supporting factual evidence.
3. The date on which facts were discovered which gave rise to the claim.
4. The name, title, and activity of all known CDOT, Consultant, and other individuals who may be knowledgeable about facts giving rise to such claim.
5. The name, title, and activity of all known Contractor, subcontractor, supplier and other individuals who may be knowledgeable about facts giving rise to such claim.
6. The specific provisions of the Contract, which support the claim and a statement of the reasons why such provisions support the claim.
7. If the claim relates to a decision of the Project Engineer, which the Contract leaves to the Project Engineer's discretion, the Contractor shall set out in detail all facts supporting its position relating to the decision of the Project Engineer.
8. The identification of any documents and the substance of all oral communications that support the claim.
9. Copies of all known documents that support the claim.
10. The Dispute Review Board Recommendation.
11. If an extension of contract time is sought, the documents required by subsection 108.08(d).
12. If additional compensation is sought, the exact amount sought and a breakdown of that amount into the following categories:

    A. These categories represent the only costs that, if applicable, are recoverable by the Contractor. All other costs or categories of costs are not recoverable:

    (1) Actual wages and benefits, including FICA, paid for additional labor.

    (2) Costs for additional bond, insurance, and tax.

    (3) Increased costs for materials.

    (4) Equipment costs calculated per subsection 109.04(c) for Contractor owned equipment and based on certified invoice costs for rented equipment.

    (5) Costs of extended job site overhead (only applies if the dispute also includes a time extension).

    (6) Salaried employees assigned to the project (only applies if the dispute also includes a time extension or if the dispute required salaried employee(s) to be added to the Project).

    (7) Claims from subcontractors and suppliers at any level (the same level of detail as specified is required for all such claims).

(8) An additional 16 percent will be added to the total of items (1) through (7) as compensation for items for which no specific allowance is provided, including profit and home office overhead.

(9) Interest shall be paid per CRS 5-12-102 beginning from the date of the Notice of Intent to File Claim.

B. In adjustment for the costs as allowed above, the Department will have no liability for the following items of damages or expense:

(1) Profit in excess of that provided in 12.A.(8) above.

(2) Loss of Profit.

(3) Additional cost of labor inefficiencies in excess of that provided in A. above.

(4) Home office overhead in excess of that provided in A. above.

(5) Consequential damages, including but not limited to loss of bonding capacity, loss of bidding opportunities, and insolvency.

(6) Indirect costs or expenses of any nature in excess of that provided in A. above.

(7) Attorney's fees, claim preparation fees, and expert fees.

(c) Region Transportation Director Decision. When the Contractor properly files a claim, the RTD will review the claim and render a written decision to the Contractor to either affirm or deny the claim, in whole or in part, per the following procedure.

The RTD may consolidate all related claims on a project and issue one decision, provided that consolidation does not extend the time period within which the RTD is to render a decision. Consolidation of unrelated claims will not be made.

The RTD will render a written decision to the Contractor within 90 days after the receipt of the claim package or receipt of the audit whichever is later. In rendering the decision, the RTD: (1) will review the information in the Contractor's claim; (2) will conduct a hearing if requested by either party; and (3) may consider any other information available in rendering a decision.

The RTD will assemble and maintain a claim record comprised of all information physically submitted by the Contractor in support of the claim and all other discoverable information considered by the RTD in reaching a decision. Once the RTD assembles the claim record, the submission and consideration of additional information, other than for clarification and data supporting previously submitted documentation, at any subsequent level of review by anyone, will not be permitted.

The RTD will provide a copy of the claim record and the written decision to the Contractor describing the information considered by the RTD in reaching a decision and the basis for that decision. If the RTD fails to render a written decision within the 60-day period, or within any extended time period as agreed to by both parties, the Contractor shall either: (1) accept this as a denial of the claim, or (2) appeal the claim to the Chief Engineer, as

described in this subsection.

If the Contractor accepts the RTD decision, the provisions of the decision shall be implemented per subsections 108.08, 109.04, 109.05, or 109.10 and the claim is resolved.

If the Contractor disagrees with the RTD decision, the Contractor shall either: (1) accept the RTD decision as final, or (2) file a written appeal to the Chief Engineer within 30 days from the receipt of the RTD decision. The Contractor hereby agrees that if a written appeal is not properly filed, the RTD decision is final.

(d) Chief Engineer Decision. When a claim is appealed, the RTD will provide the claim record to the Chief Engineer. Within 15 days of the appeal either party may submit a written request for a hearing with the Chief Engineer or duly authorized Headquarters delegates. The Chief Engineer or a duly authorized Headquarters delegate will review the claim and render a decision to affirm, overrule, or modify the RTD decision per the following.

The Chief Engineer will render a written decision within 60 days after receiving the written appeal. The Chief Engineer will not consider any information that was not previously made a part of the claim record, other than clarification and data supporting previously submitted documentation.

The Contractor shall have 30 days to accept or reject the Chief Engineer's decision. The Contractor shall notify the Chief Engineer of its acceptance or rejection in writing.

If the Contractor accepts the Chief Engineer's decision, the provisions of the decision will be implemented per subsections 108.08, 109.04, 109.05, or 109.10 and the claim is resolved.

If the Contractor disagrees with the Chief Engineer's decision, the Contractor shall either (1) pursue an alternative dispute resolution process per this specification or (2) initiate litigation per subsection 105.24(f).

If the Chief Engineer does not issue a decision as required, the Contractor may immediately initiate litigation per subsection 105.24(f).

For the convenience of the parties to the Contract it is mutually agreed by the parties that any merit binding or De Novo litigation shall be brought within 180-calendar days from the date of the Chief Engineer's decision. The parties understand and agree that the Contractor's failure to bring suit within the time period provided, shall be a complete bar to any such claims or causes of action.

(e) De Novo Litigation If the Contractor disagrees with the Chief Engineer's decision, the Contractor may initiate de novo litigation to finally resolve the claim that the Contractor submitted to CDOT. Such litigation shall be strictly limited to those claims that were previously submitted and decided in the contractual dispute and claims processes outlined. This does not preclude the joining in one litigation of multiple claims from the same project provided that each claim has gone through the dispute and claim process specified in subsections 105.22 through 105.24. The parties may agree, in writing, at any time, to pursue some other form of alternative dispute resolution.

Any offer made by the Contractor or the Department at any stage of the claims process,

as set forth in this subsection, shall be deemed an offer of settlement pursuant to Colorado Rule of Evidence 408 and therefore inadmissible in any litigation.

If the Contractor selected litigation, then de novo litigation shall proceed per the Colorado Rules of Civil Procedure and the proper venue is the Colorado State District Court in and for the City and County of Denver.

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REVISION OF SECTIONS OF 105 DISPUTE REVIEW BOARD AND CLAIMS FOR UNRESOLVED DISPUTES

Figure 105-1 DISPUTES AND CLAIMS FLOW CHART
(Note: If an audit is to be performed, durations in this flow chart are extended accordingly)

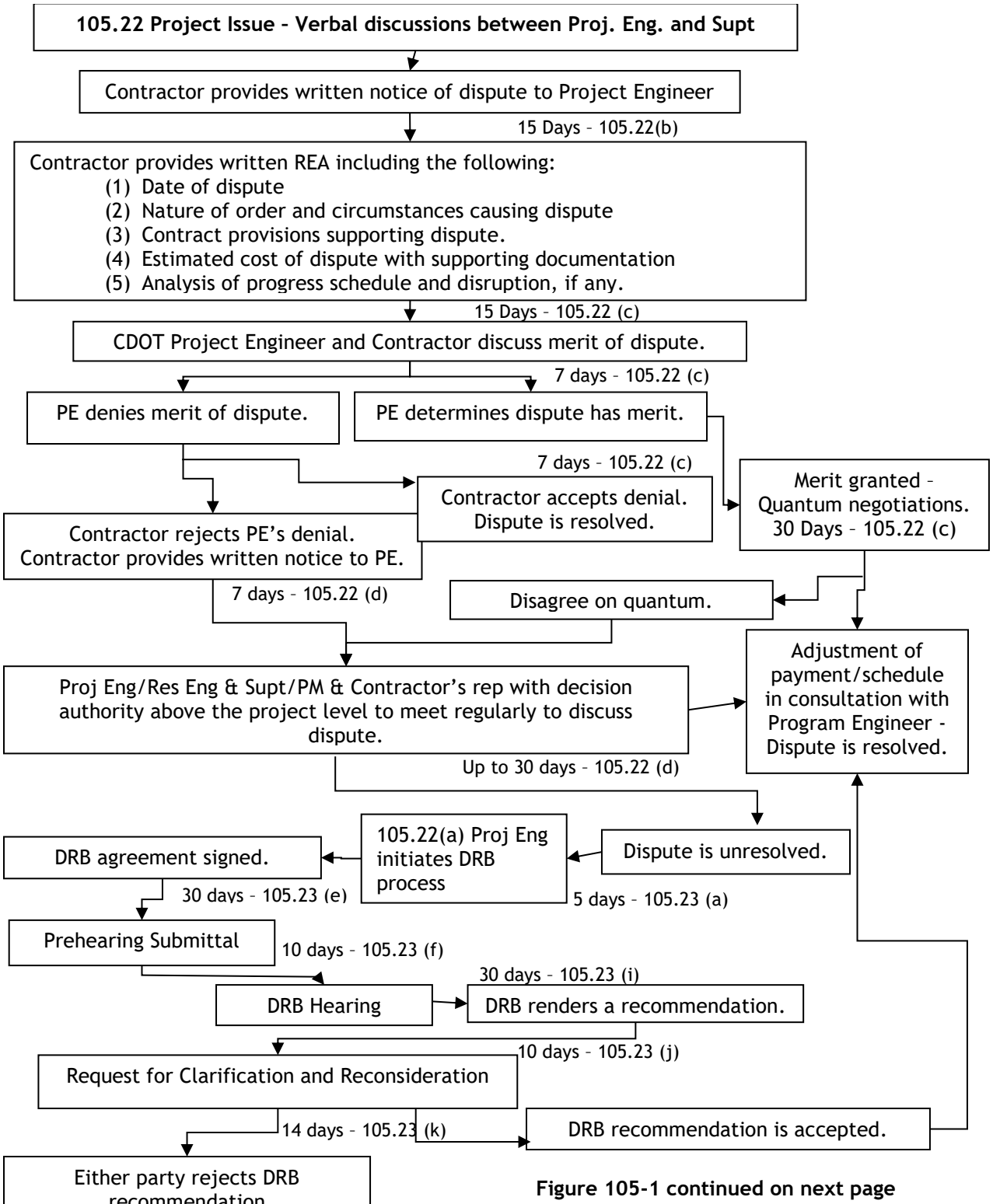
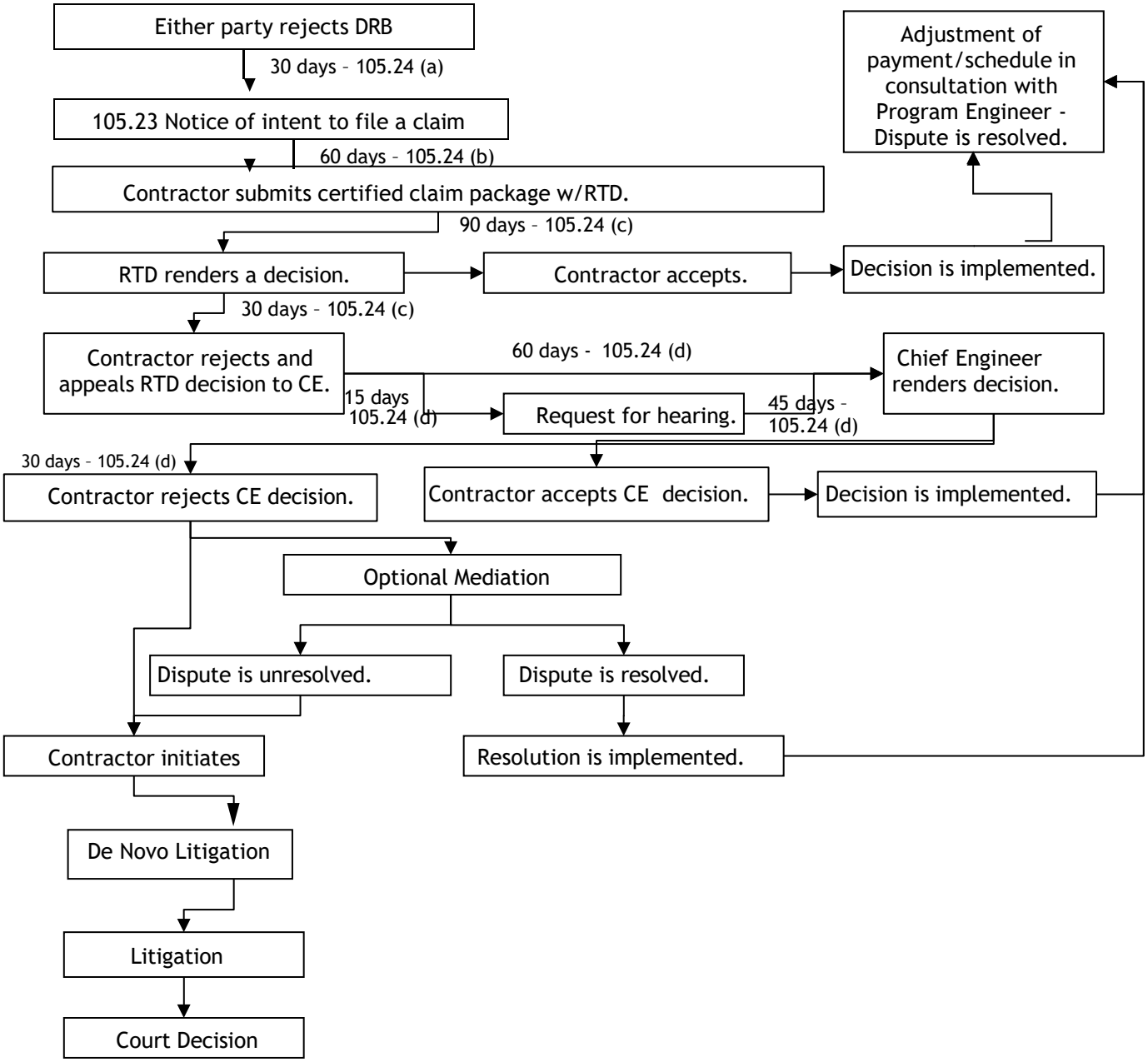


Figure 105-1 continued on next page

9
REVISION OF SECTIONS OF 105 DISPUTE REVIEW BOARD AND CLAIMS FOR UNRESOLVED DISPUTES

Figure 105-1
(continued)



January 8, 2024

1

Revision Of Section 105
E-Signature

Revise Section 105 of the Standard Specifications as follows:

Add the following to Subsection 105.08:

105.08 Document Management and Professional Engineer and Professional Land Surveyor Electronic Seals. Where the specifications require the Contractor to submit or return documents either in writing or the format is not specified, an electronic file is preferred. The Contractor shall submit the schedule native file, video recordings, photographs, image files, and other media formats in their native file formats. When the document format is not specified, the contractor shall submit electronic documents in PDF. When a submittal requires multiple copies, one electronic document shall satisfy the requirement.

Where a signature is needed, an electronic signature is acceptable. An original signature is a signature signed in ink. Where original signatures or original documents are required a scan shall satisfy the requirement.

The Department will issue Contract Modification Orders (Form 90) and Form 105s that authorize additional work for signature via AdobeSign.

CDOT forms and records shall be signed with an electronic signature that includes the signer's name, date, and time the document was signed, in addition to locking the appropriate portions after signing. This guidance does not change the approval process or the content requirements for Buy America, COC, and CTR documentation, rather it allows the documentation to either be all electronically signed or a Scanned Original Wet Signature.

An electronic seal is when a Contractor's Engineer, a Professional Engineer or a Professional Land Surveyor affix their electronic signature and seal to plans or documents prepared under their responsible charge or control. The electronic seal needs to meet State of Colorado Architects, Professional Engineers, and Professional Land Surveyors Rules and Regulations, 4 CCR 730-1 requirements, lock the document after signature and shall have a non-expiring transaction identification number that can be used to view the final locked and signed document online.

1

Revision Of Sections 105, 106, 412 & 601
PCCP Acceptance

Delete Subsection 105.06 and replace with the following:

105.06 Conformity to the Contract of Portland Cement Concrete Pavement. Conformity to the Contract of all Portland Cement Concrete Pavement, Item 412, will be determined per the following:

When the Engineer finds that the materials furnished, the work performed, or the finished product does not conform to the Contract, or the Pay Factor (PF) for an element's process is less than 0.75 but that reasonably acceptable work has been produced, the Engineer will determine the extent of the work that will be accepted and remain in place. The Engineer will use a Contract Modification Order to document the justification for allowing the work to remain in place and the price adjustment that will be applied.

When the Engineer finds the materials furnished, work performed, or the finished product is not in conformity with the Contract, or the PF for an element's process is less than 0.75 and has resulted in an inferior or unsatisfactory product, the work or material shall be removed and replaced or otherwise corrected by and at the expense of the Contractor. When the PF for any process is 0.75 or greater, the finished quantity of work represented by the process will be accepted at the calculated pay factor.

Materials will be sampled and tested by the Contractor and the Department per subsection 106.06 and with procedures contained in the Department's Field Materials Manual. The approximate quantity represented by each sample will be as set forth in subsection 106.06, Table 106-3. Additional samples may be selected and tested at the Engineer's discretion.

(a) Incentive and Disincentive Payments (I/DP) will be made based on a statistical analysis that yields Pay Factors (PF) and Quality Levels (QL). The PF and QL will be made based on test results for the elements of compressive strength and pavement thickness.

The QL will be calculated for the elements of compressive strength and pavement thickness on a process basis. A process will consist of the test results from a series of random samples. Test results determined to have sampling or testing errors will not be used. All materials produced will be assigned to a process. Changes in mix design, design pavement thickness, or a break of more than 120 working days between placements will create a new process. The following is provided to clarify changes in processes for each element:

1. Construction of mainline pavement, including the shoulders if placed with the mainline, is a single process for the compressive or flexural strength element, when the mix design does not change and there is not a break of more than 120 days between placements.
2. Construction of mainline pavement, including the shoulders if placed with the mainline, is a single process for the thickness element when the planned thickness does not change and there is not a break of more than 120 days between placements.
3. Construction of ramps, acceleration and deceleration lanes and shoulders placed separately are considered separate processes.

4. Changes in paving equipment, changes in placement method, changes in hauling equipment, adjustments to mix designs that do not require a new mix design, changes in weather conditions, and changes in production rate shall not create a new process in the strength or thickness elements.

The Contractor and Engineer will determine element processes and what distinguishes them as processes during the Pre-pave meeting before concrete placement.

(b) When it is necessary to represent material by one or two tests, each test shall have a PF computed per the following:

If the value of the test is at or above the lower tolerance limit, then PF = 1.000. If the value of the test is below the lower tolerance limit, then:

$PF = 1.00 - [0.25(T_L - T_0)/V]$

Where PF = pay factor.

V = V factor from Tables 105-10

T_0 = the individual test value.

T_L = lower tolerance limit.

(c) The following procedures will be used to compute Incentive and Disincentive Payments (I/DP), quality levels (QL), and pay factors (PF) for processes represented by three or more tests:

1. Quality Level (QL) will be calculated according to CP-71.
2. Compute the PF for the process. When the process has been completed, the number of tests (Pn) it includes shall determine the formula to be used to compute the final pay factor per the following:

A. For pavement thickness:

When $3 \le Pn \le 5$

If $QL \ge 85$, then $PF = 1.00 + (QL - 85)0.001333$

If $QL < 85$, then $PF = 1.00 + (QL - 85)0.005208$

When $6 \le Pn \le 9$

If $QL \ge 90$, then $PF = 1.00 + (QL - 90)0.002000$

If $QL < 90$, then $PF = 1.00 + (QL - 90)0.005682$

When $10 \le Pn \le 25$

If $QL \ge 93$, then $PF = 1.00 + (QL - 93)0.002857$

If $QL < 93$, then $PF = 1.00 + (QL - 93)0.006098$

When $Pn \ge 26$

If $QL \ge 95$, then $PF = 1.00 + (QL - 95)0.004000$

If $QL < 95$, then $PF = 1.00 + (QL - 95)0.006757$

B. For compressive strength:

When $3 \leq Pn \leq 5$

If $QL \geq 85$, then $PF = 1.00 + (QL - 85)0.002000$

If $QL < 85$, then $PF = 1.00 + (QL - 85)0.005208$

When $6 \leq Pn \leq 9$

If $QL \geq 90$, then $PF = 1.00 + (QL - 90)0.003000$

If $QL < 90$, then $PF = 1.00 + (QL - 90)0.005682$

When $10 \leq Pn \leq 25$

If $QL \geq 93$, then $PF = 1.00 + (QL - 93)0.004286$

If $QL < 93$, then $PF = 1.00 + (QL - 93)0.006098$

When $Pn \geq 26$

If $QL \geq 95$, then $PF = 1.00 + (QL - 95)0.006000$

If $QL < 95$, then $PF = 1.00 + (QL - 95)0.006757$

3. Compute the I/DP for the process:

$I/DP = (PF-1)(QR)(UP)$

where: QR = Quantity Represented by the process.
UP = Unit Price bid for the Item.

The total I/DP for an element shall be computed by accumulating the individual I/DP for each process of that element.

(d) As acceptance test results become available, they will be used to calculate accumulated QL and Incentive and Disincentive Payments (I/DP) for each element and for the item. The Contractor's test results and the accumulated calculations shall be made available to the Engineer upon request. The Engineer's test results and the calculations will be made available to the Contractor as early as reasonably practical. Numbers from the calculations shall be carried to significant figures and rounded according to AASHTO Standard Recommended Practice R-11, Rounding Method.

I/DP will be made to the Contractor per subsection 412.24(a). During production, interim I/DP will be computed for information only. The Pn will change as production continues and test results accumulate. The Pn at the time and I/DP is computed shall determine the formula to be used.

(e) The Contractor shall not have the option of accepting a price reduction or disincentive in lieu of producing specification material. Continued production of non-specification material will not be permitted. Material that is defective may be isolated and rejected without regard to sampling sequence or location within a process.

(f) The Contractor may take cores at his own expense and per Colorado Procedure 65 to provide an alternative determination of strength to replace acceptance test results with a compressive

strength less than **TL**. The core compressive strength shall be used for I/DP regardless of the result.

Table 105-10
"V" Factors and Incentive Payments

Element	V factor	Maximum Incentive Payment	Lower Tolerance Limit, TL	Plan Value
Compressive Strength	400 psi	3.00 %	4200 psi	4500 psi
Pavement Thickness	0.4 inch	2.00 %	Plan Thickness -0.4 inch	Plan Thickness

(g) Sand Equivalence. The sand equivalence (SE) as determined by CP 37 will be considered acceptable when the running average of three consecutive tests is greater than 80 percent and no individual test result is less than 75 percent. When the running average of three consecutive SE tests falls below 80 percent or an individual SE test result falls below 75 percent, paving operations shall be suspended. The Contractor shall submit a written plan to correct the low SE test results to the Engineer for approval. The Contractor shall not continue paving operations until the Engineer approves the plan in writing and three SE test results from random samples in the stockpile are above 80 percent.

(h) Pavement Surface Texture. The Contractor shall perform process control (PC) testing for the pavement surface texture depth per CP 77 Method B. All PC results for surface texture depth measurements shall be included in the Contractor's QC notebook. The start of PC testing for texturing depth shall be completed within 24 hours after the first 500 linear feet of textured pavement is placed for each lane. Paving shall not proceed until results are accepted by the Engineer.

Surface texture will be considered acceptable when the average texture depth (ATD) of the panel is greater than 0.05 inch. When the ATD is less than 0.05 inches, the Contractor shall determine the area represented by this test. The area shall be determined by taking additional tests at 15-foot intervals parallel to the centerline in each direction from the affected location until two consecutive tests are found to be within the specified limits. Any surface with unacceptable texturing exceeding 25 linear feet in any lane or shoulder greater than 8 feet wide shall be diamond ground full width of the lane. Upon the second unacceptable test result, the Contractor shall notify the Engineer, in writing, of the action taken to provide an acceptable surface texture.

The Department will perform surface texture acceptance testing per CP 77 Method B. The Department will determine the panel locations where acceptance test measurements are to

be taken. One stratified random acceptance test per 2,500 linear feet or fraction thereof in each lane and shoulder wider than 8 feet shall be taken with a minimum of one test per day when the Contractor is paving.

When the Department locates areas of surface texture that do not meet the minimum ATD, the Contractor will be notified, and the Contractor shall identify the limits of the deficient texture depth. After the Engineer approves the limits, the Contractor shall correct the deficient surface texture by diamond grinding full lane width to provide an ATD greater than 0.05 inch at no additional cost to the project. The Contractor shall correct surface texture deficiencies before pavement smoothness testing and pavement thickness determinations.

6
Revision Of Sections 105, 106, 412 & 601
PCCP Acceptance

Delete Subsection 106.06 and replace with the following:

106.06 Sampling and Testing of Portland Cement Concrete Paving. All Portland Cement Concrete Pavement, Item 412, shall be tested per the following process control and acceptance testing procedures:

(a) Process Control Testing. The Contractor shall be responsible for process control testing of all elements listed in Table 106-3. Process control testing shall be performed at the expense of the Contractor. The Contractor shall develop a process control plan (PCP) per the following:

1. Process Control Plan. For each element listed in Table 106-3, the PCP must provide adequate details to ensure that the Contractor will perform process control. The Contractor shall submit the PCP to the Engineer at the Pre- construction Conference. The Contractor shall not start any work on the project until the Engineer has approved the PCP in writing.

   A. Frequency of Tests or Measurements. The PCP shall indicate a random sampling frequency, which shall be equal to or more frequent than that shown in Table 106-3. The process control tests shall be independent of acceptance tests.

   B. Test Result Chart. For each process control test result, the appropriate area, volume, and tolerance limits shall be plotted. The chart shall be posted daily at a location convenient for viewing by the Engineer.

   C. Quality Level Chart. The QL for each element in Table 106-3 shall be plotted. The QL shall be calculated per the procedure in CP 71 for Determining Quality Level. The QL shall be calculated on tests 1 through 3, then tests 1 through 4, then tests 1 through 5, and then thereafter the last five consecutive test results. The area of material represented by the last test result shall correspond to the QL.

2. Point of Sampling. The material for process control testing shall be sampled by the Contractor using CP 61. The location where material samples will be taken shall be indicated in the PCP.

3. Testing Standards. The PCP shall indicate which testing standards will be followed. Acceptable standards are Colorado Procedures, AASHTO and ASTM. The order of precedence is Colorado Procedures, AASHTO procedures and then ASTM procedures.

   The compressive strength test for process control will be the average strength of two test cylinders cast in plastic molds from a single sample of concrete, cured under standard laboratory conditions, and tested three to seven days after molding.

4. Testing Supervisor Qualifications. The person in charge of and responsible for the process control testing shall be identified in the PCP. This person shall be present on the project and possess one or more of the following qualifications:

   A. Registration as a Professional Engineer in the State of Colorado.

   B. Registration as an Engineer in Training in the State of Colorado with two years of paving experience.

C. A Bachelor of Science in Civil Engineering or Civil Engineering Technology with three years of paving experience.

D. National Institute for Certification in Engineering (NICET) certification at level III or higher in the subfields of Transportation Engineering Technology, Highway Materials, or Construction Materials Testing Engineering Technology, Concrete and four years of paving experience.

5. Technician Qualifications. Technicians performing tests shall meet the requirements of Colorado Procedure 10.

6. Testing Equipment. All of the testing equipment used to conduct process control testing shall conform to the standards specified in the test procedures and be in good working order., For projects with greater than 50,000 SY of PCCP or projects that do not have a certified lab within 40 miles of the project limits then the Contractor shall provide the following equipment and supplies, which will not be paid for separately but shall be included in the work:

   A. A separate, temperature-controlled facility of at least 300 square feet of usable space. This facility shall be used exclusively for the molding, storage and testing of concrete test specimens as required. This facility shall be provided in addition to other facilities required in Section 620. The storage facility shall have sufficient water storage capacity for curing all required test specimens. The storage facility shall provide separate storage tanks for each type of required testing. Each storage tank shall have a continuously recording thermometer and sufficient blank charts for the project. Temperatures of each storage tank shall be recorded for the duration of the project.

   B. A machine for testing the compressive strength of concrete specimens. The machine shall meet the requirements of ASTM C39 and shall have a minimum capacity of 250,000 lbs. The machine shall have a digital monitor capable of displaying load rate and total load. The following or an approved equal by the Region Materials Engineer may be used:

      (1) Forney 250 series compression machine with digital monitor.

      (2) Humboldt HCM-2500 series with an i7 Digital Indicator.

      (3) Gilson MC-250 series with a Pro Controller.

      (4) Test Mark Industries CM-2500 series with an i720 Digital Indicator.

      Both the Contractor and the Engineer may use this machine for testing concrete specimens. After the machine has been certified and accepted by the Engineer it shall not be moved until all portland cement concrete paving and compressive strength acceptance tests have been completed.

   C. The Contractor shall supply an MIT Scan T2 or MIT Scan T3 and the associated test plates when pavement thickness acceptance is based on magnetic pulse induction

(MPI).

7. Reporting and Record Keeping. The Contractor shall report the results of the tests to the Engineer electronically at least once per day.

   The Contractor shall assemble a process control (PC) notebook and update it daily. This notebook shall contain all worksheets, test results forms, test results charts and quality level charts for each of the elements listed in Table 106-3. The Contractor shall submit examples of worksheets, test result forms and test results charts per CP 12B as part of the Contractor's Process Control Plan (PCP). The Contractor shall submit the PC notebook electronically to the Engineer for review once a month on the date agreed to at the Pre-construction Conference.

   A list of recognized deficiencies will be returned to the Contractor within two workdays after submittal. Deficiencies may include but are not limited to, the failure to submit the notebook on time or an absence of the required reports. For any month that deficiencies are identified, the PC notebook will be submitted for review two weeks after the PC notebook is returned. Upon the second recognized deficiency, the Engineer will notify the Contractor, and the pay estimate shall be withheld until the Contractor submits, in writing, a report detailing the cause of the recognized deficiency. The report shall include how the Contractor plans to resolve the deficiencies. Additional recognized deficiencies will result in a delay of the pay estimate until the Contractor has identified and resolved the deficiency along with revising and resubmitting his PCP to address these issues. Once the Engineer has reviewed and approved the revised PCP the estimate may be paid. Upon submittal of the PC notebook for the semi-final estimate, the PC notebook shall become the property of the Department. The Contractor shall make provisions such that the Engineer can inspect process control work in progress, including PC notebook, sampling, testing, plants, and the Contractor's testing facilities at any time.

8. PC Stockpile Management. For Projects greater than 25,000 SY of PCCP, the contractor shall perform PC Testing for each aggregate source. All aggregates furnished for the project shall conform to the range of tolerances listed in Table 106-2 when compared to the approved mix design gradations. Individual gradation testing shall be at a minimum frequency of 1/day or 1/1,000 tons, whichever is greater, as aggregate is delivered to the batch plant and incorporated into the stockpile. If material does not meet the listed tolerances, the area of the stockpile represented by the sample may be remixed and retested. If material fails to meet the tolerances a second time, it shall be rejected. If multiple batch plants are being utilized, aggregates at each plant shall be tested separately. Testing and Tracking methods shall be included in the Contractor's Process Control Plan.

Table 106-2
Individual Aggregate Gradation Tolerances

Sieve Size	Tolerance (%)
≥No. 4	±6
No.8 – No. 30	±4
No. 50	±3
No. 100	±2

No. 200	±1

9. Optimized Gradation. The Contractor shall perform PC testing of the combined aggregate gradation (CAG) when an Optimized Gradation (OG) is used for Class P Concrete. A sample of the combined aggregate from the first 100 cubic yards of concrete shall be tested; then one test per 750 cubic yards shall be performed. The frequency shall be a minimum of one per day if production is less than 750 cubic yards per day.

   The Department will perform one gradation test each day which may be a split of one of the PC samples. This data will not be used to determine the acceptability of the material but as information only.

   The Contractor's gradation test data will be used to evaluate the gradation optimization based on the mix design optimization.

   When the Contractor's gradation test results fail to meet their optimization range, the Contractor shall immediately make corrections to bring the aggregate gradation optimization into range and notify the Engineer. If two or more consecutive test results for any single day or two successive days are found to fall outside the optimization range, the Contractor shall immediately suspend production and provide a written corrective plan to the Engineer for approval before resuming production.

   Upon being allowed to resume production, the Contractor shall follow the daily sampling frequency. If the next two consecutive gradation tests indicate that they meet the optimization range, the Contractor may continue production. If the first two aggregate samples do not meet the optimization range, production shall be suspended.

   Before resuming production, the Contractor shall sample the individual aggregate stockpiles at two or more locations to determine the range of variability within each stockpile, make appropriate adjustments to the percentages for each aggregate component, and discharge and sample the combined aggregates. The combined aggregate gradation shall be tested to determine if the optimization range is met. Production can resume if the optimization range is met.. Production will continue to be suspended for additional evaluation of stockpiles and aggregate feed rates until gradation sampling and testing indicate the optimization range is met.

   All gradation test information during production shall be provided to the Engineer daily. The Contractor shall immediately report all gradation test data to the Engineer for evaluation during periods when production is suspended or upon resuming production. The Contractor will be notified in writing in all cases when production may resume or shall remain suspended.

10. **Aggregate Moisture Content**. An aggregate moisture content sample from the first 100 cubic yards of concrete shall be tested; then one test per 750 cubic yards shall be performed. The frequency shall be a minimum of one per day if production is less than 750 cubic yards per day. The moisture content sample maybe the same sample used for gradation PC testing. Moisture content of each aggregate shall be tested per CP 33. As they become available, results shall be immediately input into the batching computer

and reflected on batch tickets.

11. Concrete Test Reports. The Contractor shall distribute electronically to the concrete supplier all compressive- strength PC data for the concrete supplied to the project. The Contractor shall distribute the PC compressive strength data within two business days of the 7-day and 28-day compressive strength testing. The data shall include the compressive strength and batch ticket number at a minimum.

(b) Acceptance Testing. Acceptance testing frequencies will follow the Schedule (Owner Acceptance) in the Department's Field Materials Manual. Acceptance sampling and testing procedures will be per the Department's Field Materials Manual with the following exceptions and inclusions:

A split sample from an acceptance test shall not be used for a process control test. The Engineer will designate the location where samples are to be taken. Samples shall be taken by the Contractor per CP 61. The Engineer will be present during the sampling and take possession of all acceptance samples. Samples transported in different containers will be combined and mixed before molding specimens. All materials are subject to inspection and testing at all times.

Pavement thickness acceptance will be determined by cores or magnetic pulse induction (MPI).

Acceptance tests for thickness using MPI shall be the Contractor's process control tests. MPI testing shall be per AASHTO T359.

When compressive strength testing is specified, the Engineer will distribute electronically to the concrete supplier all compressive strength Owner Acceptance (OA) data for the concrete supplied to the project. The Engineer will distribute the OA compressive strength data within two business days of the 7-day and 28-day compressive strength testing. The data will include the compressive strength and batch ticket number at a minimum. The Contractor shall not have a valid dispute or claim as a result of any action or inaction by the Department related to the distribution of test results.

The compressive strength test for acceptance will be the average compressive strength of three test cylinders cast in plastic molds from a single sample of concrete and cured under standard laboratory conditions before testing. If the compressive strength of any one specimen differs from the average by more than 10 percent, that specimen will be deleted, and the average strength will be determined using the remaining two specimens. If the compressive strength of more than one specimen differs from the average by more than 10 percent, the average strength will be determined using all three specimens. Each set of three cylinders will be tested at 28 days after molding.

(c) Check Testing. The Contractor and the Engineer shall conduct a check testing program (CTP) before the placement of any concrete pavement. The check testing program will include a conference directed by the Region Materials Engineer, the Contractor's testers, and the Department's testers concerning methods, procedures and equipment for compressive strength testing. Check testing shall be completed before any portland cement concrete pavement (PCCP) is placed. A set of three cylinders will be molded by both the Contractor's

and the Department's project testers from a split sample. The specimens will be sampled, molded and cured for seven days and tested for compressive strength according to the procedures of Section 106. The Department's Independent Assurance Tester will also mold, cure and test a set of three cylinders, but the Independent Assurance Test results will not be entered in the check testing analysis. If the results of the check tests do not meet the following criteria, then the check testing will be repeated until the following criteria are met:

(1) The average of the Contractor's test results, and the average of the Department's test results shall be within 10 percent of the average of all test results.

(2) Each specimen test result shall be within 15 percent of the average of all test results.

When compressive strength criteria is indicated, a check test must also be conducted on the sand equivalent test. A set of 5 sand equivalents will be run by both the Contractor's and the Department's project tester, from a split sample. The average of the absolute differences between tests taken by the process control personnel and the acceptance testing personnel will be compared to the acceptable limits shown in Table 13-1 of CP 13. The CTP will be continued until the acceptance and process control test results are within the permissible ranges shown in Table 13-1 of CP 13.

During production, split samples of randomly selected acceptance tests will be compared to the permissible ranges shown in Table 13-1 of CP 13. The minimum frequency will be as shown in Table 106-3.

If production has been suspended and then resumed, the Engineer may order a CTP between tests taken by process control and acceptance testing persons to ensure the test results are within the permissible ranges shown in Table 13-1 of CP 13. Check test results shall not be included in process control testing. The Region Materials Engineer shall be called upon to resolve differences if a CTP shows unresolved differences beyond the ranges shown in Table 13-1 of CP 13.

(d) Independent Assurance Testing. The sample for the IAT will be a split sample of the Contractor's process control test. The Department's representative performing verification tests shall also use a split sample of the Contractor's process control test and participate in the IAT.

(e) Testing Schedule. All samples used to determine Incentive or Disincentive payment by quality level formulas per Section 105 will be selected by a stratified random process.

Table 106-3
PC Testing Schedule - Item 412 Portland Cement Concrete Pavement

Element	Minimum Testing Frequency Contractor's Process Control
Aggregate Gradation each source or combined gradation	Minimum of 1/day, then 1 per 2500 cu. yds. When an OG is used, follow 106.06(a) 9
Slump and Air Content	First three loads each day, then as needed for control
Compressive Strength, Slump Air Content, Yield, and Sand Equivalent	Minimum of 1/day, then 1/2500 sq. yds.
Pavement Thickness	Per subsection 412.21
Pull Test Joints	Minimum of six transverse and six longitudinal joint locations for the first 2,500 linear feet, then three transverse and three longitudinal joints thereafter
Load Transfer Dowel Bar Placement	Per subsection 412.13(b)2
Average Texture Depth	1 per 528 linear feet in each lane and shoulder wider than 8 feet
Water Cement Ratio	First three loads each day, then 1/500 cu. yds.
Aggregate Moisture Content	Per subsection 106.06(a) 10

In Subsection 412.24, delete:
"All costs associated with developing correlation curves used to evaluate low flexural strength results per the Contract, or as requested by the Engineer, shall be included in the work. This shall include all materials, forms, testing, equipment and labor."

In Subsection 601.02 Class P, delete:
"(1) The Required Field Flexural Strength shall be 650 psi."

Subsection 601.02 shall include the following:

When an optimized gradation is used for any class of concrete, the Shilstone, Tarantula or Power-45 optimization method shall be used.

1
Revision of Section 107
Water Quality Control
(Under One Acre of Disturbance)

Section 107.25 of the Standard Specifications is hereby deleted and replaced as follows:

107.25 Water Quality Control. The project work shall be performed using practices (including but not limited to those listed below) that minimize the pollution of any State waters, including wetlands.

(a) Definitions.

(1) Areas of Disturbance (AD). Locations where any activity has altered the existing soil cover or topography, including vegetative and non-vegetative activities during construction.

(2) Construction Site Boundary/Limits of Construction (LOC). The project area defined by the Environmental Clearance document.

(3) Discharge of Pollutants. One or more pollutants leaving the Limits of Construction (LOC) or entering State waters or other conveyances.

(4) Limits of Disturbed Area (LDA). Proposed limits of ground disturbance as shown on the Plans.

(5) Pollutant. Dredged spoil, dirt, slurry, solid waste, incinerator residue, sewage, sewage sludge, garbage, trash, chemical waste, biological nutrient, biological material, radioactive material, heat, wrecked or discarded equipment, rock, sand, or any industrial, municipal, or agricultural waste, as defined in the Colorado Code of Regulations (CCR) [5 CCR 1002-61, 2(76)]

(6) Pollution. Man-made, man-induced, or natural alteration of the physical, chemical, biological, and radiological integrity of water. [25-8-103 (16), CRS]

(7) State waters. Defined in Section 101.

(b) Construction Requirements

The Contractor shall comply with the "Colorado Water Quality Control Act" (Title 25, article 8, CRS), the "Protection of Fishing Streams" (Title 33, Article 5, CRS), the "Clean Water Act" (33 USC 1344), regulations promulgated, certifications or permits issued, and to the requirements listed below. In the event of conflicts between these requirements and water quality control laws, rules, or regulations of other Federal, or State agencies, the more restrictive laws, rules, or regulations shall apply.

If the Contractor determines construction of the project will result in a change to

the activities or LDA, the Contractor shall detail the changes in a written report to the Engineer. Upon receipt of the report, the Engineer will coordinate with the Region Planning and Environmental Manager (RPEM) regarding the change. The Engineer, within five days after receipt of the report, will approve or reject in writing the request for change. If approved, the Engineer will detail a course of action including revision of existing permits or obtaining new permits.

If construction activities result in noncompliance of any permit requirement, the project will be suspended and the permitting agency notified, if required. The project will remain suspended until the Engineer receives written approval by the permitting agency.

The Contractor is legally required to obtain all permits associated with project specific water quality activities within, or off the Right of Way, such as borrow pits, concrete or asphalt plant sites, waste disposal sites, or other facilities. It is the Contractor's responsibility to obtain these permits. The Contractor shall consult with the Engineer and contact the Colorado Department of Public Health and Environment (CDPHE) or other appropriate federal, state, or local agency to determine the need for any permit.

The Contractor shall conduct the work in a manner that prevents pollution of any adjacent State waters, as defined in section 101. Erosion control work shall be performed in accordance with Section 208, this subsection, and all other applicable parts of the Contract.

Prior to construction, the Stormwater Management Plan (SWMP) Administrator, identified in Section 208, shall identify and describe all potential pollutant sources, including materials and activities, and evaluate them for the potential to contribute pollutants to stormwater discharges associated with construction activities. The list of potential pollutants shall be continuously updated during construction. At a minimum, each of the following shall be evaluated for the potential for contributing pollutants to stormwater discharges and identified in the SWMP, as described in Section 208:

(1) All exposed and stored soils.

(2) Vehicle tracking of sediments.

(3) Management of contaminated soils.

(4) Vehicle and equipment maintenance and fueling.

(5) Outdoor storage activities (building materials, fertilizers, chemicals, etc.).

(6) Significant dust or particle generating processes.

(7) Routine maintenance involving fertilizers, pesticides, detergents, fuels, solvents, oils, etc.

(8) On-site waste management practices (waste piles, dumpsters, etc.).

(9) Dedicated asphalt and concrete batch plants.

(10) Concrete truck and equipment washing, including the concrete truck chute and associated fixtures and equipment.

(11) Concrete placement and finishing tool cleaning.

(12) Non-industrial waste sources that may be significant, such as worker trash and portable toilets.

(13) Loading and unloading operations.

(14) Other areas or procedures where spills could occur.

The SWMP Administrator shall record the location of potential pollutants on the site map, if applicable. Descriptions of the potential pollutants shall be added to the SWMP.

Prior to construction the Contractor shall submit a Spill Response Plan for any petroleum products, chemicals, solvents, or other hazardous materials in use, or in storage, at the work site. See Section 208 for Spill Response Plan requirements. Work shall not be started until the plan has been submitted to and approved by the Engineer.

On site above ground bulk storage containers with a cumulative storage shell capacity greater than 1,320 U.S. gallons, or storage containers having a “reasonable expectation of an oil discharge” to State waters, are subject to the Spill Prevention, Control and Countermeasure Plan (SPCC) Rule. Oil of any type and in any form is covered, including, but not limited to petroleum; fuel oil; sludge; oil refuse; oil mixed with wastes other than dredged spoil. EPA Region 8 is responsible for administering and enforcing the SPCC plan requirements in Colorado. Prior to start of work, the Contractor shall submit a SPCC Form, if applicable, which has been approved by the EPA for the project.

The Contractor shall obtain a Construction Dewatering (CDW) permit from CDPHE anytime uncontaminated groundwater, including groundwater that is commingled with stormwater or surface water, is encountered during construction activities and the groundwater or commingled water needs to be discharged to State waters. If contaminated groundwater is encountered, a Remediation permit may be needed

from CDPHE in accordance with Section 250.

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Revision of Section 107
Water Quality Control
(Under One Acre of Disturbance)

Water from dewatering operations shall not be directly discharged into any State waters, unless allowed by a permit. Water from dewatering shall not be discharged into a ditch unless:

1. Written permission is obtained from the owner of the ditch.

2. It is covered in the approved CDW or Remediation Permit that allows the discharge.

3. A copy of this approval is submitted to the Engineer. A copy of the Permit shall be submitted to the Engineer prior to dewatering operations commencing.

Construction Dewatering may be discharged to the ground on projects where CDPHE's Low Risk Guidance Document for Discharges of Uncontaminated Groundwater to Land are met. The conditions of this guidance are:

1. The source of the discharge is solely uncontaminated groundwater or uncontaminated groundwater combined with stormwater and does not contain pollutants in concentrations that exceed water quality standards for groundwater referenced above.

2. Discharges from vaults or similar structures shall not be contaminated. Potential sources of contamination include process materials used, stored, or conveyed in the structures, or introduced surface water runoff from outside environments that may contain oil, grease, and corrosives.

3. The groundwater discharge does not leave the project boundary limits where construction is occurring.

4. Land application is conducted at a rate and location that does not allow for any runoff into State waters or other drainage conveyance systems, including but not limited to streets, curb and gutter, inlets, borrow ditches, open channels, etc.

5. Land application is conducted at a rate that does not allow for any ponding of the groundwater on the surface, unless the ponding is a result of implementing control measures that are designed to reduce velocity flow. If the control measures used result in ponding, the land application shall be done in an area with a constructed containment, such as an excavation or berm area with no outfall. The constructed containment shall prevent the discharge of the

ponding water offsite as runoff.

6. A visible sheen is not evident in the discharge.

7. Control measures are implemented to prevent any sediment deposited during land application from being transported by stormwater runoff to surface waters or other conveyances.

8. All control measures used shall be selected, installed, implemented, and maintained according to good engineering, hydrologic, and pollution control practices. The selected control measures shall provide control for all potential pollutant sources associated with the discharge of uncontaminated groundwater to land. The discharge shall be routed in such a way that it will not cause erosion to land surface. Energy dissipation devices designed to protect downstream areas from erosion by reducing the velocity of flow (such as hose attachments, sediment and erosion controls) shall be used when necessary to prevent erosion.

All dewatering operations shall be recorded in the SWMP as follows:

1. The source is identified in the SWMP and updated by the Contractor.

2. The SWMP describes and locates the practices implemented at the site to control stormwater pollution from the dewatering of groundwater or stormwater.

3. The SWMP describes and locates the practices to be used that will ensure that no groundwater from construction dewatering is discharged from the LOC as surface runoff or to surface waters or storm sewers.

4. Groundwater and groundwater combined with stormwater do not contain pollutants in concentrations exceeding the State groundwater standards in Regulations 5 CCR 1002-41 and 42.

If surface waters are diverted around a construction area and no pollutants are introduced during the diversion, a CDW Permit is not required. If the diverted water enters the construction area and contacts pollutant sources (e.g., disturbed soil, concrete washout, etc.), the Contractor shall obtain a CDW permit for the discharge of this water to State waters or to the ground.

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Revision of Section 107
Water Quality Control
(Under One Acre of Disturbance)

At least 15 days prior to commencing dredging or fill operations in a watercourse, the Contractor shall provide written notification to owners or operators of domestic or public water supply intakes or diversion facilities, if these facilities are within 20 miles downstream from the dredging or fill operations. Notification shall also be given to Owners or operators of other intakes or diversions that are located within five miles downstream from the site of the project. Identities of downstream owners and operators can be obtained from Colorado Division of Water Resources, Office of the State Engineer.

Temporary fill into wetlands or streams shall not be allowed, except as specified in the Contract and permits. If such work is allowed, upon completion of the work all temporary fills shall be removed in their entirety and disposed of in an upland location outside of flood plains unless otherwise specified in the Contract.

Construction operations in waters of the United States as defined in 33 CFR Part 328.3, including wetlands, shall be restricted to areas and activities authorized by the U.S. Army Corps of Engineers as shown in the Contract. Fording waters shall be allowed only as authorized by the U.S. Army Corps of Engineers 404 Permit. Wetland areas outside of the permitted limits of disturbance shall not be used for storage, parking, waste disposal, access, borrow material, or any other construction support activity.

Pollutant byproducts of highway construction, such as concrete, asphalt, solids, sludges, pollutants removed in the course of treatment of wastewater, excavation or excess fill material, and material from sediment traps shall be handled, stockpiled, and disposed of in a manner that prevents entry into State waters, including wetlands. Removal of concrete waste and washout water from mixer trucks, concrete finishing tools, concrete saw, and all concrete material removed in the course of construction operations or cleaning shall be performed in a manner that prevents waste material from entering State waters and shall not leave the site as surface runoff. A minimum of ten days prior to the start of the construction activity, the Contractor shall submit in writing a Method Statement for Containing Pollutant Byproducts to the Engineer for approval.

The use of chemicals such as soil stabilizers, dust palliatives, herbicides, growth inhibitors, fertilizers, deicing salts, etc., shall be in accordance with the manufacturer’s recommended application rates, frequency, and instructions.

All materials stored on-site shall be stored in a neat, orderly manner, in their original containers, with the original manufacturer’s label. Materials shall not be stored in a location where they may be carried into State waters at any time.

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Revision of Section 107
Water Quality Control
(Under One Acre of Disturbance)

Spill prevention and containment measures conforming to Section 208 shall be used at storage, and equipment fueling and servicing areas to prevent the pollution of any State waters, including wetlands. All spills shall be cleaned up immediately after discovery, or contained until appropriate cleanup methods can be employed. Manufacturer's recommended methods for spill cleanup shall be followed, along with proper disposal methods. When required by the Colorado Water Quality Control Act, Regulation 5 CCR 1002-61, spills shall be reported to the Engineer and CDPHE in writing.

The Contractor shall prevent construction activities from causing grass or brush fires.

The construction activities shall not impair Indian tribal rights, including, but not limited to, water rights, and treaty fishing and hunting rights.

Prior to start of work, the Contractor shall certify in writing to the Engineer that construction equipment has been cleaned prior to initial site arrival. Vehicles and equipment shall be free of soil and debris capable of transporting noxious weed seeds or invasive species onto the site. Additional equipment required for construction shall also be certified prior to being brought onto the project site.

Vehicles which have been certified by the Contractor as having been cleaned prior to arrival on site may be cleaned on site at an approved area where wash water can be properly contained. Vehicles leaving and reentering the project site shall be recertified.

At the end of each day the Contractor shall collect all trash and dispose of it in appropriate containers.

All construction site wastes shall be properly managed to prevent potential pollution of State waters. Construction waste that is considered a pollutant or contaminant shall be collected and disposed of in appropriate containers. This material may be stockpiled on the project when it is contained or protected by an appropriate control measure.

Discharges from the project area shall not cause, have the reasonable potential to cause, or measurably contribute to an exceedance of any applicable water quality standard, including narrative standards for water quality.

Stormwater Construction Permit. A Colorado Discharge Permit System Stormwater Construction Permit (CDPS-SCP) is not required for this project. A CDPS-SCP will be obtained from CDPHE, if any of the following activities apply:

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Revision of Section 107
Water Quality Control
(Under One Acre of Disturbance)

(1) Construction sites that will disturb one acre or more; or

(2) Construction sites that are part of a common plan of development or sale; or

(3) It is specified in the contract; or

Stormwater discharges that are designated by the division as needing a stormwater permit because the discharge:

1. Contributes to a violation of a water quality standard; or

2. is a significant contributor of pollutants to State waters.

Dewatering, erosion control for dewatering, and disposal of water resulting from dewatering operations, including all costs for permits, will not be measured and paid for separately, but shall be included in the work.

The Contractor shall be liable for any penalty (including monetary fines) applied to the Department caused by the Contractor's noncompliance with any water quality permit or certification. Monetary fines shall be deducted from any money due to the Contractor. If the monetary fine is in excess of all the money due to the Contractor, then the Contractor shall pay to the Department the amount of such excess.

The Contractor shall not receive additional compensation, or time extensions, for any disruption of work or loss of time caused by any actions brought against the Contractor for failure to comply with good Engineering, hydrologic and pollution control practices.

If a spill occurs as a direct result of the Contractor's actions or negligence, the cleanup of such spill shall be performed by the Contractor at the Contractor's expense.

Areas exposed to erosion by fire resulting from the Contractor's operations shall be stabilized in accordance with Section 208 by the Contractor, at the Contractor's expense.

Revision of Section 207
Topsoil

Delete Section 207 of the Standard Specifications for this project and replace it with the following:

Description

207.01 This work consists of salvaging topsoil from onsite locations, stockpiling, maintaining, and preparing the subsoils for the placement of the topsoil at locations shown on the plans. It also includes creating seeding media by amending subsoils, and importing offsite topsoil when shown on the plans.

Substitutions from this specification will not be allowed unless submitted in writing to the Engineer and approved by the Region or Headquarters Landscape Architect.

Materials

207.02 General. Topsoil shall be salvaged onsite, imported, or produced as shown on the plans. Topsoil shall be free of refuse and litter along with noxious weed seed and reproductive plant parts, as listed in current State of Colorado A and B Noxious Weed List and local agency weed lists. Topsoil shall not include heavy clay, hard clods, toxic substances, pathogens, or other material, which would be detrimental to growing native vegetation. All required amendments shall be thoroughly incorporated to parent material, onsite. All amendments shall conform to Section 212. Topsoil and parent material shall be free of clods, sticks, stones, debris, concrete, and asphalt in excess of 4 inches in any dimension for all material used within the designed clear zone for the project. Topsoil outside of the clear zone may contain rock larger than 4 inches in any dimension. For slopes with no structures being used to protect areas from falling rocks the Contractor shall remove or secure any rocks deemed unstable and could pose a safety hazard.

Topsoil shall be generated from one or more of the following as shown on the plans:

(a) Topsoil (Onsite). Topsoil shall consist of the upper 6-inch layer of the A horizon, as defined by the Soil Science Society of America, or at the depths and locations shown on the Stormwater Management Plan (SWMP). It shall consist of loose friable soil, salvaged from onsite and stockpiled or windrowed. Litter and duff (layer of partially decomposed plant material) shall be collected as part of the salvaging of topsoil unless specified to be removed and hauled offsite on the plans.

(b) Topsoil (Wetland). Wetland topsoil shall consist of moist, organic soil obtained from delineated wetlands, including any existing wetland vegetation and seeds. Wetland topsoil shall be extracted from the project site at locations shown on the plans or as directed, to a minimum depth of 12 inches or at the depths as shown on the plans.

Revision of Section 207
Topsoil

(c) Seeding Media. Seeding Media shall consist of one or all of the following approved materials: sub-soil, overburden, or material generated from rock. Contractor shall select onsite or offsite locations to generate material that meet the requirements of Table 207-1. The Contractor shall provide a Certified Test Report (CTR) in accordance with subsection 106.13, excluding lot, heat, and batch confirming that the excavated material conforms to Table 207-1.

(d) Topsoil (Offsite). The Contractor shall submit a CTR for Topsoil (Offsite) for approval a minimum of 60 days prior to import in accordance with subsection 106.13. The Contractor shall include with the CTR a complete Soil Nutrient Analysis for the properties listed in Table 207-2 from an independent laboratory that participates in the National Association for Proficiency Testing (NAPT). If topsoil nutrient analysis is deficient, an Amendment Protocol shall be submitted by the Contractor for approval. The Amendment Protocol shall contain a complete list of amendments and associated quantities to produce topsoil that conforms to Table 207-2.

The Contractor shall submit a Certificate of Compliance (COC) for Topsoil (Offsite) for approval a minimum of 60 days prior to import that the source has controlled noxious weeds in accordance with the State of Colorado Noxious Weed Act 35-5.5-115.

Revision of Section 207
Topsoil

Table 207-1
Physical Properties of Seeding Media

Property	Range	Test
Soil pH (s.u.)	5.6 – 7.5	ASA Mono. #9, Part 2, Method 10-3.2 or TMECC 04.11-A
Soil Electrical Conductivity (EC) (mmhos/cm or ds/m)	< 5.0	ASA Mono. #9, Part 2, Method 10-3.3
Soil SAR (s.u.)	0 - 10	ASA Mono. #9, Part 2, Method 10-3.4
Rock Content (%)	≤ 25	USDA NRCS Rock Fragment Modifier Usage
Trace Contaminants (Arsenic, Cadmium, Copper, Mercury, Selenium, Zinc, Nickel, and Lead)	Meets US EPA, 40 CFR 503 Regulations	TMECC 04.06 or EPA6020/ASA (American Society of Agronomy)
Rock Content (%) greater than 3" diameter	≤ 25	USDA NRCS Rock Fragment Modifier Usage
USDA Soil Texture	No more than 70% clay, silt, and sand by percentage volume of topsoil.	ASA Monograph #9, Part 1, Method 15-4 or ASA 1 43-5
All Particle Sizes	< 6 Inches	
Physical contaminants (man-made inerts) (%)	< 1	TMECC 03.08-C
C:N ratio	<20	TMECC 05.02-A
* Fines % when manufacturing material from rock	>25% material passing through #4 sieve	ASTM D6913

Amendments to the base imported material shall have the quantities of material verified onsite prior to incorporation into parent material, either at the stockpiles or after placement of parent material. Topsoil amended at the stockpiles shall be distributed to the site within seven days. * Substitute this requirement for
USDA Soil Texture requirement when project are approved to use material manufactured from native rock material on site.

Revision of Section 207
Topsoil

Table 207-2
Topsoil (Offsite) Properties

Property	Range	Test Methods
Soil pH (s.u)	5.6 – 7.5	ASA Mono. #9, Part 2, Method 10-3.2 or TMECC 04.11-A
Salt by Electrical Conductivity (EC) (mmhos/cm or ds/m)	< 2.0	ASA Mono. #9, Part 2, Method 10-3.3
Soil SAR (s.u.)	0 – 10	ASA Mono. #9, Part 2, Method 10-3.4
Soil OM (%)	3 – 5	Methods of Soil Analysis, Part 3, Method 34
Soil N (NO_3-n, ppm)	≥ 20.0	Methods of Soil Analysis, Part 3. Chemical Methods. Ch. 38 Nitrogen – Inorganic Forms
Soil P (ppm)	≥ 13.0	ASA Mono. #9, Part 2, Method 24-5.4 or others as required based on soil pH
Soil K (ppm)	≥ 80	ASA Mono. #9, Part 2, Method 13-3.5
Rock Content (%) greater than 3" diameter	≤ 25	USDA NRCS Rock Fragment Modifier Usage
Bioassay (seedling emergence and relative vigor)	> 80% of control	TMECC 05.05-A or Approved Germination Test
Soil Texture	No more than 70% clay, silt and sand by percentage volume of topsoil	ASA Mono. #9, Part 1, Method 15-4
Physical contaminants (man-made inerts) (%)	< 1	TMECC 03.08-C
Trace Contaminants (Arsenic, Cadmium, Copper, Mercury, Selenium, Zinc, Nickel, and Lead)	Meets US EPA, 40 CFR 503 Regulations	TMECC 04.06 or EPA6020/ASA (American Society of Agronomy)
All Particle Sizes	< 6 Inches	
C:N ratio	<20	TMECC 05.02-A

Revision of Section 207
Topsoil

The Contractor shall utilize a rod penetrometer for determining subgrade soil preparation and determining looseness of soil after ripping. The penetrometer shall have a psi pressure gage, and shall meet the following requirements:

(1) Steel rod with a minimum diameter of ½ inch with graduations (tick marks) every 6 inches.

(2) The rod shall be made of stainless steel or other metal that will not bend when weight is applied.

(3) The end of the rod shall have a 30-degree cone tip.

(4) The diameter of the cone at its tip shall be no more than 0.1 inch.

(5) The top of the rod shall be a T-handled configuration.

CONSTRUCTION REQUIREMENTS

207.03 Site Pre-vegetation Conference. Prior to the start of the initial Subgrade Soil Preparation for the project, the Contractor shall request a Site Pre-vegetation Conference. The Engineer will set up the conference and will include: the Engineer or designated representative, the Superintendent or designated representative, the sub-contractor(s) performing the subgrade soil preparation and soil amendments, and the CDOT Landscape Architect representing the Region. Only one meeting is required for the project unless a new sub-contractor is brought on that did not attend the previous meeting.

The Agenda of the Pre-vegetation Conference can be found in Appendix A of the Construction Manual and includes the following:

(1) Final review of the Topsoil (Offsite) Amendment Protocol

(2) Review of the Method Statement detailing the equipment which will be used for the subgrade soil preparation operations

(3) Review of rod penetrometer which will be used to determine subgrade soil preparation of topsoil

(4) Permanent Stabilization Phasing Plan (identify strategies and site management measures to protect de-compacted, topsoil amended, seeded, and blanketed areas from foot, vehicle loads, and other disturbances).

(5) Seeding. See subsection 212.03 for submittal requirements.

(6) Meeting attendee sign-in log

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Revision of Section 207
Topsoil

207.04 Topsoil Stockpiling. Stockpiles of topsoil shall be created as shown on the plans or as approved by the Engineer. All Stockpiles of topsoil which are scheduled to remain in place for 14 days or more shall receive interim stabilization in accordance with subsection 208.04. All topsoil stockpiles shall be identified using white pin flags with "TOPSOIL" printed in black letters and shall have their locations shown on the SWMP Plans. Each individual stockpile shall require at least one flag, and one additional flag for each 10 cubic yards of salvaged topsoil. The contractor shall provide only perimeter flags for stockpile larger than 100 cubic yards with a minimum spacing of 25 feet.

Topsoil may be placed in stockpiles or windrowed at the edge of the disturbance. Windrowed topsoil shall not be used as perimeter erosion control or extensively compacted. When topsoil is windrowed, all stockpile requirements still apply.

(1) Upland Topsoil. If included on the plans, stockpiles shall be treated with herbicide, in accordance with Section 217, or as directed.

(2) Wetland Topsoil. Wetland stockpiles shall not be treated with herbicide. Weeds shall be hand pulled.

Wetland topsoil shall be placed within 24 hours from excavation, unless otherwise approved by the Engineer. Wetland topsoil shall not be stockpiled for more than six months.

207.05 Subgrade Soil Preparation. Before placement of topsoil, the subgrade shall be ripped to a minimum depth of 14 inches. Subgrade shall be mostly dry and friable. Subgrade shall crumble without sticking together, yet not be so dry and hard that it does not break apart easily.

Underground utilities shall be located prior to soil preparation.

Subgrade soil preparation equipment shall meet the requirements for either winged tip or parabolic shanks. Operation shall be performed to fracture the soil uniformly without lifting or furrowing the surface excessively. The Contractor shall submit a method statement for subgrade soil preparation other equipment will be considered.

1. Winged tip shanks (dozer equipment) shall be a minimum of 6 inches wide and have 2 inches of vertical profile change on the blade with a 40 – 60-degree sweep angle.

The Contractor shall calibrate the subgrade soil preparation equipment using a minimum 30 linear feet of the initial pass. The Contractor shall utilize the rod penetrometer to verify that that de-compaction was successfully done. The Contractor shall take penetration measurements every 6 inches across a transect perpendicular to the direction of the tractor and spanning the width of the subgrade soil preparation. Depths of penetration shall confirm that a minimum of 12 inches can be achieved without reaching 300 psi on the rod penetrometer pressure gage (approximately 30 pounds of pressure on the T-handle).

Existing subgrade shall be de-compacted to a depth of 14 inches. If multiple passes are needed, the subsequent passes shall be positioned so that the ripping equipment (subsoilers)

from the previous pass are split by the subsequent pass. Following ripping, the Contractor shall remove all sticks, stones, debris, clods, and all other substances greater than 6 inches in diameter. The Contractor shall restrict motorized vehicle and foot traffic from passing over the ripped area since this would recompact the areas that received subgrade soil preparation.

The first 4 feet from the edge of pavement shall be ripped to a depth of 6 inches. If the project is going to use aggregate base course or recycled asphalt as a shouldering technique, those areas will not require subgrade soil preparation. Depth of soil ripping for the subgrade soil preparation shall be checked with the rod penetrometer.

The Contractor shall verify adequate de-compaction of the entire area to have topsoil placed using a rod penetrometer in the presence of the Engineer. Tests shall be performed at a minimum of ten random locations per each acre as selected by the Engineer. The Test shall verify that a depth of 12 inches of penetration into the soil can be achieved without reaching 300 psi on the rod penetrometer pressure gage (approximately 30 pounds of pressure on the T-handle). If this depth cannot be achieved for 80 percent of the penetrations, the Contractor shall re-rip the area at no additional cost to the Department.

207.06 Placement of Topsoil and Seeding Media. Topsoil and Seeding Media shall be hauled and placed at the locations disturbed and will be re-vegetated or as shown on the plans. The contractor shall place a minimum thickness of 6 inches and should only be handled when it is dry enough to work without damaging soil structure. Topsoil and Seeding Media shall be placed a minimum depth of twelve (12) inches when placed over riprap as required on the plans. No Topsoil or Seeding Media shall be placed below ordinary high water mark except as otherwise specified in bio-stabilization bank treatments.

Salvaged topsoil placement deeper than 6 inches is allowed if additional approved material is on-site.

Contractor shall place topsoil in a method that does not re-compact subgrade material using low ground-contact pressure equipment, or by excavators and/or backhoes operating adjacent to it.

The final grade shall be free of all materials greater than 4 inches in diameter within the designed clear zone for the project. Equipment not required for revegetation work will not be permitted in the areas of placed topsoil.

Soil amendments, seedbed preparation, and permanent stabilization mulching shall be accomplished within four working days of placing the topsoil on the de-compacted civil subgrades. If placed topsoil is not mulched with permanent stabilization mulch within four working days, the Contractor shall complete interim stabilization methods in accordance with subsection 208.04(e), at no additional cost to the Department. Time to perform the work may be extended for delays due to weather.

Revision of Section 207
Topsoil

Method of Measurement

207.07 Topsoil material will be measured by the actual number of cubic yards of topsoil placed and accepted.
Subgrade soil preparation will be measured by the square yards of subgrade which is ripped and accepted for adequate de-compaction.

Basis of Payment

207.08 The accepted quantities measured will be paid for at the Contract unit price for each of the pay items listed below that appear in the bid schedule.

Payment will be made under:

Pay Item	Pay Unit
Topsoil (Onsite)	Cubic Yard
Seeding Media	Cubic Yard
Topsoil (Offsite)	Cubic Yard
Topsoil (Wetland)	Cubic Yard
Subgrade Soil Preparation	Square Yard

Amendments for Topsoil (Onsite) and Seeding Media will be measured and paid for in accordance with Section 212.

Amendments for Topsoil (Offsite) will not be measured and paid for separately, but shall be included in the work.

Noxious Weed Management will be measured and paid for in accordance with Section 217.

Stockpiling or windrowing of topsoil will not be measured and paid for separately, but shall be included in the work.

Testing of Seeding Medial and Topsoil (Offsite) will not be measured and paid for separately but shall be included in the work.

Rod penetrometer and associated verification testing of random locations will not be measured and paid for separately, but shall be included in the work.

The Site Pre-vegetation Conference will not be paid for separately, but shall be included in the work.

Additional passes with the ripping equipment to achieve the desired de-compaction will not be measured and paid for separately, but shall be included in the work.

Revision of Section 207
Topsoil

Removing of clods, sticks, stones, debris, concrete, and asphalt in excess of 4 inches in any dimension for all topsoil and Seeding Media used within the designed clear zone for the project will not be measured and paid for separely, but shall be included in the work.

1
Revision of Section 208
Erosion Control
(Under One Acre of Disturbance)

Delete Section 208 of the Standard Specifications and replace it with the following:

Description

208.01 This work consists of constructing, installing, maintaining, and removing when required, control measures during the life of the Contract to prevent or minimize erosion, sedimentation, and pollution of any State waters as defined Section 101.

Stormwater runoff from all disturbed areas and soil storage areas for which permanent or interim stabilization is not implemented, must flow to at least one control measure to minimize sediment in the discharge. This shall be accomplished through filtering, settling, or straining. The control measure shall be selected, designed, installed, and adequately sized in accordance with good engineering, hydrologic, and pollution control practices. The control measures shall contain or filter flows in order to prevent the bypass of flows without treatment and shall be appropriate for stormwater runoff from disturbed areas and for the expected flow rate, duration, and flow conditions (i.e., sheet or concentrated flow).

The Contractor shall coordinate the construction of temporary control measures with the construction of permanent control measures to assure economical, effective, and continuous erosion and sediment control throughout the construction period.

When a provision of Section 208 or an order by the Engineer requires that an action be immediate or taken immediately, it shall be understood that the Contractor shall at once begin affecting completion of the action and pursue it to completion in a manner acceptable to the Engineer.

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Revision of Section 208
Erosion Control
(Under One Acre of Disturbance)

Materials

208.02 Erosion control materials are subject to acceptance in accordance with Section 106. Erosion control materials shall be subject to the following approval process:

Material	Approval Process	Notes:
Erosion Bales (Weed Free)	COC	The Contractor shall provide a transit certificate number or a copy of the transit certificate as supplied from the producer.
Silt Fence	COC	
Silt Berm	APL	
Erosion Log (Type 1, Type 2, and Type 3)	COC	
Silt Dikes	COC	
Pre-fabricated Concrete Washout Structures (above ground)	APL	
Pre-fabricated Vehicle Tracking Pad	APL	
Aggregate Bag	COC	
Storm Drain Inlet Protection (Type I, II, and III)	APL	

COC = Certificate of Compliance; APL= Approved Product List

The material for control measures shall conform to the following:

(a) Erosion Bales. Material for erosion bales shall consist of Certified Weed Free hay or straw. The hay or straw shall be certified under the Colorado Department of Agriculture Weed Free Forage Certification Program and inspected as regulated by the Weed Free Forage Act, Title 35, Article 27.5, CRS. Each certified weed free erosion bale shall be identified by blue and orange twine binding the bales.

The Contractor shall not place certified weed free erosion bales or remove their identifying twine until the Engineer has inspected them.

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Revision of Section 208
Erosion Control
(Under One Acre of Disturbance)

The Contractor may obtain a current list of Colorado Weed Free Forage Crop Producers who have completed certification by contacting the:

Colorado Department of Agriculture, Weed Free Forage Program,
305 Interlocken Pkwy, Broomfield, CO 80021

Contact the Weed Free Forage Coordinator at (303) 869-9038. Also available at www.colorado.gov/ag/csd.

Bales shall be approximately 5 cubic feet of material and weigh at least 35 pounds. Stakes shall be wood and shall be 1.5 inch by 1.5 inch by 30 inch actual.

(b) *Silt Fence*. Silt fence posts shall be wood with a minimum length of 46 inches. Wood posts shall be 1.5-inch width by 1.5-inch thickness actual dimensions with 1/8-inch tolerance. Geotextile shall be attached to wood posts with three or more staples per post.

Silt fence geotextile shall conform to the following requirements:

Physical Requirements for Silt Fence Geotextiles

Property	Wire Fence Supported Requirements	Self-Supported Requirements Geotextile Elongation <50%	Test Method
Grab Strength, lbs.	90 minimum	124 minimum	ASTM D4632
Permittivity sec-1	0.05	0.05	ASTM D4491
Ultraviolet Stability	Minimum 70% Strength Retained	Minimum 70% Strength Retained	ASTM D4355

Silt Fence (Reinforced). Silt fence posts shall be metal "studded tee" T-post with a minimum length of 66 inches. Metal posts shall be “studded tee” with 0.095-inch minimum wall thickness. Wire fabric reinforcement for the silt fence geotextile shall be a minimum of 14 gauge with a maximum mesh spacing of 6 inches. Geotextile shall be attached to welded wire fabric with ties or nylon cable ties at 12 inches on center at top, middle and bottom wire. Welded wire fabric shall be

attached to the post with a minimum three 12-gauge wire ties per post. Vinyl or rubber safety caps shall be installed on all T-post.

(c) Temporary Berms. Temporary berms shall be constructed out of compacted embankment (subsoil) and not out of salvaged topsoil.

(d) Temporary Slope Drains. Temporary slope drains shall consist of fiber mats, plastic sheets, stone, concrete or asphalt gutters, half round pipe, metal or plastic pipe, wood flume, flexible rubber, or other materials suitable to carry accumulated water down the slopes. Outlet protection riprap shall conform to Section 506. Erosion control geotextile shall be a minimum Class 2, conforming to Section 712.

(e) Silt Berm. Silt berm shall consist of permeable multi-use material consisting of ultraviolet (UV) stabilized high-density polyethylene or other approved material effective in reducing water velocity. Designed and tested system shall be installed on a Turf Reinforcement Mat or Soil Retention Blanket in accordance with Section 216. The segment shall be secured to the ground with either metal or wood stakes. Minimum requirements for securing stakes shall be in accordance with the plans. Dimensions of individual segments shall meet the following criteria:

Width	Height	Weight	Percent Open Area
6 - 11 inches	6 - 10 inches	> 0.25 lbs./sq. ft.	20 – 50%

(f) Rock Check Dam. Rock Check dams shall be constructed of stone. Stone shall meet the requirements of Section 506.

(g) Sediment Trap. In constructing an excavated sediment trap, excavated soil may be used to construct the dam embankment, provided the soil meets the requirements of Section 203. Outlet protection riprap shall be the size specified in the Contract and shall conform to Section 506. Erosion control geotextile shall be a minimum Class 1, conforming to Section 712.

(h) Erosion Logs. Erosion logs shall be one of the following types unless otherwise shown on the plans:

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(1) Erosion Log (Type 1) shall consist of cylinder casings filled with curled aspen wood excelsior with a consistent width of fibers evenly distributed throughout the log. The casing shall be seamless, photo-degradable tube netting. The curled aspen wood excelsior shall be fungus free, resin free, and free of growth or germination inhibiting substances.

(2) Erosion Log (Type 2) shall consist of cylinder casings filled with Erosion Log (Type 2) Compost in accordance with Section 212. The compost-wood chip blend may be pneumatically shot into a geotextile cylindrical casing or be pre-manufactured. The geotextile casing shall consist of high density polyethylene (HDPE) or polypropylene mesh (knitted, not extruded) with openings of ⅛ to ⅜ inch and contain the compost-wood chip material while not limiting water infiltration.

(3) Erosion Log (Type 3) shall consist of cylinder casings filled with curled aspen wood excelsior with a consistent width of fibers evenly distributed throughout the log. The casing shall be seamless, 100 percent natural fiber cylinder netting (compostable) and shall have minimum dimensions as shown in Table 208-1, based on the diameter of the log shown on the plans. Netting shall be a woven cotton or cellulose base mesh that has an approval to compost certification with a maximum mesh size of 0.075 inches and index values as shown in Table 208-2. The curled aspen wood excelsior shall be fungus free, resin free, and free of growth or germination inhibiting substances.

Natural compostable fiber netting shall not contain any synthetic material woven into the netting such as polypropylene, nylon, polyethylene, or polyester dyes. Oxo-degradable or oxo-biodegradable petrochemical-based fiber shall not be part of the netting material. Burlap netting material shall not be used for Erosion Log (Type 3).

Erosion Log (Type 1, Type 2, and Type 3) shall have minimum dimensions as shown in Table 208-1, based on the specified diameter of the log.

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Table 208-1
Dimensions of Erosion Logs

Diameter Type 1 & 3 (Inches)	Diameter Type 2 (Inches)	Min. Length (ft)	Max. Length (ft)	Weight (minimum) (pounds/foot)	Stake Dimensions (Inches)
9	8	10	180	1.6	3/4 thickness by 3/4 width by 18 long
12	12	10	180	2.5	1.5 thickness by 1.25 width by 24 long
20	18	10	100	4.0	1.5 thickness by 1.25 width by 30 long

Wood stake acceptable tolerance +/- 1/8 inch.

Table 208-2
Index Values for Natural Fiber Netting

Property	Requirement	Test Method
Fabric Tensile Strength	>70 lbs.	ASTM D3822
Biodegradable	100%	ASTM D5988
Mesh Pattern	Rib	

Stakes to secure erosion logs shall consist of pinewood or hardwood.

(i) *Silt Dikes*. Silt dikes shall be pre-manufactured flexible sediment barrier that will fully rebound when driven over by heavy equipment. Material shall consist of outer geotextile fabric covering closed cell urethane or polyethylene foam core. The geotextile fabric aprons shall extend beyond the foam core a minimum of 8 inches on both sides.

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Table 208-3
Geotextile Requirements

Property	Requirement	Test Method
Water Flow Rate	100-150 gallons per minute/square foot	ASTM D4491
Grab Breaking Load	200 lbs. minimum in each direction	ASTM D4632
Ultraviolet Degradation	70% of original unexposed grab breaking load after 500 hours	ASTM D4595

Each silt dike segment shall have the following dimensions:

Dimension	Length
Vertical height after installation	>5 inches
Geotextile sleeve section to interlock segments	>8 inches

Silt dike segments shall be anchored down using the minimum requirements shown in Table 208-4.

Table 208-4
Silt Dike Segment Requirements

Surface	Nail	Washers
Soil Surface	Installed in 4 inch deep trench with 6 inch nails no more than 4 feet O.C. (on center)	1 inch washers
Hard Surface	1 inch concrete nails no more than 4 feet O.C.	1 inch washers and solvent-free adhesive

(j) Concrete Washout Structure. The Contractor shall construct a washout structure that will contain washout from concrete placement, construction equipment cleaning operations, and residue from cutting, coring, grinding, grooving, and hydro-concrete demolition. Embankment required for the concrete washout structure may be excavated material, provided that this material meets the requirements of Section 203 for embankment. If the bottom of the excavated structure is within 5 feet of anticipated high ground water elevation or the soil

does not have adequate buffering capacity to meet water quality standards, an impermeable synthetic liner shall be installed with the minimum properties shown in Table 208-5.

Table 208-5
Impermeable Synthetic Liner Requirements

Tested Property	Test Method	Units	Value
Thickness	ASTM D5199	mil	>30 +/- 1.5
Tear Strength	ASTM D1004	lbs.	>8
Low Temperature Impact	ASTM D1790	°F	Pass at -20

(k) Pre-Fabricated Concrete Washout Structure. Pre-Fabricated Concrete Washout Structures shall be one of the following types unless otherwise shown on the plans:

(1) Pre-Fabricated Concrete Washout Structure (Type 1). Type 1 portable bins shall be used only when specified in the Contract. It shall consist of a watertight multi-use container designed to contain liquid concrete washout wastewater, solid residual concrete waste from washout operations, and residue from saw cutting, coring, grinding, grooving, and hydro-concrete demolition. Minimum capacity including freeboard shall be 440 gallons.

(2) Pre-Fabricated Concrete Washout Structure (Type 2). Type 2 portable bins shall be used only when specified in the Contract. It shall consist of a watertight one-time use container designed to contain liquid concrete washout wastewater, solid residual concrete waste from washout operations, and residue from saw cutting, coring, grinding, grooving, and hydro-concrete demolition. The structure shall have a system to secure to the ground. Minimum capacity including freeboard shall be 50 gallons.

(l) Vehicle Tracking Pad (VTP). Aggregate for the vehicle tracking pad shall be crushed natural aggregate with at least two fractured faces that meets the following graduation requirements:

Sieve size	Percent by weight Passing Square Mesh Sieves
75 mm (3 inch)	100
50 mm (2 inch)	0 to 25
19.0 mm (3/4 inch)	0 to 15

Recycled crushed concrete or asphalt shall not be used for vehicle tracking pads.

Erosion control geotextile shall be a minimum Class 2, conforming to Section 712.

Pre-Fabricated or manufactured vehicle tracking pads shall only be used if specified in the Contract. Multi-use pads shall consist of industrial grade materials and shall be designed to minimize sediment leaving the project.

Minimum dimensions of the modular systems shall be:

Width	Length of pad
12 feet	35 feet

To accommodate construction traffic turning radii between the tracking pad and a stabilized surface, additional flared sections of approved pads or aggregate in accordance with this specification shall be used at no additional cost to CDOT.

Weight (min.) (lbs./sq. ft.)	Crush strength (min.) (psi)
8	400

A thin layer of stone, geotextile, or other stable surface may be required to stop rutting under the pad or area where the vehicles mount or dismount the manufactured trackout control device.

(m) Aggregate Bag. Aggregate bags shall consist of crushed stone or recycled rubber filled fabric with the following properties:

Diameter (inches)	Weight (minimum) (pounds per foot)
6-8	6

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Diameter (inches)	Weight (minimum) (pounds per foot)
10	10
12	15

Rubber used in bags shall be clean, 95 percent free of metal and particulates.

Crushed stone contained in the aggregate bags shall conform to Table 703-1 for Coarse Aggregate No. 6.

The aggregate bag shall consist of a woven geotextile fabric with the following properties:

Property	Requirement	Test Method
Grab Tensile Strength	90 lbs. min.	ASTM D4632
Trapezoid Tear Strength	25 lbs. min.	ASTM D4533
Mullen Burst	300 psi	ASTM D3786
Ultraviolet Resistance	70%	ASTM D4355

(n) Storm Drain Inlet Protection. Storm drain inlet protection shall consist of aggregate filled fabric with the following dimensions:

Storm Drain Inlet Protection Properties	Protection Type I*	Protection Type II#	Protection Type III◂
Diameter	4 in.	4 in.	N/A
Minimum Section Length	7 ft.	5 ft.	5 ft.
Apron Insert	---	30 in. or sized to grate	30 in or sized to grate

*Type I protection shall be used with Inlet Type R.
#Type II protection shall be used with Combination Inlet. Option A or B
◂ Type III protection shall be used with Vane Grate Inlet only. Option A or B
Note: Options A and B are shown on Standard Plan M-208-1.

The Storm Drain Inlet Protection (Type I, II and III) shall consist of a woven

geotextile fabric with the following properties:

Property	Test Method	Unit	Requirement
Grab tensile strength	ASTM D4632	lbs.	minimum 150X200
Mullen Burst Strength	ASTM D3786	lbs.	400
Trapezoid Tear Strength	ASTM D4533	lbs.	minimum 60X60
Percent Open Area	COE-22125-86	%	≥20
Water Flow Rate	ASTM D4491	gal./min./sq. ft.	≥100
Ultraviolet Resistance	ASTM D4355	%	≥70

Curb roll for Storm Drain Inlet Protection (Type I and II) shall have a weight >4 pounds per linear foot of device. The device shall be capable of conforming to the shape of the curb. Aggregate contained in the storm drain inlet device shall consist of gravel or crushed stone conforming Table 703-1 for Coarse Aggregate No. 6.

CONSTRUCTION REQUIREMENTS

208.03 Project Review, Schedule, and Erosion Control Management. Prior to construction the Contractor shall implement control measures in accordance with the approved project schedule as described in this section.

At the Pre-Construction Conference, the attendees shall discuss the Stormwater Management Plan (SWMP), maintaining water quality standards, sensitive habitats on-site, wetlands, other vegetation to be protected, and the enforcement mechanisms for not meeting the requirements of this specification.
Prior to beginning construction, the Contractor shall evaluate the project site for storm water draining into or through the site. When such drainage is identified, control measures shall be used if possible to divert stormwater from running on-site and becoming contaminated with sediment or other pollutants. The diversion may be accomplished with a temporary pipe or other conveyance to prevent water

contamination or contact with pollutants. Run-on water that cannot be diverted shall be treated as construction runoff and adequate control measures shall be employed.

The SWMP Administrator shall evaluate all non-stormwater coming onto the site, such as springs, seeps, and landscape irrigation return flow. If such flow is identified, control measures shall be used to protect off-site water from becoming contaminated with sediment or other pollutants.

The SWMP Administrator shall review existing inlets and culverts to determine if inlet protection is needed due to water flow patterns. Prior to beginning construction, inlets and culverts needing protection shall be protected and the location of the implemented control measure added to the SWMP site map.

Prior to construction, the Contractor shall implement appropriate control measures for protection of wetlands, sensitive habitat, and existing vegetation from ground disturbance and other pollutant sources, in accordance with the approved project schedule as described in Section 208.

When additional control measures are required and approved by the Engineer, the Contractor shall implement the additional control measures and the SWMP Administrator shall record and describe them on the SWMP site map. The approved control measures will be measured and paid for in accordance with Section 208.

(a) Project Review. The Contractor shall submit modifications to the Contractor's control measures or SWMP in a written proposal to the Engineer. The written proposal shall include the following information:

(1) Reasons for changing the control measures.

(2) Diagrams showing details and locations of all proposed changes.

(3) List of appropriate pay items indicating new and revised quantities.

(4) Schedules for accomplishing all erosion and sediment control work.

(5) Effects on certifications caused by the proposed changes.

The Engineer will approve or reject the written proposal in writing within seven days after receipt of the submittal. The Engineer may require additional control measures prior to approving the proposed modifications. Additional modifications and additional control measures will be paid for at the Contract Unit Price for the

specific items involved. If no items exist, they will be paid for as extra work in accordance with Section 109.

(b) Erosion and Sediment Control Activities. The erosion and sediment control activities shall be included in the weekly meeting update. The project schedule shall specifically indicate the sequence of clearing and grubbing, earthwork operations, and construction of temporary and permanent erosion control features and stabilization. The project schedule shall include erosion and sediment control work for haul roads, borrow pits, storage, asphalt or concrete batch sites, and all areas within the project limits. If during construction the Contractor proposes changes which would affect the Contract's control measures, the Contractor shall propose revised control measures to the Engineer for approval in writing. If necessary, the Contractor shall update proposed sequencing of major activities in the SWMP. Revisions shall not be implemented until the proposed measures have been approved in writing by the Engineer.

(c) Erosion Control Management (ECM). Erosion Control Management for this project shall consist of SWMP Administration and Erosion Control Inspection. All ECM staff shall have working knowledge and experience in construction, and shall have successfully completed the Transportation Erosion Control Supervisory Certificate Training (TECS) as provided by the Department. The Superintendent may be permitted to serve in an ECM role, unless otherwise specified in the contract.

1. SWMP Administration. The SWMP shall be maintained by a SWMP Administrator. The name of the SWMP Administrator shall be recorded on the SWMP. The SWMP Administrator shall have full responsibility to maintain and update the SWMP and identify all critical action items needed to maintain water quality standards:

   (1) Complete the SWMP as described in Section 208.

   (2) Participate in the Pre-Construction Conference.

   (3) Attend erosion and sediment control meetings.

   (4) Implement necessary actions to reduce erosion or water quality problems, anticipated or presently existing, resulting from construction activities.

   (5) Ensure that all labor, material, and equipment needed to install, maintain, and remove control measures are available as needed.

(6) During construction, the SWMP site map shall be updated to reflect current field conditions and include, at a minimum, the following if applicable:

(i) Limits of Construction (LOC).

(ii) Areas of disturbance (AD), including areas of borrow and fill.

(iii) Limits of Disturbance (LDA).

(iv) Areas used for storage of construction materials, equipment, soils, or wastes.

(v) Location of dedicated asphalt, concrete batch plants, and masonry mixing stations.

(vi) Location of construction offices and staging areas.

(vii) Location of work access routes during construction.

(viii) Location of waste accumulation areas, including areas for liquid, concrete, masonry, and asphalt.

(ix) Location of temporary, interim and permanent stabilization.

(x) Location of outfalls.

(xi) Flow arrows that depict stormwater flow directions on-site and runoff direction.

(xii) Location of structural and non-structural control measures.

(xiii) Location of springs, streams, wetlands, and other State waters, including areas that require pre-existing vegetation be maintained within 50 horizontal feet of a receiving water, unless infeasible.

(xiv) Location of stream crossings located within the construction site boundary.

(7) Start a new site map before the current one becomes illegible. All site

maps shall remain as part of the SWMP.

(8) Install control measures according to Standard Plans M-208-1, M-216-1, and M-615-1.

(9) Record in the SWMP, the approved Method Statement for Containing Pollutant Byproducts.

(10) Update the Potential Pollutants list in the SWMP and Spill Response Plan throughout construction.

2. Erosion Control Inspector (ECI).

The SWMP Administrator shall complete the duties of the ECI.

(1) ECI duties shall be as follows:

(i) Inspect initial placement and adherence to approved SWMP and SWMP site plan control measures

(ii) Assess the adequacy of control measures at the site to identify areas requiring new or modified control measures to minimize pollutant discharges.

(iii) Identify all areas of concern that may impact water quality and, if necessary, implement corrective actions.

(iv) Ensure all other agency Stormwater and inspection requirements are followed unless a waiver or other agreement has been made.

(2) The ECI shall immediately report to the Contractor and Engineer the following instances:

(i) Noncompliance which may endanger health or the environment, regardless of the cause of the incident.

(ii) Spills or discharges which exceeds any water quality standards.

(iii) Upset conditions which cause an exceedance of any water quality standards.

(3) Document spills, leaks, or overflows that result in the discharge of pollutants. The ECI shall record the time and date, weather conditions, reasons for spill, and how it was remediated.

(d) Documentation Available on the Project. The following Contract documents and references shall be made available for reference at the CDOT field office during construction:

1. SWMP. The Engineer will provide an approved SWMP design (includes items (1) through (4) as listed below) at the Pre-construction Conference, which is and shall remain the property of CDOT. The following Contract documents and reports shall be included or kept maintained, (as applicable), and updated in the SWMP under the appropriate items by the SWMP Administrator:

   (1) SWMP Plan Sheets – Notes, tabulation, site description, sequence of major activities, area of disturbance, existing soil data, existing vegetation percent cover, potential pollutant sources, receiving water, non-stormwater discharges and environmental impacts.

   (2) SWMP Site Maps and Project Plan Title Sheet, if included in the original contract.

   (3) Specifications – Standard and project special provisions related to stormwater and erosion control.

   (4) Standard Plans M-208-1, M-216-1 and M-615-1.

   (5) Control measure Details not in Standard Plan M-208-1 – project specific non-standard details.

   (6) All Water Quality Audit Reports and Form 105(s) relating to Water Quality, if applicable.

   (7) Spill Response Plan – Reports of reportable spills submitted to CDPHE.

   (8) List and Evaluation of Potential Pollutants – List of potential pollutants as described in Section 107 and approved Method Statement for Containing Pollutant Byproducts.

(9) Other Correspondence including agreements with other Municipal Separate Storm Sewer System (MS4s), approved deferral request, CDPHE audit documentation.

(10) TECS Certifications of the SWMP Administrator, kept current through the life of the project.

(11) Pre-construction Conference – Conference agenda with a certification of understanding for maintaining water quality standards and SWMP. The certification shall be signed by all attendees. A certification shall also be signed by all attendees of meetings held for new subcontractors beginning work on the project that could adversely affect water quality after the Pre-construction Conference has been held, if applicable.

(12) All Project Environmental Permits – All project environmental permits and associated applications and certifications, including, water quality standards, Senate Bill 40, USACE 404, temporary stream crossings, dewatering, biological opinions, and all other permits applicable to the project, including any separate permits obtained by the Contractor for staging area on private property, asphalt or concrete batch plant, etc.

The Engineer will incorporate the documents and reports available at the time of award. The Contractor shall provide and insert all other documents and reports as they become available during construction.

2. Reference Materials. The following Reference materials shall be used:

(1) CDOT Erosion Control and Stormwater Quality Guide.

(2) CDOT Erosion Control and Stormwater Quality Field Guide.

(e) *Weekly Meetings*: If applicable, the Contractor shall conduct a weekly meeting with the Engineer and subcontractors to discuss construction activities that could adversely affect water quality, including the following:

(1) Unresolved issues from observations.

(2) Requirements of the SWMP.

(3) Problems that may have arisen in implementing the site specific SWMP or maintaining control measures.

(4) Control measures that are to be installed, removed, modified, or maintained, and associated SWMP modifications.

(5) Planned activities that will affect stormwater in order to proactively phase control measures.

208.04 Control Measures for Stormwater. The SWMP Administrator shall modify the SWMP to clearly describe and locate all control measures implemented at the site to control potential sediment discharges.

Vehicle tracking pads shall be used at all vehicle and equipment exit points from the site to prevent sediment exiting the limits of construction (LOC) of the project site. Access shall be provided only at locations approved by the Engineer. The SWMP Administrator shall record vehicle tracking pad locations on the SWMP site map.

New inlets and culverts shall be protected during their construction. Appropriate protection of each culvert and inlet shall be installed immediately. When riprap is called for at the outlet of a culvert, it shall be installed within 24 hours of completion of each pipe. The Contractor shall remove sediment, millings, debris, and other pollutants from within the newly constructed drainage system, prior to use, at the Contractor's expense. All removed sediment shall be disposed of outside the project limits in accordance with all applicable regulations.

Concrete products wasted on the ground during construction including, but not limited to, excess concrete removed from forms, spills, slop, and all other unused concrete are potential pollutants that shall be removed from the site or contained at a pre-approved containment area that has been identified in the SWMP. The concrete shall be picked up and recycled in accordance with 6 CCR 1007-2 (CDPHE Regulations Pertaining to Solid Waste Sites and Facilities) at regular intervals, as needed, or as directed by the Engineer.

(a) *Unforeseen Conditions*. The Contractor shall design and implement erosion and sediment control measures for correcting conditions unforeseen during the design of the project, or for emergency situations that develop during construction. The Department's Erosion Control and Stormwater Quality Guide shall be used as a reference document for the purpose of designing erosion and sediment control measures. Measures and methods proposed by the Contractor shall be reviewed and approved in writing by the Engineer prior to installation.

(b) *Other Agencies*. If CDPHE, US Army Corps of Engineers (USACE), the Environmental

Protection Agency (EPA), or a Local Agency reviews the project site and requires additional measures to prevent and control erosion, sediment, or pollutants, the Contractor shall cease and desist activities resulting in pollutant discharge and immediately implement these measures. If the work may negatively affect another MS4, the Contractor shall cease and desist activities resulting in the discharge and shall implement appropriate measures to protect the neighboring MS4, including installing additional measures. Implementation of these additional measures will be paid for at contract unit prices.

(c) *Work Outside the Right of Way*. Disturbed areas, including staging areas, which are outside CDOT ROW and outside easements acquired by CDOT for construction, are the responsibility of the Contractor.

(d) *Construction Implementation*. The Contractor shall incorporate control measures into the project as outlined in the accepted schedule.

(e) *Stabilization*. Once earthwork has started, the Contractor shall maintain erosion control measures until permanent stabilization of the area has been completed and accepted. Clearing, grubbing and slope stabilization measures shall be performed regularly to ensure final stabilization. Failure to properly maintain erosion control and stabilization methods, either through improper phasing or sequencing will require the Contractor to repair or replace sections of earthwork at the Contractor's expense. The Contractor shall schedule and implement the following stabilization measures during the course of the project:

1. Temporary Stabilization. At the end of each day, the Contractor shall stabilize disturbed areas by surface roughening, vertical tracking, or a combination thereof. Disturbed areas are locations where actions have been taken to alter the existing vegetation or underlying soil of a site, such as clearing, grading, road bed preparation, soil compaction, and movement and stockpiling of sediment and materials. Designated topsoil distributed on the surface or in stockpiles shall not receive temporary stabilization. Other stabilization measures may be implemented, as approved.

2. Interim Stabilization. As soon as it is known with reasonable certainty that work will be temporarily halted for 14 days or more, sediment and material stockpiles and disturbed areas shall be stabilized using one or more of the specified following methods:

   (1) Application of 1.5 tons per acres of mechanically crimped certified weed free hay or straw in combination with an approved organic mulch tackifier.

(2) Placement of bonded fiber matrix in accordance with Section 213.

(3) Placement of mulching (hydraulic) wood cellulose fiber mulch with tackifier, in accordance with Section 213.

(4) Application of spray-on mulch blanket in accordance with Section 213. Magnesium Chloride, Potassium Chloride and Sodium Chloride, or other salt products, shall not be used as a stabilization method.

(5) Topsoil stockpiles shall receive interim stabilization in accordance with Section 207, unless specified as a different material than the other disturbed areas on-site.

3. Summer and Winter Stabilization. Summer and winter stabilization is defined as stabilization during months when seeding will not be permitted. As soon as the Contractor knows shutdown is to occur, interim stabilization shall be applied to the disturbed area. Protection of the interim stabilization method is required. Reapplication of interim stabilization may be required as directed.

4. Permanent Stabilization. Permanent stabilization is defined as the covering of disturbed areas with topsoil, seeding, mulching with tackifier, soil retention coverings, and such non-erodible methods as riprap, road shouldering, etc., or a combination thereof as required by the Contract. Other permanent stabilization techniques may be proposed by the Contractor, in writing, and shall be used when approved in writing by the Engineer. All permanent stabilization requirements shown on the plans shall be completed within four working days of the placement of the topsoil in accordance with Section 207.

5. Final Stabilization. Final stabilization is achieved when all ground disturbing activities at the site have been completed, and uniform vegetative cover has been established with an individual plant density of at least 70 percent of pre-disturbance levels, or equivalent permanent physical erosion reduction methods have been employed.

(f) *Maintenance*. Erosion and sediment control practices and other protective measures identified in the SWMP as control measures for stormwater pollution prevention shall be maintained in effective operating condition until final acceptance of the project. Control measures shall be continuously maintained in accordance with good engineering, hydrologic, and pollution control practices, including removal of collected sediment when silt depth is 50 percent or more of

the effective height of the erosion control device. When possible, the Contractor shall use equipment with an operator rather than labor alone to remove the sediment.

Maintenance of erosion and sediment control devices shall include replacement of such devices upon the end of their useful service life as recommended by the Contractor and approved by the Engineer. Maintenance of rock check dams and vehicle tracking pads shall be limited to removal and disposal of sediment or addition of aggregate. Damages resulting from failure to maintain control measures shall be repaired at the Contractor's expense.

Site assessments shall be performed to assess the adequacy of control measures at the site and the necessity of changes to those control measures to ensure continued effective performance. Where site assessment results in the determination that new or replacement control measures are necessary, the control measures shall be installed to ensure continuous effectiveness. When identified, control measures shall be maintained, added, modified or replaced as soon as possible, immediately in most cases.

Approved new or replaced control measures will be measured and paid for in accordance with this section. Devices damaged due to the Contractor's negligence shall be replaced at the Contractor's expense.

From the time seeding and mulching work begins until project acceptance the Contractor shall maintain all seeded areas. Damage to seeded areas or to mulch materials shall be immediately restored. If damage is due to Contractor negligence, it shall be restored at the Contractor's expense. Restoration of other damaged areas will be measured and paid for under the appropriate bid item.

Temporary control measures may be removed prior to final acceptance of the project, as determined by the Engineer. If removed, the area in which these control measures were constructed shall be returned to a condition similar to that which existed prior to its disturbance. Removed control measures shall become the property of the Contractor. Maintenance shall be notified of the locations of any control measures left in place.

If the Contractor fails to complete construction within the approved contract time, the Contractor shall continue erosion and sediment control operations at its expense until acceptance of the work.

Sediment removed during maintenance of control measures and material from

street sweeping may be used in or on embankment, provided it meets the requirements of Section 203 and is distributed evenly across the embankment.

Whenever sediment collects on the paved surface, the surface shall be cleaned. Street washing will not be allowed. Storm drain inlet protection shall be in place prior to shoveling, sweeping, or vacuuming. Sweeping shall be completed with a pickup broom or equipment capable of collecting sediment. Sweeping with a kick broom will not be allowed.

Material from pavement saw cutting operations shall be cleaned from the roadway surface during operations using a vacuum. A control measure, such as a berm, shall be placed to contain slurry from joint flushing operations until the residue can be removed from the soil surface. Aggregate bags, erosion logs or other permeable control measures shall not be used. Residue shall not flow into driving lanes. It shall be removed and disposed of in accordance with Section 107. Material containment and removal will not be paid for separately, but shall be included in the work.

208.05 Construction of Control Measures. Control measures shall be constructed in accordance with Standard Plans M-208-1 and M-216-1, and with the following:

(a) Seeding, Mulching, Sodding, Soil Retention Blanket. Seeding, mulching, sodding, and soil retention blanket installation shall be performed in accordance with Sections 212, 213, and 216.

(b) Erosion Bales. The bales shall be anchored securely to the ground with wood stakes. Erosion Bales shall be entrenched 4 inches minimum into the soil, tightly abutted with no gaps, staked, and backfilled around the entire outside perimeter. Erosion Bales cannot be used for Check Dams.

(c) Silt Fence. Silt fence shall be installed in locations as per M standard plans 208-1 and as specified in the Contract.

(d) Temporary Berms. Berms shall be constructed to the dimensions as per M 208-1 standard plans and as shown in the Contract, and sufficiently compacted to prevent erosion or failure. If the berm erodes or fails, it shall be immediately repaired or replaced at the Contractor's expense. Berms must be at least 18 inches tall or high enough to prevent overtopping. Berms must have a minimum of 4 to 6-foot base. Gradient of all receiving area above berm must be less than 2:1, or flatter. Outlets of anticipated flow from captured water behind berms must be designed with additional control measures suitable to control concentrated flow.

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Maximum drainage area for each outlet must be limited to 2 acres.

(e) Temporary Diversion. Diversions shall be constructed to the dimensions as per M standard plans 208-1 and as shown in the Contract and graded to drain to a designated outlet. The berm shall be sufficiently compacted to prevent erosion or failure. If the diversion erodes or fails, it shall be immediately repaired or replaced at the Contractor's expense.

(f) Temporary Slope Drains. Temporary slope drains shall be installed prior to installation of permanent facilities or growth of adequate ground cover on the slopes. All temporary slope drains shall be securely anchored to the slope. The inlets and outlets of temporary slope drains shall be protected to prevent erosion. Ensure drainage area for every slope drain is smaller than 5 acres. Ensure pipe or channel is properly sized, and for drainage areas larger than 1 acre the pipe size must be designed by an Engineer to ensure the drainage structure can accommodate the runoff resulting from a 2-year, 24-hour storm event. The use of prefabricated flared inlet sections is recommended.

(g) Silt Berm. Prior to installation of silt berms, the Contractor shall prepare the surface of the areas in which the berms are to be installed such that are they free of materials greater than 2 inches in diameter and are suitably smooth for the installation of the silt berms, as approved. See M standard 208-1 for details. Silt berms shall be secured with spikes. The Contractor shall install the silt berm in a manner that will prevent water from going around or under the silt berm. Silt berms shall be installed on top of soil retention blanket or turf reinforcement blanket.

(h) Rock Check Dam. Rock shall be installed at locations shown on the plans. Rock check dams shall conform to the dimensions shown on the plans. The Geotextile Erosion Control shall be Class 2 and conform to the requirements of Section 712, and shall extend up ⅔ of the riprap height with 6inch minimum cover over geotextile. Rock Check Dam shall be installed within a ditch sub excavated 6 inches below the flow line. The ends of the rip rap check dam shall be a minimum of 6 inches higher than the center of the check dam. Stone shall meet the requirements of Section 506. Larger rocks with larger void spaces should be used on top. See M standard 208-1 for details.

(i) Riprap Outlet Protection. Geotextile used shall be protected from cutting or tearing. Overlaps between two pieces of geotextile shall be 1-foot minimum. Riprap size shall be in accordance with Section 506 and as shown on the plans.

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(j) Storm Drain Inlet Protection. Prior to installation, the Contractor shall sweep the surface of the area in which the storm drain inlet protection devices are to be installed such that the pavement is free of sediment and debris. The ends of the inlet protection Type 1 and Type 2 shall extend a minimum of 1 foot past each end of the inlet.

The Contractor shall remove all accumulated sediment and debris from the surface surrounding all storm drain inlet protection devices after each rain event or as directed. The Contractor shall remove accumulated sediment from each Type II and III containment area when it is more than one third full of sediment, or as directed.

The Contractor shall protect storm drain facilities adjacent to locations where pavement cutting operations involving wheel cutting, saw cutting, sand blasting, or abrasive water jet blasting are to take place.

(k) Sediment Trap. Sediment traps shall be installed to collect sediment laden water and to minimize the potential of pollutants leaving the project site. Locations shall be in accordance with M standard 208-1 and as shown on the plans or as directed.

Sediment traps shall be constructed prior to disturbance of upslope areas and shall be placed in locations where runoff from disturbed areas can be diverted into the trap.

The area under the embankment shall be cleared, grubbed, and stripped of any vegetation and roots.

Fill material for the embankment shall be free of roots or other vegetation, organic material, large stones, and other objectionable material.

Sediment shall be removed from the trap when it has accumulated to one half of the wet storage depth of the trap and shall be disposed of in accordance with Section 208.

(l) Erosion Logs. Erosion logs shall be embedded 2 inches into the soil. Stakes shall be embedded so that the top of the stake does not extend past the top erosion log more than 2 inches, at the discretion of the Engineer, a shallower stake depth may be permitted if adverse site conditions are encountered, e.g. rock or frozen ground.

The Contractor shall maintain the erosion logs during construction to prevent

sediment from passing over or under the logs. See M standard 208-1 for details.

(m) Silt Dikes. Prior to installation of silt dikes, the Contractor shall prepare the surface of the areas in which the silt dikes are to be installed such that they are free of materials greater than two inches in diameter and are suitably smooth for the installation of the silt dikes, as approved by the Engineer.

(n) Concrete Washout Structure. The concrete washout structure shall meet or exceed the dimensions shown on the plans. Work on this structure shall not begin until written acceptance of location is provided by the Engineer. See M standard 208-1 for details.

Control measures designed for concrete washout waste shall be implemented. If the bottom of the excavated structure is within 5 feet of anticipated high ground water elevation or the soil does not have adequate buffering capacity to meet water quality standards, an impermeable synthetic liner shall be installed with the minimum properties shown in Table 208-5 or use a prefabricated washout.

The following requirements shall be met:

(1) The structure shall contain all washout water.

(2) Stormwater shall not carry wastes from washout and disposal locations.

(3) The site shall be located a minimum of 50 horizontal feet away from State waters and shall meet all requirements for containment and disposal as defined in Section 107.

(4) The site shall be signed as “Concrete Washout”.

(5) The site shall be accessible to appropriate vehicles.

(6) Freeboard capacity shall be included in the structure design to reasonably ensure the structure will not overtop during or because of a precipitation event.

(7) The Contractor shall prevent tracking of washout material out of the washout structure.

(8) Solvents, flocculants, and acid shall not be added to wash water.

(9) The structure shall be surrounded on three sides by a compacted berm.

(10) The structure shall be fenced with orange plastic construction fencing conforming to Section 607, to provide a barrier to construction equipment and to aid in identification of the concrete washout area.

(11) Concrete waste, liquid and solid, shall not exceed ⅔ the storage capacity of the washout structure.

(12) A concrete washout sign shall have letters at least 3 inches high and conform to Section 630.

(o) Pre-fabricated concrete washout structures (Type 1 and Type 2). Structures and sites shall meet the following requirements:

(1) Structure shall contain all washout water. If bins are determined to be leaking, the Contractor shall replace the bin on-site and clean up the spilled material and dispose of it properly.

(2) Structure shall be located a minimum of 50 horizontal feet away from State waters, and shall be confined so that no potential pollutants will enter State waters and other sensitive areas as defined in the Contract. Locations shall be as approved by the Engineer. The pre-fabricated structure shall be signed as "Concrete Washout". Sign can be on portable bin.

(3) The site shall be accessible to appropriate vehicles.

(4) Washout bins shall be covered with a tarp tied down to the structure or staked to the ground when a storm event is anticipated.

(5) Solvents, flocculants, and acid shall not be added to wash water.

(6) Concrete waste, liquid and solid, shall not exceed ⅔ the storage capacity of the washout structure.

(7) Prefabricated structures cannot be moved when they contain liquid, unless otherwise approved.

(8) The concrete washout structure shall be installed and ready for use prior to concrete placement operations.

(9) Washout areas shall be checked and maintained as required. On-site permanent disposal of concrete washout waste is not allowed.

All liquid and solid wastes, including contaminated sediment and soils generated from concrete washout shall be hauled away from the site and disposed of properly at the Contractor's expense.

Delivery to the site shall not occur until written acceptance is provided by the Engineer for both the product and the concrete waste disposal facility.

(p) Vehicle Tracking Pad (VTP). Vehicle tracking pads shall be constructed to the minimum dimensions shown in the Contract, unless otherwise directed by the Engineer. Construction of approved vehicle tracking pads shall be completed before any disturbance of the area.

The Contractor shall maintain each vehicle tracking pad during the entire time that it is in use for the project. The vehicle tracking pad shall be removed at the completion of the project unless otherwise directed by the Engineer. Additional aggregate may be required for maintenance and will be paid for under Pay Item, Maintenance Aggregate (Vehicle Tracking Pad).

(q) Detention Pond. Permanent detention ponds shown on the construction plans may be used as temporary control measures if all the following conditions are met:

(1) The pond is designated as a construction control measure in the SWMP.

(2) The pond outfall and outlet are designed and implemented for use as a control measure during construction in accordance with good engineering, hydrologic, and pollution control practices. The stormwater discharges from the outfall shall not cause degradation or pollution of State waters, and shall have control measures, as appropriate.

(3) All silt shall be removed and the pond returned to the design grade and contour prior to project acceptance.

(r) Aggregate Bag. Aggregate bags shall be placed on a stable surface, consisting of hardscape or compacted gravel. If approved by the Engineer, the aggregate bag may be placed on compacted dirt areas, where bags conform to the surface and can effectively minimize sediment transport. Aggregate bags can be used on frozen ground when other control measures cannot be trenched or staked, but only until the ground is capable of being trenched and staked. Aggregate bags

shall not be placed in concentrated flow areas, other than gutter pans. Aggregate bags shall be placed to conform to the surface without gaps to ensure that discharge water does not cause erosion. See M standard 208-1 for details.

(s) Surface roughening. Surface roughening creates horizontal grooves along the contour of the slope. Roughening may be accomplished by furrowing, scarifying, ripping, or disking the soil surface to create a 2 to 4-inch minimum variation in soil surface.

(t) Vertical Tracking. Vertical tracking involves driving a tracked vehicle up and down the soil surface and creating horizontal grooves and ridges along the contour of the slope. Sandy soils or soils that are primarily rock need not be tracked.

208.06 Materials Handling and Spill Prevention. The SWMP Administrator shall clearly describe and record on the SWMP, all practices implemented at the site to minimize impacts from procedures or significant material that could contribute pollutants to runoff. Areas or procedures where potential spills can occur shall have a Spill Response Plan in place as specified in Section 107 or Section 208. Construction equipment, fuels, lubricants, and other petroleum distillates shall not be stored or stockpiled within 50 horizontal feet of any State waters or more if the Contractor determines necessary. Equipment fueling and servicing shall occur only within approved designated areas.

(a) Bulk storage structures. Bulk storage structures for petroleum products and other chemicals shall have impervious secondary containment or equivalent adequate protection so as to contain all spills and prevent any spilled material from entering State waters. Secondary containment shall be capable of containing the combined volume of all the storage containers plus at least 10 percent freeboard. For secondary containment that is used and may result in accumulation of stormwater within the containment, a plan shall be implemented to properly manage and dispose of all accumulated stormwater which is deemed to be contaminated (e.g., has an unusual odor or sheen).

(b) Lubricant Leaks. The Contractor shall inspect equipment, vehicles, and repair areas daily to ensure petroleum, oils, and lubricants (POL) are not leaking onto the soil or pavement. Absorbent material or containers approved by the Engineer shall be used to prevent leaking POL from reaching the soil or pavement. The Contractor shall have onsite approved absorbent material or containers of sufficient capacity to contain any POL leak that can reasonably be foreseen. The Contractor shall inform all Spill Response Coordinators in accordance with the Spill Response Plan if unforeseen leakage is encountered. All materials resulting from

POL leakage control and cleanup shall become the property of the Contractor and shall be removed from the site. Control, cleanup, and removal of by-products resulting from POL leaks shall be performed at the Contractor's expense.

(c) Spill Response Plan. A Spill Response Plan shall be developed and implemented to establish operating procedures for handling potential pollutants and preventing spills.

The Response Plan shall contain the following information:

(1) Identification and contact information of each Spill Response Coordinators.

(2) Locations of areas on the project site where equipment fueling and servicing operations are permitted.

(3) Location of cleanup kits.

(4) Quantities of chemicals and locations stored on site.

(5) Label system for chemicals and Safety Data Sheets (SDS) for products.

(6) Clean up procedures to be implemented in the event of a spill that does not enter State waters or ground water.

(7) Procedures for spills of any size that enter surface waters or ground water, or have the potential to do so. CDOT's Erosion Control and Stormwater Quality Guide contains spill notification contacts and phone numbers required in the Spill Response Plan.

(8) A summary of the employee training provided.

Information in items (1) through (8) shall be updated in the SWMP when they change.

208.07 Stockpile Management. Material stockpiles shall be located 50 horizontal feet away from State waters, and shall be confined so that no potential pollutants will enter State waters and other sensitive areas as defined in the Contract. Locations shall be approved by the Engineer.

Erodible stockpiles (including topsoil) shall be contained with acceptable control measures at the toe (or within 20 feet of the toe) throughout construction. Control

measures shall be approved by the Engineer. The SWMP Administrator shall describe, detail, and record the sediment control devices on the SWMP.

208.08 Limits of Disturbance. The Contractor shall limit construction activities to those areas within the limits of disturbance shown on the plans and cross-sections. Construction activities, in addition to the Contract work, shall include the on-site parking of vehicles or equipment, on-site staging, on-site batch plants, haul roads or work access, and all other activities which would disturb existing soil conditions. Staging areas within the LDA shall be as approved by the Engineer. Construction activities beyond the limits of disturbance due to Contractor negligence shall be restored to the original condition by the Contractor at the Contractor's expense. The SWMP Administrator shall tabulate additional disturbances not identified in the SWMP. If the disturbance at any time exceeds 1 acre (including as part of a common plan of development), the Contractor will need to apply for a Colorado Discharge Permit System- Stormwater Construction Permit (CDPS-SCP) and comply with all of CDOT's over one acre specifications.

The Contractor shall pursue stabilization of all disturbances to completion.

208.09 Regulatory Mechanism for Water Quality. Failure to implement the Stormwater Management Plan is a violation of the Colorado Water Quality Control Act. Penalties may be assessed to the Contractor by the appropriate agencies. All fines assessed to the Department for the Contractor's failure to implement the SWMP will be deducted from monies due the Contractor.

The Contractor shall be subject to liquidated damages for incidents of failure to perform erosion control as required by the Contract. Liquidated damages will be applied for failure to comply with these specifications, including the following:

(1) Failure of the Contractor to implement necessary actions required by the Engineer as required by this section.

(2) Failure to construct or implement erosion control or spill containment measures required by the Contract, or failure to construct or implement them in accordance with the Contractor's schedule.

(3) Failure to stabilize disturbed areas as required by this section.

(4) Failure to replace or perform maintenance on an erosion control feature after notice from the Engineer to replace or perform maintenance as required by this section.

(5) Failure to remove and dispose of sediment from control measures as required.

(6) Failure to install and properly utilize a concrete washout structure for containing washout from concrete placement operations.

(7) Failure to perform permanent stabilization as required by this section.

(8) Failure to prevent discharges not composed entirely of stormwater from leaving the construction site.

(9) Failure to provide the survey of Permanent Water Quality features when required on the project in accordance with this section.

The Engineer will immediately notify the Contractor of each incident of failure to perform erosion control in accordance with any water quality standards, specifications, including items (1) through (9) above by issuing a Form 105. Correction shall be made as soon as possible, immediately in most cases, but no later than 48 hours from the date of notification to correct the failure. The Contractor will be charged liquidated damages in the amount of $970 for each day after the 48-hour period has expired that one or more of the incidents of failure to perform the requirements for each Form 105 remains uncorrected. Liquidated damages will begin at Midnight of the date on which the 48 hours has expired.

This deduction will not be considered a penalty, but will be considered liquidated damages based on estimated additional construction engineering costs. The liquidated damages will accumulate, for each cumulative day that one or more of the incidents remain uncorrected. The number of days for which liquidated damages are assessed will be cumulative for the duration of the project; that is: the damages for a particular day will be added to the total number of days for which liquidated damages are accumulated on the project. The liquidated damages will be deducted from any monies due the Contractor.

If all other failures are not corrected within 48 hours after liquidated damages have begun to be assessed, the Engineer will issue a Stop Work Order in accordance with Section 105. Work shall not resume until the Engineer has approved a written corrective action plan submitted by the Contractor that includes measures to prevent future violations and a schedule for implementation.

If the Contractor requires more than 96 hours to perform the corrective work from the date on the Form 105, the Contractor shall submit a request for deferment. The deferment request shall be in writing and shall include the specific failure,

temporary measures until final correction is made, the methodology which will be employed to make the correction, and interim milestones to completing the work. The Region Water Pollution Control Manager (RWPCM), Engineer, the SWMP Administrator, and the Contractor shall concur on this deferral and set a proposed date of completion. If approved, the Contractor shall complete the corrective measures by Midnight of the proposed completion date. If corrective work is not corrected by the completion date the Engineer will issue a Stop Work Order. Liquidated Damages will apply retroactively back to the 48 hours after the Form 105 date of notification. Liquidated Damages will be assessed until the corrective work has been completed and accepted.

Deferment of work to correct failures to perform erosion control will not affect the Contractor's other contractual responsibilities, notifications for other non-compliance, nor the final completion date of the project. Liquidated Damages for other non-compliance notifications will continue to apply during the deferment period in addition to liquidated damages associated with the deferment.

Based on the submittal date of the approved deferment, Liquated Damages and a Stop Work Order may not be mandated to the Contractor.

Disagreements regarding the suggested corrective action for a control measure compliance issue between the Project Engineer, SWMP Administrator, and Superintendent, shall be discussed with the Resident Engineer and Region Water Pollution Control Manager. If after the discussions, the Project Engineer and the Contractor are still in disagreement and the Contractor believes that additional compensation is owed, the Contractor shall follow the decision of the Project Engineer, keep track of the costs and negotiate further with the Project Engineer. If after pursuing the issue, the Contractor is unable to reach an agreement with the Project Engineer, then the Contractor can follow the dispute process outlined in Section 105.

If the Contractor's corrective action plan and schedule are not submitted and approved within 96 hours of the initial notice, the Engineer will issue a Stop Work Order and have an on-site meeting with the Superintendent, SWMP Administrator, and the Superintendent's supervisor. This meeting will also be attended by the Resident Engineer, the Region Water Pollution Control Manager, and the Region Program Engineer. This meeting will identify and document needed corrective actions and a schedule for completion. If after the meeting, the unacceptable work is not remedied within the schedule as agreed to in the meeting, the Engineer will take action to effect compliance with the Contract and these specifications by utilizing CDOT Maintenance personnel or other non-Contractor forces and deduct the cost from any monies due or to become due to the Contractor pursuant to Section 105. Delays due to these Stop Work Orders shall be considered non- excusable. The

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Stop Work Order shall be in place until the project is in compliance.

If the Contractor remains non-responsive to requirements of the on-site meeting, the Engineer will start default or Contract termination procedures in accordance with Section 108. CDOT will proceed with corrective or disciplinary action in accordance with the Rules for Prequalification, Debarment, Bidding and Work on Transportation, Road, Highway and Bridge Public Projects.

When a failure meets any one of the following conditions, the Engineer will immediately issue a Stop Work Order in accordance with Section 105 irrespective of any other available remedy:

(1) It may endanger health or the environment.

(2) It consists of a spill or discharge of hazardous substances or oil which may cause pollution of the waters of the state.

(3) It consists of a discharge which may cause a violation of water quality standards.

208 Items to Be Completed Prior to Requesting Partial Acceptance of Water Quality Work.

(a) Reclamation of Washout Areas. After concrete operations are complete, washout areas shall be reclaimed in accordance with this section at the Contractor's expense.

(b) Survey. When Permanent Water Quality (PWQ) control measures are required on the project and once built, the Contractor shall survey the control measures to confirm that the PWQ control measures conform to the configuration, grade, and volume shown on the plans. The survey shall conform to Section 625. The results of the survey shall be submitted in accordance with CDOT's Survey Manual (AutoCAD to GIS and TMOSS Codes), or GIS with attribute tables, showing both designed and final elevations and configurations. Paper versions of the drawings shall be submitted with the stamp and seal of the Contractor's Surveyor.

PWQ control measures that do not meet the Contract requirements will be identified in writing by the Engineer, and shall be repaired or replaced at the Contractor's expense. Correction surveys shall be performed at the Contractor's expense to confirm the locations, dimensions, and volume certification (for water quality capture volume structures only) of each PWQ control measure. The Engineer, CDOT Hydraulics Engineer for the region, Headquarters Permanent

Water Quality Manager, and Headquarters Maintenance staff will perform a walkthrough of the PWQ control measures to confirm conformance to material requirements, locations, and dimensions. Before the walkthrough, the Contractor shall provide the corrected survey to the Engineer, Regional, and Headquarters Permanent Water Quality Managers.

(c) Locations of Temporary Control Measures. The Engineer will identify locations where modification, cleaning, or removal of temporary control measures are required and will provide these in writing to the Contractor. Upon completion of work required, the SWMP Administrator shall modify the SWMP to provide an accurate depiction of control measures to remain on the project site.

All punch list and walkthrough items shall be completed and approved by the Engineer and Maintenance.

Method of Measurement

208.11 Erosion Control Management on projects having less than one acre of total disturbed area will not be measured and paid for separately but shall be included in the work, unless otherwise specified in the contract (bid schedule). If contracted, ECM work will be measured as the actual number of days of ECM work performed, regardless of the number of personnel required for SWMP Administration and Erosion Control Inspection, including erosion control inspections, documentation, meeting participation, SWMP Administration, and the preparation of the SWMP. If the combined hours of SWMP Administration and Erosion Control Inspection is four hours or less in a day, the work will be measured as ½ day. If the combined hours of SWMP Administration and Erosion Control Inspection is more than four hours in a day, the work will be measured as one day. Total combined hours of ECM work exceeding eight hours in a day will still be paid as one day.

Erosion bales and rock check dams will be measured by the actual number installed and accepted.

Silt fence, silt berms, erosion logs, aggregate bags, silt dikes, temporary berms, temporary diversions, and temporary slope drains, will be measured by the actual number of linear feet that are installed and accepted. Measured length will not include required overlap.

Concrete washout structure will be measured by the actual number of structures that are installed and accepted.

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Pre-fabricated concrete washout structures will be measured by the actual number of structures delivered to the site. It shall not include structures moved on-site.

Storm drain inlet protection will be measured by linear foot or actual number of devices that are installed and accepted.

Sediment trap quantities will be measured by the actual number installed and accepted.

Removal of trash that is not generated by construction activities will be measured by the actual number of hours that Contractor workers actively remove trash from the project. Each week the Contractor shall submit to the Engineer a list of workers and the hours spent collecting such trash.

Removal of accumulated sediment from traps, basins, areas adjacent to silt fences and erosion bales, and other clean out excavation of accumulated sediment, and the disposal of such sediment, will be measured by the number of hours that equipment, labor, or both are used for sediment removal.

Vehicle tracking pads will be measured by the actual number constructed and accepted.

Additional aggregate required for maintaining vehicle tracking pads will be measured as the actual number of cubic yards installed and accepted.

Pre-fabricated vehicle tracking pads will be measured by the actual number of pads delivered to the site and set up to the minimum dimensions. It shall not include pads moved on-site.

Basis of Payment

208.12 Control measures will be paid for at the Contract unit price for each of the items listed below that appear in the contract. Erosion Control management (ECM) duties on projects having less than one acre of total disturbed area will not be measured and paid for separately but shall be included in the work, unless otherwise specified in the contract.

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Payment will be made under:

Pay Item	Pay Unit
Aggregate Bag	Linear Foot
Concrete Washout Structure	Each
Erosion Bales (Weed Free)	Each
Erosion Control Management	Day (If in the contract)
Erosion Log (Type 1) (_____ Inch)	Linear Foot
Erosion Log (Type 2) (_____Inch)	Linear Foot
Erosion Log (Type 3) (_____Inch)	Linear Foot
Pre-Fabricated Concrete Washout Structure (Type 1)	Each
Pre-Fabricated Concrete Washout Structure (Type 2)	Each
Pre-Fabricated Vehicle Tracking Pad	Each
Maintenance Aggregate (Vehicle Tracking Pad)	Cubic Yard
Removal and Disposal of Sediment (Equipment)	Hour
Removal and Disposal of Sediment (Labor)	Hour
Removal of Trash	Hour
Rock Check Dam	Each
Sediment Basin	Each
Sediment Trap	Each
Silt Berm	Linear Foot
Silt Dike	Linear Foot
Silt Fence	Linear Foot
Silt Fence (Reinforced)	Linear Foot
Storm Drain Inlet Protection (Type__)	Linear Foot
Storm Drain Inlet Protection (Type__)	Each
Sweeping (Sediment Removal)	Hour
Temporary Berm	Linear Foot
Temporary Diversion	Linear Foot
Temporary Slope Drain	Linear Foot
Vehicle Tracking Pad	Each

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Modifications to the SWMP due to construction errors or survey errors by the Contractor shall be made at the Contractor's expense.

Surface roughening and vertical tracking (temporary stabilization) will not be measured and paid for separately but shall be included in the work. Payment for each control measure item will be full compensation for all work and materials required to furnish, install, maintain, and remove the control measure when directed.

Payment for Removal and Disposal of Sediment (Equipment) will be full compensation for use of the equipment, including the operator. Payment for Removal and Disposal of Sediment (Labor) will be full compensation for use of the labor.

Payment for concrete washout structure, whether constructed or prefabricated, will be full compensation for all work and materials required to install, maintain, and remove the item. Maintenance and relocation, as required, of these structures throughout the duration of the project will not be measured and paid for separately, but shall be included in the work.

Silt berm spikes and wood spikes will not be measured and paid for separately, but shall be included in the work. When required, soil retention blankets will be measured and paid for in accordance with Section 216.

Compost and wood stakes for Erosion Log (Type 2) will not be measured and paid for separately, but shall be included in the work.

Spray-on mulch blankets required by the Contract, including those used in both interim and final stabilization, will be measured and paid for in accordance with Section 213.

Payment for storm drain inlet protection will be full compensation for all work, materials, and equipment required to complete the item, including surface preparation, maintenance throughout the project, and removal upon completion of the work. Aggregate will not be measured and paid for separately, but shall be included in the work.

Sweeping, when used as a control measure as shown in the Contract, will be measured by the number of hours that a pickup broom or equipment capable of collecting sediment, authorized by the Engineer, is used to remove sediment from the roadway or other paved surfaces. Each week the Contractor shall submit to the Engineer a statement detailing the type of sweeping equipment used and the number of hours it was used to pick up sediment. The operator will not be measured and paid

for separately, but shall be included in the work.

Stakes, anchors, connections, geotextile, riprap, and tie downs used for temporary slope drains will not be measured and paid for separately, but shall be included in the work.

Payment for vehicle tracking pad will be full compensation for all work, materials and equipment required to construct, maintain, and remove the entrance upon completion of the work. Aggregate and geotextile will not be measured and paid for separately, but shall be included in the work. If additional aggregate for maintenance of vehicle tracking pads is required, it will be measured by the cubic yard in accordance with Section 304 and will be paid for under this Section as Maintenance Aggregate (Vehicle Tracking Pad).

Seeding, sod, mulching, soil retention blanket, and riprap will be measured and paid for in accordance with Sections 212, 213, 216, and 506.

All work and materials required to perform the permanent control measure survey and furnish the electronic files shall be included in the original unit price bid for surveying. Surveying will be measured and paid for in accordance with Section 625.

Payment will be made for control measures replaced as approved by the Engineer. Temporary erosion and sediment control measures required due to the Contractor’s negligence, carelessness, or failure to install permanent controls as a part of the work as scheduled or ordered by the Engineer or for the Contractor's convenience, shall be performed at the Contractor’s expense. If the Contractor fails to complete construction within the contract time, payment will not be made for Section 208 pay items for the period of time after expiration of the contract time. These items shall be provided at the Contractor's expense.

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Revision of Section 212
Soil Amendments, Seeding, and Sodding

Delete Section 212 of the Standard Specifications for this project and replace it with the following:

Description

212.01 This work consists of application of fertilizer, soil amendments, seedbed preparation, and placing seed and sod.

Substitutions from this specification will not be allowed unless submitted in writing to the Engineer and approved by the Region or Headquarters Landscape Architect.

Materials

212.02 Seed, Fertilizers, Soil Conditioners, Mycorrhizae, Elemental Sulfur, and Sod.

(a) Seed. Seed shall be delivered to the project site in sealed bags tagged by a registered seed supplier conforming to the requirements of the Colorado Seed Act, CRS 35-27-111(1). Seed used on the project shall not be in the Contractor's possession for more than 30 days from the date of pickup or delivery on the seed vendors packing slip. Bags which have been opened or damaged before Engineer inspection will be rejected. The State required legal tags shall remain on the bag until opened and the seed is placed in either the drill or hydraulic seeders in the presence of the Engineer. The Engineer shall remove all tags after seed has been planted. Each seed tag shall clearly show the following:

(1) Name and address of the supplier

(2) Botanical and common name for each species

(3) Lot numbers

(4) Percent by weight of inert ingredients

(5) Guaranteed percentage of purity and germination

(6) Pounds of Pure Live Seed (PLS) of each seed species

(7) Total net weight in pounds of PLS in the sealed bag

(8) Calendar month and year of test date

Seeds shall be free from all noxious weed seeds per Colorado Seed Act (CRS 35-17)

prohibited noxious weed seed list.

Weed seed content shall not exceed the requirements in part 7.2 of the Colorado Department of Agriculture's Seed Act Rules and Regulations.

Seed which has become wet, moldy, or damaged in transit or in storage will not be accepted.

Seed and seed labels shall conform to all current State regulations and to the testing provisions of the Association of Official Seed Analysis. Computations for quantity of seed required on the project shall include the percent of purity and percent of germination.

The Contractor shall store seed under dry conditions, at temperatures between 35°F to 90°F, under low humidity and out of direct sunlight. The Contractor shall provide the location of where seed is stored and access to stored seed locations to the Engineer. Seed stored by the Contractor for longer than 30 days will be rejected.

(b) *Organic Fertilizer*. Fertilizer derived directly from plant or animal sources shall conform to Colorado Revised Fertilizer Rules 8 CCR 1202-4. Fertilizer shall be uniform in composition and shall be delivered to the site in the original, unopened containers, each bearing the manufacturer's name, address, and nutrient analysis. Fertilizer bags (containers) which arrive at the project site opened, damaged, or lacking a label will be rejected. The Contractor shall only use bulk shipments such as tote bags or super sacks that have a manufacturer's original label and sealed at the manufacturing facility. Fertilizer which becomes caked or damaged will not be accepted. Fertilizer shall be stored according to manufacturer's recommendations in a dry area where the fertilizer will not be damaged.

Organic fertilizer formulation being submitted for use must be registered with the Colorado Department of Agriculture.

Verification tests may be conducted by CDOT on grab samples of organic fertilizer delivered to the site to determine the reliability of bag label analysis and for ingredients which are injurious to plants. If a product of any supplier is found to consistently deviate from the bag level analysis, the acceptance of that product will be discontinued. Copies of the failing test reports will be furnished to the Colorado State Board of Agriculture for appropriate action under the "Colorado Fertilizer Law".

Fertilizer shall be supplied in one of the following physical forms:

(1) A dry free-flowing granular fertilizer, suitable for application by agricultural fertilizer spreader.

(2) A homogeneous pellet, suitable for application by agricultural fertilizer spreader.

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Pellet size shall be 2-3 mm. Smaller may be allowed when Seeding (Native) Hydraulic is shown on the plans.

(3) A soluble form that will permit complete suspension of insoluble particles in water, suitable for application by power sprayer.

The application rate of the organic fertilizer shall be either as high or low nitrogen (N) fertilizer as shown on the plans.

High N organic fertilizer chemical analysis shall conform to Table 212-1.

Table 212-1
Chemical Analysis for High N Fertilizer

Ingredient	Range	Test Method
Nitrogen (N) (%)	6 - 10	AOAC Official Method 993.13 Nitrogen (Total) in Fertilizers Combustion Method
Phosphorus (P) (%)	1 - 8	AOAC Official Method 960.03 Phosphorus (Available) in Fertilizers
Potassium (K) (%)	1 - 8	AOAC Official Method 983.02 Potassium in Fertilizers

Low N organic fertilizer chemical analysis shall conform to Table 212-2.

Table 212-2
Chemical Analysis for Low N Fertilizer

Ingredient	Range	Test Method
Nitrogen (N) (%)	2 -5	AOAC Official Method 993.13 Nitrogen (Total) in Fertilizers Combustion Method
Phosphorus (P) (%)	3 - 8	AOAC Official Method 960.03 Phosphorus (Available) in Fertilizers
Potassium (K) (%)	1 - 8	AOAC Official Method 983.02 Potassium in Fertilizers

Organic fertilizers shall conform to Table 212-3.

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Table 212-3
Organic Fertilizer Properties

Criteria	Range
Moisture content by weight	< 6%

(c) *Compost (Mechanically Applied)*. Compost shall be suitable for use in Erosion Log (Type 2) and permanent seeding applications. Compost shall not contain visible refuse, other physical contaminants, or substances considered harmful to plant growth. Compost shall be used per all applicable EPA 40 CFR 503 standards for Class A biosolids including the time and temperature standards. Materials that have been treated with chemical preservatives as a compost feedstock will not be permitted.

The Contractor shall provide material that has been aerobically composted in a commercial facility. Compost shall be from a producer that participates in the United States Composting Council's (USCC) Seal of Testing Assurance (STA) program. The Department will only accept STA approved compost that is tested per the USCC Test Methods for Examining of Composting and Compost (TMECC) manual.

Verification tests may be conducted by CDOT on grab samples of compost delivered to the site to determine the gradation and physical properties. Testing may be done for indication of ingredients which are injurious to plants. Sampling procedures will follow the STA 02.01 Field Sampling of Compost Materials and 02.01-B Selection of Sampling Locations for Windrows and Piles. If a product is found to consistently deviate from the gradation and property analysis, the acceptance of that product will be discontinued. Copies of the failing test reports will be furnished to the USCC.

Compost for permanent seeding soil conditioner locations onsite and application rates shall be as shown on the plans.

Organic matter in compost shall be no more than 2 inches in length.

Compost (Mechanically Applied) for permanent seeding shall meet the gradation and physical properties as shown in Table 212-4 and Table 212-5. The Contractor shall provide a written explanation for compost tested parameters not within the acceptable requirements for review and consideration.
The Contractor shall provide documentation from the composting facility confirming that the material has been tested per USCC TMECC.

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Table 212-4
Gradation for Permanent Seeding Compost
(Test Method TMECC 02.02-B,
"Sample Sieving for Aggregate Size Classification")

Sieve Size	Minimum, Percent Passing	Maximum, Percent Passing
25.0 mm (1")	100	
19.0 mm (3/4")	90	100
6.25 mm (1/4")	70	100

Note: Compost shall be from a producer that participates in the USCC STA program.

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Table 212-5
Properties for Permanent Seeding Compost

Compost Parameters	Reported as	Requirements	Test Method
pH	pH units	6.0 – 8.5	TMECC 04.11-A
Soluble Salts (Electrical Conductivity)	dS/m (mmhos/cm)	< 5.0	TMECC 04.10-A
Moisture Content	%, wet weight basis	25% - 50%	TMECC 03.09-A
Organic Matter Content	%, dry weight basis	20% - 50%	TMECC 05.07-A
Organic Matter Content	pounds per cubic yard	>240	
Carbon to Nitrogen Ratio (C:N)		< 15:1	
Manufactured Inert Contamination (Plastic, concrete, ceramics, metal)	%, dry weight basis	< 1%	TMECC 03.08-A
Stability (respirometry)	mg CO_2-C per g TS per day mg CO_2-C per g OM per day	8 or below	TMECC 05.08-B
Select Pathogens and weed free	(PASS/FAIL) Limits: Salmonella < 3 MPN/4 grams of TS, or Coliform Bacteria < 1000 MPN/gram	Pass	TMECC 07.01-B Fecal Coliforms, or 07.02 Salmonella
Trace Metals	(PASS/FAIL) Limits (mg $kg^{-1,}$ dw basis): Arsenic (As) 41, Cadmium (Cd) 39, Copper (Cu)1500, Lead (Pb) 300, Mercury (Hg) 17, Nickel (Ni) 420, Selenium (Se) 100, Zinc (Zn) 2800	Pass	TMECC 04.06

Use the STA Lab bulk density lb/cu ft as received, multiplied by organic matter % as received, multiplied by 27 to calculate pounds per cubic yard of organic matter.

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1. Compost for Erosion Log (Type 2) shall meet the gradation and physical properties as shown in Table 212-6 and Table 212-7.

Table 212-6
Gradation for Erosion Log (Type 2) Compost
(Using Test Method TMECC 02.02-B,
"Sample Sieving for Aggregate Size Classification")

Sieve Size	Percent Passing, Minimum	Percent Passing, Maximum
75.0 mm (3")	100	
25.0 mm (1")	90	100
9.5 mm (3/8")	10	50

Note: Organic matter for erosion log compost shall be no more than 4 inches in length. Compost shall be from a producer that participates in the USCC STA program.

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Table 212-7
Properties for Erosion Log (Type 2) Compost

Compost Parameters	Reported as	Requirements	Test Method
pH	pH units	6.0 - 8.5	TMECC 04.11-A
Soluble Salts (Electrical Conductivity)	dS/m (mmhos/cm)	< 5.0	TMECC 04.10-A
Moisture Content	%, wet weight basis	< 60%	TMECC 03.09-A
Organic Matter Content	%, dry weight basis	25% - 100%	TMECC 05.07-A
Manufactured Inert Contamination (plastic, concrete, ceramics, metal)	%, dry weight basis	< 0.5%	TMECC 03.08-A
Stability (respirometry)	mg CO_2-C per g TS per day mg CO_2-C per g OM per day	N/A	TMECC 05.08-B
Select Pathogens and weed free	(PASS/FAIL) Limits: Salmonella < 3 MPN/4 grams of TS, or Coliform Bacteria < 1000 MPN/gram	Pass	TMECC 07.01-B Fecal Coliforms, or 07.02 Salmonella
Trace Metals	(PASS/FAIL) Limits (mg $kg^{-1,}$ dw basis): Arsenic (As) 41, Cadmium (Cd) 39, Copper (Cu)1500, Lead (Pb) 300, Mercury (Hg) 17, Nickel (Ni) 420, Selenium (Se) 100, Zinc (Zn) 2800	Pass	TMECC 04.06

(d) Biotic Soil Amendments (Hydraulically Applied). Soil amendments shall be a combination of natural fibers, growth stimulants, and other biologically active material designed to improve seed germination and vegetation establishment as shown in Table 212-8. Biotic soil amendments shall be pre-packaged in ultraviolet and weather resistant packaging and labeled from the manufacturer. Bags (containers) which arrive at the project site opened, damaged, or lacking a label will be rejected. Bulk shipments such as tote bags will be rejected. Biotic soil amendments shall be stored in locations not exceeding 80 °F. Acceptance of material shall be subject to the requirements of the Department's Approved Product List (APL).

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The application rate of the biotic soil amendments shall be per the rates shown on the plans. Use of mulch tackifier (Plantago Insularis or pre-gelatinized corn starch polymer) shall be per Section 213. It shall be used as a wetting agent at a rate of 30 pounds per acre. Biotic soil amendments shall provide a continuous and uniform cover and shall consist of one of the components in Table 212-8 and all of the performance and physical properties in Table 212-9.

Table 212-8
Required Percentage Ranges of Biotic Soil Amendments

Components	Units	Requirement
Professional grade sphagnum peat moss, professional grade reed sedge peat moss or compost that meets the Seal of Testing Assurance Program of the US Composting Council	%, dry weight basis	> 41%
Mechanically processed straw consisting of weed free agricultural straw, flexible flax fiber or rice hulls	%, dry weight basis	< 57%

Table 212-9
Performance and Physical Requirements of Biotic Soil Amendments

Parameters	Reported as	Requirement	Test Method
pH	pH units	5.0 – 7.5	ASTM D1293
Moisture Content	%, wet weight basis	10% - 50%	ASTM D 2974
Organic matter content	%, dry weight basis	> 85%	ASTM D586
Carbon Nitrogen Ratio	Ratio C:N	< 38:1	ASTM E1508
Manufactured inert contamination	%, dry weight basis	< 1.0%	
Acute Toxicity	(Pass/Fail)	Pass (non-toxic)	ASTM E729-96(2014) or EPA Method 2021.0 or EPA Method 2002.0
Vegetative Minimum		> 400%	ASTM 7322

The Contractor shall provide a CTR with independent laboratory analysis for the required

parameters per subsection 106.13.

(e) Humate. The Contractor shall provide a screened dry granular form of organic humic and fulvic acid substance. Humate shall be pre-packaged and labeled from the manufacturer. Bags (containers) which arrive at the project site opened, damaged, or lacking label will be rejected. The Contractor shall only use bulk shipments such as tote bags or super sacks that have a manufacture's original label and sealed at the manufacturing facility. Humate shall be stored in locations not exceeding 80°F. Humate shall be provided per the rates shown on the plans. Product shall conform to the parameters in Table 212-10 and Table 212-11.

Table 212-10
Screened Size Requirements for Humate

Seeding Method	Reported as	Requirement
Seeding (Native) Drill, Hydraulic and Broadcast	inches	< 1/4

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Table 212-11
Performance and Physical Requirements of Humate

Parameters	Reported as	Requirement	Test Method
Organic Matter	%, dry weight basis	>70%	
Fines (material that is finer than the No. 200 (75-µm) sieve)	%, dry weight basis	<2%	ASTM D7928
pH	pH units	3.0 - 4.5	ASTM D1293
Acute Toxicity	Pass / Fail	Non Toxic	ASTM 7101 or EPA Method 2021 or 2002
Humic and Fulvic Acids	%, dry weight basis	> 70%	A & L Western method; total alkali extractable
Carbon Content	%, dry weight basis	40% - 50%	
Moisture Content	%, dry weight basis	< 20%	
Heavy Metal / Ash Content	%, dry weight basis	< 15%	

The Contractor shall provide a CTR with independent laboratory analysis for the required parameters per subsection 106.13.

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(f) Mycorrhizae. Mycorrhizae shall arrive onsite in original and undamaged packaging. Handling of this material shall follow manufacturer's safety recommendations. Mycorrhizae shall be stored onsite in such a way as to avoid exposure to direct sunlight for more than four hours and to prevent package temperatures to rise above 85 °F. The endo mycorrhizal inoculum shall provide at least 60,000 propagules per pound and shall contain all of the following species and conform to the parameters in Table 212-12:

(1) Glomus intraradices (a.k.a. Rhizophagus intraradices)

(2) Glomus mosseae (a.k.a. Funneliformis mosseae)

(3) Glomus aggregatum (a.k.a. rhizophagus aggregatus)

(4) Glomus etunicatum (a.k.a. Claroideoglomus etunicatum)

Table 212-12
Physical Requirements of Endo Mycorrhizae

Parameters	Reported as	Requirement	Test Method
Acute Toxicity	Pass or Fail	Non Toxic	ASTM 7101 or EPA Method 2021 or 2002

The Contractor shall provide a CTR with independent laboratory analysis for the required parameters per subsection 106.13.

The following rates shall be used for Seeding Methods:

(1) For Seeding (Native) Drill, the mycorrhizae product shall be provided as a dry free-flowing granular material, suitable for application by agricultural drill seeder. Application rate shall be 8 pounds per acre.

(2) For Seeding (Native) Hydraulic, the mycorrhizae product shall be provided as a fine granular (< 2 mm) or powdered form (particle size less than 300 microns) that will permit complete suspension and used with hydro-seeder equipment. Application rate shall be 20 pounds per acre.

(3) For Seeding (Native) Broadcast, the mycorrhizae product shall be provided as a dry free-flowing granular material, suitable for application by fertilizer spreader. Application rate shall be 20 pounds per acre.

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(g) Elemental Sulfur. The Contractor shall provide a free-flowing granular material consistent in size suitable for application by agricultural spreader and conform to the parameters in Table 212-13. Elemental sulfur shall arrive onsite in original and undamaged packaging.

Table 212-13
Physical Requirements of Elemental Sulfur

Parameters	Reported as	Requirement
Guaranteed Analysis of Elemental Sulfur (S)	%	> 90
Bulk Density	Lb per cu. ft.	> 75

(h) Sod. Sod shall be nursery grown and 99 percent weed free. Species shall be as shown on the plans. The 1 percent allowable weeds shall not include undesirable perennial or annual grasses or plants defined as noxious by current State statute or county noxious weed list. Soil thickness of sod cuts shall not be less than ¾ inch or more than 1 inch. Sod shall be cut in uniform strips with minimum dimensions of 18 inches in width and 48 inches in length. The Contractor shall submit a sample of the sod proposed for use, which shall serve as a standard if approved. Sod furnished, whether in place or not, that is not up to the standard of the sample will be rejected. CDOT will reject all sod that was cut more than 72 hours before installation.

Each load of sod shall be accompanied by a certificate from the grower stating the type of sod and the date and time of cutting. The Contractor shall submit the certificate to the Engineer before application of the sod. Only sod that is accompanied by the certificate from the grower will be accepted and paid for.

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212.03 Submittals. The Contractor shall provide the name and contact information of the seeding contractor 30 days before start of seeding work. The Contractor shall provide two copies of items (1) - (14) listed below to the Pre-vegetation Conference per Section 207. When the Contractor provides resubmittals to meet Contract requirements, the Region or Headquarters Landscape Architect shall be copied on all correspondence.

(1) Written confirmation from the registered seed supplier, on the Contractor’s letterhead, that the Contract specified seed has been secured. No substitutions of the contract specified seed will be permitted unless evidence is submitted, from one of the registered seed suppliers that the Contract specified seed is not available and will not become available during the anticipated construction period.

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(2) Seed vendor's "seed dealer" endorsement.

(3) A copy of each seed species germination report of analysis that verifies the lot has been tested by a recognized laboratory for seed testing within 13 months before the date of seeding.

(4) A copy of each seed species purity laboratory report of analysis that verifies that the lot has been tested by a recognized laboratory for seed testing. The report shall list all identified species, seed count, and date of test.

(5) Manufacturer's documentation stating that the fertilizer meets the Contract requirements.

(6) Organic fertilizer documentation showing manufacturer and chemical analysis.

(7) Permit issued from CDPHE confirming that the vendor can produce or sell compost per House Bill (HB) 1181.

(8) Documentation from the compost manufacturer that it is a participating member of in the U.S. Composting Council's Seal of Testing Assurance Program (STA).

(9) Results of compost testing on an STA Compost Technical Data Sheet confirming all required test methods are met using the STA Program.

(10) Sample of physical compost (at least one cubic foot of material).

(11) Manufacturer's documentation confirming that biotic soil amendment meets the required physical and performance criteria based on independent testing by the manufacturer.

(12) Manufacturer's documentation confirming that humate meets the required physical and performance criteria based on independent testing by the manufacture.

(13) Manufacturer's documentation confirming that mycorrhizae meet the physical criteria based on independent testing and that the minimum required species is provided.

(14) Pictures and descriptions of seeding equipment proposed to be used on the project. Based on the seeding methods required at a minimum this should include the drill seeder, hydraulic seeder, cultipacker or seed bed roller implements.

(15) Instructions and documentation on how seeders will be calibrated onsite, per subsection 212.05(a).

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212.04 Seeding Seasons. Seeding in areas that are unirrigated shall be restricted according to the parameters in Table 212-14.

Table 212-14
Seeding Seasons

Areas other than the Western Slope

Zone	Spring Seeding	Fall Seeding
Below 6000’	Spring thaw to June 1	September 15 until consistent ground freeze
6000’ - 7000’	Spring thaw to June 1	September 1 until consistent ground freeze
7000’ - 8000’	Spring thaw to July 15	August 1 until consistent ground freeze
Above 8000’	Spring thaw to consistent ground freeze	

Western Slope

Zone	Spring Seeding	Fall Seeding
Below 6000’	Spring thaw to May 1	August 1 until consistent ground freeze
6000’ - 7000’	Spring thaw to June 15	September 1 until consistent ground freeze
Above 7000’	Spring thaw to consistent ground freeze	

(1) "Spring thaw" is the earliest date in a new calendar year in which seed can be buried 1/2 inch into the surface soil (topsoil) through normal drill seeding methods.

(2) "Consistent ground freeze" is the time during the fall months in which the surface soil (topsoil), due to freeze conditions, prevents burying the seed 1/2 inch through normal drill seeding operations. Seed shall not be sown, drilled, or planted when the surface soil or topsoil is in a frozen or crusted state.

Seeding accomplished outside the time periods listed above will be allowed only when the Contractor's request is approved by the Engineer in writing, with coordination from the Region Landscape Architect. If requested by the Contractor, the Contractor must agree to perform the following work at no cost to the Department: reseed, remulch, and

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repair areas which fail to produce species indicated in the Contract.

If seeding is ordered by the Engineer outside the time periods listed above, the cost to repair areas that fail to produce species will be paid for by the Department.

212.05 Native Seeding Methods. Areas to be seeded shall be installed per SWMP Permanent Stabilization Plan.

All amendments and seeding shall be applied based on the seeding method and rates specified on the plans.

The Contractor shall complete the Amendments Verification Prerequisite for each of the seeding methods described herein. This shall be done by completing a Seed and Amendment Quantities Worksheet for each work area. This worksheet shall have a list of all amendments and the seed labels for each of the areas to be worked on. The State required legal tags shall remain on the bag until opened and the seed placed in either the drill or hydraulic seeders in the presence of the Engineer. Seeding work shall not begin until written approval of the worksheet has been received from the Engineer.

In determining the weight of seed required for each work area, the Contractor shall use the Pure Live Seed (PLS) weight shown on each bag of seed. Calculations based on net weight will not be accepted.

The Contractor shall submit a proposed Permanent Stabilization Phasing Plan to the Engineer before the Pre-revegetation Conference for approval showing how the SWMP Permanent Stabilization Plans will be implemented to minimize traffic loading damage to subgrade soil prepared and seeded areas. The proposed sequencing shall consider and identify strategies and site management control measures to protect seeded areas from foot, vehicle, and other disturbances. The strategic planning of the permanent seeding and mulch shall consider all other phasing of construction activities including traffic management and utility work. Areas damaged due to the Contractor’s failing to protect the seeded areas shall be repaired at no cost to the Department. Seeded areas damaged due to circumstances beyond the Contractor's control shall be repaired and reseeded as ordered. Payment for corrective work, when ordered, shall be at the Contract prices shown and per subsection 109.04.

The following seeding application methods shall not be implemented during winds which are consistently higher than 20 MPH, or when the ground is frozen, excessively wet, or otherwise untillable. The Engineer may test to see if the moisture level in the soil is acceptable to work the soil by performing a Soil Plasticity Test as described in the Construction Manual. Multiple seeding operations shall be anticipated, based on acceptable seeding conditions. The seeding methods to be implemented shall be one or more of the following, as shown on the plans:

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(a) Seeding (Native) Drill.

1. Fertilizer, Compost, Humates and Elemental Sulfur. The Contractor shall uniformly apply compost and elemental sulfur on the surface of the topsoil using an agricultural spreader at the rate of application specified on the plans. All competitive, non-native vegetation shall be uprooted and hauled offsite before spreading amendments. Before starting incorporation of compost and elemental sulfur, the Contractor shall receive written acceptance from the Engineer on the Seed and Amendment Quantities Worksheet. Verification Prerequisite for this method also requires documentation on the Permanent Stabilization SWMP Site Maps with the approved areas outlined, signed, and dated by the Engineer to track progress. If SWMP Site Maps are not included in the Contract, the Contractor shall use the Contract grading or roadway plan sheets.

   Once the Quantities Verification Prerequisite is completed for an area, the Contractor shall homogenously incorporate the compost and elemental sulfur into the top 6 inches of topsoil. Tillage of the amendments shall be completed using a disc and harrow, field cultivator, vibra-shank, or other method suitable to site conditions. For small areas tillage shall be completed using rotary tillers. No measurable depth of organic amendment shall be present on the surface.

   The shanks on the back of a grader or dozer shall not be used for tillage. Tillage may take multiple passes to achieve the desired harmonious incorporation. If multiple passes are required, the Contractor shall cross till the soil with the second pass occurring at a 30-degree angle to the first pass. On slope areas, all tillage shall be parallel to the contour. For project that will utilize aggregate or recycled asphalt shouldering material amendments, tillage is not required under shouldering material. Projects seeding up to the edge of pavement, tillage is not required for first 12 inches from the edge of pavement.

   Once incorporation of compost and elemental sulfur is approved, the Contractor shall uniformly apply fertilizer and humates on the surface of the topsoil using an agricultural spreader, as shown in the Contract documents.

2. Seedbed Preparation. Amended topsoil shall be cultivated to a firm but friable seedbed using cultipacker or seed bed roller implements. Crusted hard soils shall be broken up and all areas shall be free of clods, sticks, stones, debris, concrete, and asphalt in excess of 4 inches in any dimension per Section 207. Areas shall be left in a rough and uncompacted condition with a surface variance of 2 to 4 inches.

3. Seed and Mycorrhizae. Before seeding, the finished grade of the soil shall be 1 inch below the top of all curbs, junction and valve boxes, walks, drives and other structures. Seeding shall be done within two days of seedbed preparation efforts (tilling or scarifying). If a rain event occurs that compacts or erodes the seedbed before performing seeding, the seedbed shall be re-prepared as directed by the

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Engineer.

Areas shall be seeded by mechanical power drawn drills suitable for area soils, topography, and size followed by packer wheels. Mechanical power drawn drills shall have furrow openers and depth bands set to maintain a planting depth of at least 1/4 inch and not more than 1/2 inch and shall be set to space the rows not more than 8 inches apart. Seeding equipment shall have a double disk opener, seed box agitator, and seed metering device.

The seeder shall be calibrated by collecting seed from a single drop tube in the presence of the Engineer based on the following procedure. The Contractor shall provide the tape measure, scale, collection cup, and seed bag with complete label from the supplier. The Contractor may submit an alternative method for approval at the site Pre-vegetation Conference.

A. Measure the total width (W) of the drill seeder in feet.
B. Count the number of drill rows (N) on the seeder.
C. On drill seeders that the tire drives the seeding mechanism, measure the tire circumference (C) in feet.
D. Calculate the number of rotations the tire will complete per acre using the following equation:
   A = one acre or 43,560 square feet (SF)
   A /W = feet (F) the drill seeder needs to travel for each acre
   F/C = number of rotations (R) of the tire per acre
E. Reduce the amount of tire rotations by one tenth.
   .90R = # Tire rotations to calibrate seeder (RCS)
F. Find the seeding rate (LBS PLS / Acre) on the Stormwater Management Plan.
G. Using the information from the seed tag, convert the PLS seed rate to a bulk seeding rate using the following equations:
   % PLS = (% purity (in decimal form) from seed label) x (% germination (in decimal form) from seed label)
   (LBS PLS / Acre) from the SWMP / % PLS = Required bulk seed per acre in LBS
H. Reduce the required bulk seed per acre based on the number of seeder tubes.
   Required bulk seed per acre / N = Weight in LBS of bulk seed from one tube
I. Reduce the required bulk seed rate from the tube by one tenth.
   0.90 x Weight of bulk seed from one tube = Collected bulk seed weight (CBS) in LBS
J. Set the drill seeder to the correct seeding rate using the manufacturer's recommendation.
K. With the collection cup under one tube and the driving wheel jacked up, rotate the tire the RCS number of times. Use the value stem to count the rotations.
L. Using the scale, weigh the seed in the collection cup.
M. Adjust the drill calibration until the weight of bulk seed in the collection cup equals the CBS in LBS.

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Drill seeders shall be recalibrated every time the drill is mobilized onsite. The Contractor shall submit a written statement that the equipment is calibrated and shall provide the correct depth based on conditions before seeding actions are initiated. The Contractor shall continuously monitor equipment to ensure that it is providing a uniform seed application.

If mycorrhizae are called for on the plans, the granules shall be included with the seed in the drill seeder such that the mycorrhizae are placed at or below the seed.

The distance between furrows produced using the drill shall not be more than 8 inches. If rows on the drill exceed 8 inches, the Contractor shall drill the areas twice (if achievable at 30-degree angles to each other) at no additional cost to the Department.

After seeding, the furrows that were created by the drill shall be maintained in place. Construction traffic, other than what is needed to mulch the areas, shall not be permitted on the areas completed.

Permanent stabilization mulching shall be accomplished within 24 hours of drill seeding.

(b) Seeding (Native) Hydraulic.

This method utilizes water as the carrying agent and mixes biotic soil amendments, seed, organic fertilizer, humates, mycorrhizae and elemental sulfur into a single slurry for hydraulic application. The Contractor shall furnish and place combined slurry with a hydro-seeder that will maintain a continuous agitation and apply homogenous mixture through a spray nozzle. The pump shall produce enough pressure to maintain a continuous, non-fluctuating spray that will reach the extremities of the seeding area. Water tanks shall have a means of measuring volume in the tank. Seed shall be added to the slurry onsite, no more than 60 minutes before starting application. Slurry shall be applied from a minimum of two opposing directions to achieve complete soil coverage.

The application of the single slurry shall be applied within four hours of adding Mycorrhizae.

The Contractor shall prevent seed, fertilizer, and mulch from falling or drifting onto areas occupied by rock base, rock shoulders, plant beds, or other areas where grass is detrimental. The Contractor shall remove material that falls on plants, roadways, gravel shoulders, structures, and other surfaces where material is not specified.

A. *Seedbed Preparation*. All areas shall be loosened to at least 6 inches, leaving the surface in rough condition with a surface variance of 6 to 8 inches. On steep slopes, tillage shall be accomplished with appropriate equipment as the slope is constructed.

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Soil areas shall be tilled to produce loose and friable surfaces with crusted hard soils broken up. All slopes shall be free of clods, sticks, stones, debris, concrete, asphalt and all other materials in excess of 4 inches in any dimension. All competitive, non-native vegetation shall be uprooted and hauled offsite before spreading amendments. Under no circumstances shall the ground surface be smooth and compacted.

B. *Biotic Soil Amendment, Fertilizer, Humate, Mycorrhizae and Seed*. The Contractor shall assemble all materials for proposed areas to hydro-seed and review quantities with area of coverage with the Engineer as the Quantities Verification Prerequisite for this method. Before mixing in the tank, the Contractor shall receive written acceptance from the Engineer on the Seed and Amendment Quantities Worksheet that the correct quantities are onsite. This quantities verification prerequisite also requires documentation on the Permanent Stabilization SWMP Site Maps with the approved areas outlined, signed, and dated by the Engineer to track progress. If SWMP Site Maps were not included in the Contract, grading or roadway plan sheets shall be used. For the verification process, the Contractor shall provide the Engineer with all documentation for materials in unopened packaging.

After the Quantities Verification Prerequisite has been approved, the hydro-seeder shall be filled with water to 1/3 of its required volume. Following this, water and biotic soil amendments shall be added to the hydro-seeder at a consistent rate. The ratio of water to Biotic Soil Amendments shall be per manufacturer's recommendations. Fertilizer, humates and mycorrhizae shall then be added until the tank has reached 3/4 of its required volume. The tank shall then be filled with water to the required volume. Uniform slurries shall be agitated or mixed for a minimum of ten minutes after all water and materials are in the tank.

Hydraulic seeding equipment shall include a pump capable of being operated at 100 gallons per minute and at 100 pounds per square inch pressure. The equipment shall have a nozzle adaptable to hydraulic seeding requirements. Storage tanks shall have a means of estimating the volume used or remaining in the tank.

Seed shall be added to the slurry onsite no more than 60 minutes before starting application. The Contractor shall increase the Seed Plan rates (LBS PLS / Acre) as shown on the plans by 1.5 times at no additional cost to the Department. The Contractor may be required to apply slurry using multiple hoses to ensure uniform application to all areas of the site. Coverage rates shall be based on the volume of material in the tank, as verified by the Engineer. Areas of lighter applications (covering more area than what is calculated) will require additional application, as directed.

An appropriate curing period shall be per manufacturer's recommendations and shall consider forecasted weather conditions.

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Revision of Section 212
Soil Amendments, Seeding, and Sodding

Permanent stabilization mulching shall be accomplished within 24 hours of hydraulic application of native seed.

(c) Seeding (Native) Broadcast.

This method utilizes hand equipment to broadcast spread amendments and seed over prepared seedbeds.

A. *Fertilizing, Compost, Humate and Elemental Sulfur*. The Contractor shall uniformly apply compost and elemental sulfur on the surface of the placed topsoil using an agricultural spreader at the rate of application specified on the plans. All competitive non-native vegetation shall be uprooted and hauled offsite before spreading amendments. Before starting incorporation, the Contractor shall receive written acceptance from the Engineer on the Seed and Amendment Quantities Worksheet that the correct quantities will be applied. The Quantities Verification Prerequisite for this method also requires documentation on the Permanent Stabilization SWMP Site Maps with the approved areas outlined, signed, and dated by the Engineer to track progress. If SWMP Site Maps are not included in the Contract, the grading or roadway plan sheets shall be used.

Once the Quantities Verification Prerequisite is completed for an area, the Contractor shall homogenously incorporate the Compost into the top 6 inches of soil. Tillage of the amendments shall be completed using appropriate tools depending on the size of the area to be worked. Contractor shall use hand tillers or approved small space implements.

Once incorporation of compost and elemental sulfur is approved, the Contractor shall uniformly apply organic fertilizer and humates on the surface of the topsoil using an agricultural spreader.

B. *Seedbed Preparation*. Amended topsoil shall be cultivated to a firm but friable seedbed using tractor implements. Crusted hard soils shall be broken up and all areas shall be free of clods, sticks, stones, debris, concrete, and asphalt in excess of 4 inches in any dimension per Section 207. Areas shall be left in a rough condition with a surface variance of 2 to 4 inches. Under no circumstances shall the ground surface be smooth and compacted.

C. *Seed and Mycorrhizae*. Before seeding, the finished grade of the soil shall be 1 inch below the top of all curbs, junction and valve boxes, walks, drives and other structures. Seeding shall be accomplished within two days of seedbed preparation efforts (tilling or scarifying) to make additional seedbed preparation unnecessary. If a rain event occurs that compacts or erodes the seedbed before performing seeding, the seedbed shall be re-prepared as directed.

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Revision of Section 212
Soil Amendments, Seeding, and Sodding

Areas shall be seeded by broadcast-type seeders (cyclone or approved mechanical seeders). The Contractor shall increase the Seed Plan rates (LBS PLS / Acre) as shown on the plans by 1.5 times at no additional cost to the Department.

After seeding, mycorrhizae shall be evenly hand-distributed across the area. Seed and mycorrhizae shall be covered by hand raking and covering with ¼ to ½ inch of topsoil. To ensure seeds have a firm contact with the soil the Contractor shall use a heavy roller as approved in the Site Pre-vegetation Conference. Mycorrhizae shall not be exposed to sunlight for more than four hours. Using equipment with continuous cleat tracks (cat-tracking) to cover seed is not permitted.

Permanent stabilization mulching shall be accomplished within 24 hours of broadcast seed application of native seed.

212.06 Seeding (Temporary). Areas of topsoil shall be seeded with annual grasses per SWMP Interim Site Maps or as directed by the Engineer.

Seeding may take place at any time during the year as long as the ground is not covered in snow and topsoil is not frozen. Topsoil may be placed in a stockpile or distributed on-grade after receiving subgrade soil preparation.

Interim stabilization for areas that receive temporary seeding shall be per subsection 208.04(e)2. Seed shall not be included with interim hydraulic mulch applications.

The Contractor shall wait to amend topsoil until the area is ready for permanent seeding with native seed mix shown on the SWMP. The Contractor shall use either the drill, hydraulic, or broadcast method of seeding. Seeding rates (LBS PLS / Acre) shall be increased by 1.5 times for hydraulic and broadcast methods at no additional cost to the Department.

Seed shall meet the requirements of 212.02(a) and shall be selected from Table 212-1 based on the application time.

Table 212-15
Temporary Seed Mixes

Common Name	Botanical Name	Application Time	Seeding Rates (LBS PLS / Acre)	Planting Depth (inches)
Oats	Avena sativa	October 1 - May 1	35	1 - 2
Foxtail Millet	Setaria italica	May 2 - September 30	30	1/2 - 3/4

The Contractor shall restrict motorized vehicle and foot traffic from areas that have received temporary seeding.

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Revision of Section 212
Soil Amendments, Seeding, and Sodding

212.07 Seeding (Lawn). Lawn grass seeding shall be accomplished in the seeding seasons per subsection 212.03.

(a) Fertilizing and Soil Conditioning. The first application of fertilizer, soil conditioner, or both shall be incorporated into the soil immediately before seeding, and shall consist of a soil conditioner, commercial fertilizer, or both as designated in the Contract. Fertilizer called for on the plans shall be worked into the top 4 inches of soil at the rate specified in the Contract. Biological nutrient, culture, or humate based material called for on the plans shall be applied in a uniform application onto the soil service. Organic amendments shall be applied uniformly over the soil surface and incorporated into the top 6 inches of soil.

The second application of fertilizer shall consist of a fertilizer having an available nutrient analysis of 20-10-5 applied at the rate of 100 pounds per acre. It shall be uniformly broadcast over the seeded area three weeks after germination or emergence. The area shall then be thoroughly soaked with water to a depth of 1 inch.

Fertilizer shall not be applied when the application will damage the new lawn.

(b) Seedbed Preparation. In preparation of seeding lawn grass, irregularities in the ground surface, except the saucers for trees and shrubs, shall be removed. Measures shall be taken to prevent the formation of low places and pockets where water will stand.

Immediately before seeding, the ground surface shall be tilled or hand worked into an even and loose seedbed to a depth of 6 inches, free of clods, sticks, stones, debris, concrete, and asphalt in excess of 2 inches in any dimension and brought to the desired line and grade.

(c) Seeding. Seed shall be drilled with mechanical landscape type drills. Broadcast type seeders or hydraulic seeding will be permitted only on small areas not accessible to drills. Seed shall not be drilled or broadcast during windy weather or when the ground is frozen or untillable.

212.08 Sodding.

(a) Fertilizing and Soil Conditioning. Before laying sod, the 4 inches of subsoil underlying the sod shall be treated by tilling in fertilizer, compost, or humates as specified on the plans. Amendments shall be applied uniformly over the soil surface and incorporated into the top 6 inches of soil.

After laying the sod, it shall be fertilized with a fertilizer having a nutrient analysis of 20-10-5 at the rate of 200 pounds per acre. Fertilizer shall not be applied when the application will damage the sod.

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Revision of Section 212
Soil Amendments, Seeding, and Sodding

(b) Soil Preparation. Before sodding, the ground shall be tilled or hand worked into an even and loose sod bed to a depth of 6 inches, and irregularities in the ground surface shall be removed. Sticks, stones, debris, clods, asphalt, concrete, and other material more than 2 inches in any dimension shall be removed. Depressions or variances from a smooth grade shall be corrected. Areas to be sodded shall be smooth before sodding occurs.

(c) Sodding. Sod shall be placed by staggering joints with all edges touching. On slopes, the sod shall run approximately parallel to the slope contours. Where the sod abuts a drop inlet, the subgrade shall be adjusted so that the sod shall be 1-½ inches below the top of the inlet.

Within one hour after the sod is placed and fertilized it shall be watered. After watering, the sod shall be permitted to dry to the point where it is still wet enough for effective rolling. The Contractor shall roll the sod in two directions with a lawn roller capable of applying between 50 - 80 pounds per square inch of surface pressure to eliminate air pockets.

Method of Measurement

212.09 The quantities of lawn seeding, and the three native seeding types will not be measured but shall be the quantities designated in the Contract, except that measurements will be made for revisions requested by the Engineer, or for discrepancies of plus or minus five percent of the total quantity designated in the Contract.

The quantity of sod will be by the actual number of square feet, including soil preparation, water, fertilizer, and sod, completed and accepted.

Organic Fertilizer, Compost (Mechanically Applied), Humates, Mycorrhizae soil amendments for Seeding (Native) methods drill, hydraulic, and broadcast will be measured by the actual quantity of material applied and accepted.

Measurement for acres will be by slope distances.

Basis of Payment

212.10 The accepted quantities of lawn seeding, native seeding, soil conditioning, and sod will be paid for at the contract unit price for each of the pay items listed below that appear in the bid schedule. Rejected seed that has been stored longer than 30 days shall be re-ordered at the expense of the Contractor.

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Revision of Section 212
Soil Amendments, Seeding, and Sodding

Payment will be made under:

Pay Item	Pay Unit
Organic Fertilizer	Pound
Compost (Mechanically Applied)	Cubic Yard
Biotic Soil Amendments (Hydraulic Applied)	Pound
Humate	Pound
Mycorrhizae	Pound
Elemental Sulfur	Pound
Seeding (Native) Drill	Acre
Seeding (Native) Hydraulic	Acre
Seeding (Native) Broadcast	Acre
Seeding (Wetland) Drill	Acre
Seeding (Wetland) Hydraulic	Acre
Seeding (Wetland) Broadcast	Acre
Seeding (Temporary)	Acre
Seeding (Lawn)	Acre
Sod	Square Foot

Topsoil preparation including incorporating and applying amendments, seedbed preparation, water, and seed mix (LBS PLS / Acre) will not be measured and paid for separately but shall be included in the work.
Calibrating, adjusting, or readjusting seeding or fertilizing equipment will not be measured and paid for separately but shall be included in the work.
No additional cost will be accepted for approved substitution of specified seed mix.
No payment will be made for areas seeded using one of the seeding methods without receiving signed Seed and Amendment Quantities Worksheet from the Engineer.

Additional seedbed preparation before seeding to correct compaction or erosion from storm events will not be measured and paid for separately but shall be included in the work.

Additional mobilizations as needed to complete seeding within allowed seeding seasons will not be measured and paid for separately but shall be included in the work.

Removal of all competitive, non-native vegetation before spreading amendments will not be measured and paid for separately but shall be included in the work.

Revision Of Section 401
Plant Mix Pavements - General

Section 401 of the Standard Specifications shall be revised as follows:

Delete Subsection 401.17 of the Standard Specifications and replace with the following:

401.17 Compaction. The hot mix asphalt shall be compacted by rolling. Both steel wheel and pneumatic tire rollers will be required. The number, weight, and type of rollers furnished shall be sufficient to obtain the required density while the mixture is in a workable condition. Compaction shall begin immediately after the mixture is placed and be continuous until the required density is obtained. When the mixture contains unmodified asphalt cement (PG 58-28 or PG 64-22) or modified (PG 58-34), and the surface temperature falls below 185 °F, further compaction effort shall not be applied unless approved, provided the Contractor can demonstrate that there is no damage to the finished mat. If the mixture contains modified asphalt cement (PG 76-28, PG 70-28 or PG 64-28) and the surface temperature falls below 230 °F, further compaction effort shall not be applied unless approved, provided the Contractor can demonstrate that there is no damage to the finished mat.

Warm Mix Asphalt compaction requirements shall conform to CP 59.

All roller marks shall be removed with the finish rolling. Use of vibratory rollers with the vibrator on will not be permitted during surface course final rolling and will not be permitted on any rolling on bridge decks covered with waterproofing membrane.

SMA shall be compacted to a density of 93 to 98 percent of the daily theoretical maximum specific gravity, determined according to CP 51. All other HMA shall be compacted to a density of 92 to 98 percent of the daily theoretical maximum specific gravity, determined according to CP 51. If more than one theoretical maximum specific gravity test is taken in a day, the average of the theoretical maximum specific gravity results will be used to determine the percent compaction. Field density determinations will be made per CP 44 or 81.

The longitudinal joints shall be compacted to a density of 90 to 98 percent of the theoretical maximum specific gravity. The theoretical maximum specific gravity used to determine the joint density will be the average of the daily theoretical maximum specific gravities for the material that was placed on either side of the joint. Density (percent relative compaction) will be determined per CP 44.

The Contractor shall obtain one 6-inch diameter core at a random location within each longitudinal joint sampling section for determination of the joint density. The Contractor shall mark and drill the cores at the location directed by the Engineer and in the presence of the Engineer. The Engineer will take possession of the cores for

testing. The Contractor may take additional cores at his own expense. Coring locations shall be centered on the visible line where the joint between the two adjacent lifts abuts the surface. The center of all joint cores shall be within 1 inch of this visible joint line. Core holes shall be repaired by the Contractor using materials and methods approved by the Engineer. PC and OA joint coring shall be completed within five calendar days of joint construction.

Longitudinal joint coring applies to all pavement layers. When constructing joints in an echelon paving process, the joints shall be clearly marked to ensure consistent coring location. In small areas, such as intersections, where the Engineer prescribes paving and phasing methods, the Engineer may temporarily waive the requirement for joint density testing.

Incentive or disincentive payment determined for joint density per subsection 105.05 will apply to the HMA on each side of the joint. If a layer of pavement has joints constructed on both sides, incentive or disincentive payment for each of those joints will apply to one half of the pavement between the joints.

Along forms, curbs, headers, walls, and all other places not accessible to the rollers, the mixture shall be thoroughly compacted with mechanical tampers.

Any mixture that becomes loose and broken, mixed with dirt, or is in any way defective, shall be immediately removed and replaced with fresh hot mixture, and compacted to conform to the surrounding area.

The Contractor shall construct a compaction pavement test section (CTS) for each job mix where 2,000 or more tons are required for the project. The CTS will be used to evaluate the number of rollers and the most effective combination of rollers and rolling patterns for achieving the specified densities. Factors to be considered include, but are not limited to, the following:

(1) Number, size, and type of rollers.

(2) Amplitude, frequency, size and speed of vibratory rollers.

(3) Size, speed, and tire pressure of rubber tire rollers.

(4) Temperature of mixture being compacted.

(5) Roller patterns.

The CTS shall be constructed according to the following procedures:

The CTS shall be constructed to provide the nominal layer thickness specified. The first 500 tons of hot mix asphalt on the project location shall constitute the CTS. The production and placement rates of the CTS shall closely approximate the anticipated

production and placement rates for the remainder of the Contract.

Compaction of the CTS shall commence immediately after the hot mix asphalt has been spread and shall be continuous and uniform over the entire CTS. For the CTS, compaction shall continue until no discernible increase in density is obtained by additional compactive efforts. All compaction shall be completed before the surface temperature of the mixture drops below 185 °F.

Approved types of rollers shall be used to achieve the specified density. The Contractor shall determine what methods and procedures are to be used for the compaction operation. The compaction methods and procedures shall be used uniformly over the entire last 200 tons. The Contractor shall record the following information and a copy of this data shall be furnished to the Engineer.

(1) Type, size, amplitude, frequency, and speed of roller.

(2) Tire pressure for rubber tire rollers, and whether the pass for vibratory rollers is vibratory or static.

(3) Surface temperature of mixture behind the laydown machine and subsequent temperatures and densities after each roller pass.

(4) Sequence and distance from laydown machine for each roller, and number of passes of each roller to obtain specified density.

Two sets of random cores shall be taken within the last 200 tons of the CTS. Each set shall consist of seven random cores. The Engineer will determine the coring locations using a stratified random sampling process. The locations of these cores will be such that one set can serve as a duplicate of the other. One set of these cores shall be immediately submitted to the Engineer. This set will be used for determining acceptance of the CTS and determining density correction factors for nuclear density equipment. Densities of the random samples will be determined by cores according to CP 44. Density correction factors for nuclear density equipment will be determined according to CP 81. Coring shall be performed under CDOT observation. Coring will not be measured and paid for separately but shall be included in the work. For SMA, a CTS is not used. The Contractor shall follow the requirements for the demonstration control strip per the Revision of Section 403, Stone Matrix Asphalt Pavement.

The CTS meets requirements if the Quality Level of the random samples is greater than or equal to 75. The Quality Level will be determined according to CP 71. Once constructed and accepted, the CTS shall remain in place and become part of the hot mix asphalt on the project.

When the Quality level is less than 75 the Contractor shall construct an additional test

section, utilizing different rollers, or roller positions, or roller patterns as required. A written proposal detailing the changes in methods and procedures that will be used to obtain density is to be submitted to the Engineer for review before constructing the additional test section.

If the Quality Level of a CTS is less than 75 and greater than or equal to 44, the Engineer may accept the material at a reduced price per Section 105.

If the Quality Level of a CTS is less than 44, the Engineer may:

(1) Require complete removal and replacement with specification material at the Contractor's expense.

(2) Where the finished product is found to be capable of performing the intended purpose and the value of the finished product is not affected, as determined by the Engineer, permit the Contractor to leave the material in place with a pay factor, but not more than 75 percent of the bid price.

Each CTS shall be 500 tons. If in-place densities of the CTS, as determined by nuclear density equipment before determining density of the cores, meet the CTS density requirements, the Contractor may begin production paving and continue to place hot mix asphalt pavement under the following conditions:

(1) The period during which the Contractor continues to pave without test results from cores shall not exceed one workday.

(2) Construction proceeds at the Contractor's risk. If correlation with the cores reveals that the densities do not meet the CTS requirements, the hot mix asphalt pavement placed subsequently will be subject to price reduction or removal and replacement.

After production paving work has begun, a new CTS shall be required for different layers of pavement, unless otherwise approved by the Engineer. Each additional CTS shall be constructed and documented as specified herein, and shall be sampled, tested, and accepted or rejected as described herein.

All additional costs associated with construction of the CTS shall be at the Contractor's expense. The hot mix asphalt placed in the CTS will be paid for per subsection 401.22, at the contract price for the hot mix asphalt.

If the Contractor requests changes to the roller pattern that was established during the CTS, the Contractor must perform a Roller Pass Study to demonstrate that the specified density is obtained with the new roller pattern before proceeding with the paving operation with Engineer Approval.

1
Revision of Section 601
Concrete Acceptance

Revise Section 601 of the Standard Specifications for this project as follows:

Delete Sub-Sections 601.17 (c) and 601.17 (d) and replace with the following:

(c) Strength (When Specified).

The concrete will be considered acceptable when the running average of three consecutive strength tests per mix design for an individual structure is equal to or greater than the specified strength and no single test falls below the specified strength by more than 450 psi. A test is defined as the average strength of three test cylinders cast in plastic molds from a single sample of concrete and cured under standard laboratory conditions before testing. If the compressive strength of any one test cylinder differs from the average by more than 10 percent, that compressive strength will be deleted and the average strength will be determined using the compressive strength of the remaining two test cylinders.

When the average of three consecutive strength tests is below the specified strength, the individual low tests will be used to determine the pay factor per Table 601-3. If less than three strength tests are available the individual low tests, if any, will be used to determine the pay factor per Table 601-3. The pay factor will be applied to the quantity of concrete represented by the individual low test.

When the compressive strength test is below the specified strength by more than 450 psi but not more than 1,000 psi, the concrete represented will be evaluated by the Department for removal, corrective action, or acceptance at a reduced price. All costs of the evaluation shall be at the Contractor's expense.

When the compressive strength test is below the specified strength by more than 1,000 psi, the concrete represented will be rejected.

The Contractor may take cores at its own expense and per Colorado Procedure 65 within 10 working days of being notified of a price reduction or up to 45 days after placement, whichever is later, to provide an alternative determination of strength. When cored, price reduction for strength will be based on the corresponding cores' strength. If the core compressive strength is at least 90 percent of the specified field compressive strength, the concrete represented by the cores will be accepted with no price reduction.

2
Revision of Section 601
Concrete Acceptance

When the Contractor fails to provide proper curing or cold weather protection, the Engineer may use cores to determine acceptance or rejection of a part of the structure instead of acceptance cylinders with the following procedure:

1. The Engineer will notify the Contractor in writing that CDOT will core the structure. The location of the coring will be directed by the Engineer. Coring and testing will be performed at the expense of the Department regardless of the result. Cores will be taken and tested per AASHTO T24 between 28 days and 45 days after concrete placement. Cores will be a minimum of 4 inches in diameter unless otherwise approved by the Engineer. A minimum of three cores in a two-square-foot area will be obtained for locations of the structure that are suspect. If the compressive strength of any one core differs from the average by more than 10 percent, that compressive strength will be deleted and the average strength will be determined using the compressive strength of the remaining two cores. If the compressive strength of more than one core differs from the average by more than 10 percent, the average strength will be determined using all three compressive strengths of the cores. If the average core compressive strength is greater than or equal to 85 percent of the specified 28-day compressive strength, the concrete represented by the cores will be accepted.

2. If the average core compressive strength is less than 85 percent of the specified 28-day compressive strength, the structure will be evaluated by the Department according to subsection 105.03 for removal and replacement. Pay factors will not be based on cores taken by the Engineer. If the concrete represented by the cores is accepted, all costs associated with the repair of the core holes, including preparation and submittal of the repair method, will be measured, and paid for separately.

3. After the Department performs additional core testing as described above, the Contractor may make one request that the structure be cored by the Contractor, tested, and re-evaluated by the Department within 45 days after concrete placement. Coring and testing costs will be at the expense of the Contractor regardless of the result. Cores shall be taken at the same area of the structure as those obtained by the Engineer. The Engineer will approve the location of the cores before the Contractor coring the structure. All costs associated with the repair of these core holes including preparation and

submittal of the repair method, will not be measured, and paid for separately but shall be included in the work.

If the concrete in the structure is found to be sufficient resulting time delays will be considered excusable. If the concrete in the structure is still found to be deficient, resulting time delays will be considered non-excusable for this evaluation. Compensation for time delays will be evaluated by the Engineer per subsection 108.08.

The Contractor shall submit a proposed repair method for the core holes for approval before coring. The method shall use an approved non-shrink concrete patching material with a minimum compressive strength of 4,500 psi. The Contractor shall submit the manufacturer's recommendations along with the repair method. The Engineer will review and approve the proposed methodology before patching.

The Engineer will distribute electronically to the concrete supplier all compressive strength Owner Acceptance (OA) data for the concrete supplied to the project. The Engineer will distribute the OA compressive strength data within two business days of the 7-day and 28-day compressive strength testing. The data will include the compressive strength and batch ticket number at a minimum. The Contractor shall not have a valid dispute or claim as a result of any action or inaction by the Department related to the distribution of test results.

(d) Pay Factors. The pay factor for concrete that is allowed to remain in place at a reduced price shall be determined according to Table 601-3 and shall be applied to the unit price bid for the Item.

If deviations occur in air content and strength within the same batch, the pay factor for the batch shall be the product of the individual pay factors.

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Revision of Section 601
Concrete Acceptance

Table 601-3
PAY FACTORS FOR DEVIATIONS ON
CONCRETE AIR CONTENT AND STRENGTH

Below Specified Strength (psi)	**Pay Factor (Percent)** *See Note
1 – 100	98
101 – 200	96
201 – 300	92
301 – 400	84
401 – 450	75
451-1000	Evaluate by Department
451 – 600	65***
601 – 700	54***
701 – 800	42***
801 – 900	29***
901 – 1000	15***
Over 1000**	Reject

Deviations From Specified Air (Percent)	**Pay Factor (Percent)** *See Note
0.0 – 0.2	98
0.3 – 0.4	96
0.5 – 0.6	92
0.7 – 0.8	84
0.9 – 1.0	75
Over 1.0	Reject

* Concrete represented by out-of-spec tests will only be priced reduced with the lowest pay factor, not for each pay factor.

** After coring.

*** Concrete represented by this set is rejected for being more than 450 psi below specification. The concrete represented by this set can only be price reduced and left in place if a structural evaluation by the Structural Engineer of Record is completed and the structural evaluation indicates the structure is structurally sound.

1
AFFIRMATIVE ACTION REQUIREMENTS
EQUAL EMPLOYMENT OPPORTUNITY

A. AFFIRMATIVE ACTION REQUIREMENTS

Notice of Requirement for Affirmative Action to Ensure Equal Employment Opportunity (Executive Order 11246)

1. The Bidder's attention is called to the "Equal Opportunity Clause" and the "Standard Federal Equal Employment Opportunity Construction Contract Specifications" set forth herein.

2. The goals and timetables for minority and female participation, expressed in percentage terms for the Contractor's aggregate workforce in each trade on all construction work in the covered area are as follows:

Goals and Timetable for Minority Utilization

Timetable - Until Further Notice			
Economic Area	**Standard Metropolitan Statistical Area (SMSA)**	**Counties Involved**	**Goal**
157 (Denver)	2080 Denver-Boulder	Adams, Arapahoe, Boulder, Denver, Douglas, Gilpin, Jefferson.....	13.8%
	2670 Fort Collins	Larimer.....	6.9%
	3060 Greeley	Weld.....	13.1%
	Non SMSA Counties	Cheyenne, Clear Creek, Elbert, Grand, Kit Carson, Logan, Morgan, Park, Phillips, Sedgwick, Summit, Washington & Yuma.....	12.8%
158 (Colo. Spgs. - Pueblo)	1720 Colorado Springs	El Paso, Teller.....	10.9%
	6560 Pueblo	Pueblo.....	27.5%
	Non SMSA Counties	Alamosa, Baca, Bent, Chaffee, Conejos, Costilla, Crowley, Custer, Fremont, Huerfano, Kiowa, Lake, Las Animas, Lincoln, Mineral, Otero, Prowers, Rio Grande, Saguache.....	19.0%
159 (Grand Junction)	Non SMSA	Archuleta, Delta, Dolores, Eagle, Garfield, Gunnison, Hinsdale, La Plata, Mesa, Moffat, Montezuma, Montrose, Ouray, Pitkin, Rio Blanco, Routt, San Juan, San Miguel	10.2%
156 (Cheyenne - Casper WY)	Non SMSA	Jackson County, Colorado.....	7.5%
GOALS AND TIMETABLES FOR FEMALE UTILIZATION			
Until Further Notice.....6.9% -- Statewide			

2
AFFIRMATIVE ACTION REQUIREMENTS
EQUAL EMPLOYMENT OPPORTUNITY

These goals are applicable to all the Contractor's construction work (whether or not it is Federal or federally assisted) performed in the covered area. If the Contractor performs construction work in a geographical area located outside of the covered area, it shall apply the goals established for such geographical area where the work is actually performed. With regard to this second area, the Contractor also is subject to the goals for both its federally involved and non-federally involved construction.

The Contractor's compliance with the Executive Order and the regulations in 41 CFR Part 60-4 shall be based on its implementation of the Equal Opportunity Clause specific affirmative action obligations required by the specifications set forth in 41 CFR 60-4.3(a), and its efforts meet the goals established for the geographical area where the contract resulting form this solicitation is to be performed. The hours of minority and female employment and training must be substantially uniform throughout the length of the contract, and in each trade, and the Contractor shall make a good faith effort to employ minorities and women evenly on each of its projects. The transfer of minority or female employees or trainees from Contractor to Contractor or from project to project for the sole purpose of meeting the Contractor's goals shall be a violation of the contract, the Executive Order and the regulations in 41 CFR Par 60-4. Compliance with the goals will be measured against the total work hours performed.

3. The Contractor shall provide written notification to the Director of the Office of Federal Contract Compliance Programs within 10 working days of award of any construction subcontract in excess of $10,000 at any tier for construction work under the contract resulting from this solicitation. The notification shall list the name, address and telephone number of the subcontractor; employer identification number; estimated dollar amount of the subcontract; estimated starting and completion dates of the subcontract; and the geographical area in which the contract is to be performed.

4. As used in this specification, and in the contract resulting from this solicitation, the "covered area" is the county or counties shown on the Invitation for Bids and on the plans. In cases where the work is in two or more counties covered by differing percentage goals, the highest percentage will govern.

3
AFFIRMATIVE ACTION REQUIREMENTS
EQUAL EMPLOYMENT OPPORTUNITY

B. STANDARD FEDERAL EQUAL EMPLOYMENT OPPORTUNITY CONSTRUCTION CONTRACT SPECIFICATIONS

Standard Federal Equal Employment Opportunity Construction Contract Specifications (Executive Order 11246)

1. As used in these Specifications:

   a. "Covered area" means the geographical area described in the solicitation from which this contract resulted;

   b. "Director" means Director, Office of Federal Contract Compliance Programs, United States Department of Labor, or any person to whom the Director delegates authority;

   c. "Employer identification number" means the Federal Social Security number used on the Employer's Quarterly Federal Tax Return, U.S. Treasury Department Form 941.

   d. "Minority" includes;

      (i) Black (all persons having origins in any of the Black African racial groups not of Hispanic origin);
      (ii) Hispanic (all persons of Mexican, Puerto Rican, Cuban, Central or South American or other Spanish Culture or origin, regardless of race);
      (iii) Asian and Pacific Islander (all persons having origins in any of the original peoples of the Far East, Southeast Asia, the Indian Subcontinent, or the Pacific Islands); and
      (iv) American Indian or Alaskan Native (all persons having origins in any of the original peoples of North America and maintaining identifiable tribal affiliations through membership and participation or community identification).

2. Whenever the Contractor, or any Subcontractor at any tier, subcontracts a portion of the work involving any construction trade, it shall physically include in each subcontract in excess of $10,000 the provisions of these specifications and the Notice which contains the applicable goals for minority and female participation and which is set forth in the solicitations from which this contract resulted.

3. If the Contractor is participating (pursuant to 41 CFR 60-4.5) in a Hometown Plan approved by the U.S. Department of Labor in the covered area either individually or through an association, its affirmative action obligations on all work in the Plan area (including goals and timetables) shall be in accordance with that Plan for those trades which have unions participating in the Plan. Contractors must be able to demonstrate their participation in and compliance with the provisions of any such Hometown Plan. Each Contractor or Subcontractor participating in an approved Plan is individually required

to comply with its obligations under the EEO clause, and to make a good faith effort to achieve each goal under the Plan in each trade in which it has employees. The overall good faith performance by other Contractors or Subcontractor toward a goal in an approved Plan does not excuse any covered Contractor's or Subcontractor's failure to take good faith efforts to achieve the Plan goals and timetables.

4. The Contractor shall implement the specific affirmative action standards provided in paragraphs 7a through p of these specifications. The goals set forth in the solicitation from which this contract resulted are expressed as percentages of the total hours of employment and training of minority and female utilization the Contractor should reasonably be able to achieve in each construction trade in which it has employees in the covered area. Covered Construction contractors performing construction work in geographical areas where they do not have a Federal or federally assisted construction contract shall apply the minority and female goals established for the geographical area where the work is being performed. Goals are published periodically in the Federal Register in notice form, and such notices may be obtained from any office of Federal Contract Compliance Programs Office or from Federal procurement contracting officers. The Contractor is expected to make substantially uniform progress in meeting its goals in each craft during the period specified.

5. Neither the provisions of any collective bargaining agreement, nor the failure by a union with whom the Contractor has a collective bargaining agreement, to refer either minorities or women shall excuse the Contractor's obligations under these specifications, Executive Order 11246, or the regulations promulgated pursuant thereto.

6. In order for the nonworking training hours of apprentices and trainees to be counted in meeting the goals, such apprentices and trainees must be employed by the Contractor during the training period, and the Contractor must have made a commitment to employ the apprentices and trainees at the completion of their training, subject to the availability of employment opportunities. Trainees must be trained pursuant to training programs approved by the U.S. Department of Labor.

7. The Contractor shall take specific affirmative actions to ensure equal employment opportunity. The evaluation of the Contractor's compliance with these specifications shall be based upon its effort to achieve maximum results from its actions. The Contractor shall document these efforts fully, and shall implement affirmative action steps at least as extensive as the following;

   a. Ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites, and in all facilities at which the Contractor's employees are assigned to work. The Contractor, where possible, will assign two or more women to each construction project. The Contractor shall specifically ensure that all foremen, superintendents, and other on-site supervisory personnel are aware of and carry out the Contractor's obligation to maintain such a working environment, with

specific attention to minority or female individuals working at such sites or in such facilities.

b. Establish and maintain a current list of minority and female recruitment sources, provide written notification to minority and female recruitment sources and to community organizations when the Contractor or its union have employment opportunities available, and maintain a record of the organization's responses.

c. Maintain a current file of the names, addresses and telephone numbers of each minority and female off-the-street applicant and minority or female referral from a union, a recruitment source of community organization and of what action was taken with respect to each individual. If such individual was sent to the union hiring hall for referral and was not referred back to the Contractor by the union or, if referred, not employed by the Contractor, this shall be documented in the file with the reason therefor, along with whatever additional actions the Contractor may have taken.

d. Provide immediate written notification to the Director when the union with which the Contractor has a collective bargaining agreement has not referred to the Contractor a minority person or woman sent by the Contractor, or when he Contractor has other information that the union referral process has impeded the Contractor's efforts to meet its obligations.

e. Develop on-the-job training opportunities and/or participate in training programs for the area which expressly include minorities and women, including upgrading programs and apprenticeship and trainee programs relevant to the Contractor's employment needs, especially those programs funded or approved by the Department of Labor. The Contractor shall provide notice of these programs to the sources compiled under 7b above.

f. Disseminate the Contractor's EEO policy by providing notice of the policy to unions and training programs and requesting their cooperation in assisting the Contractor in meeting its EEO obligations; by including it in any policy manual and collective bargaining agreement; by publicizing it in the company newspaper, annual report, etc., by specific review of the policy with all management personnel and with all minority and female employees at least once a year, and by posting the Contractor's EEO policy on bulletin boards accessible to all employees at each location where construction work is performed.

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g. Review, at least annually, the Contractor's EEO policy and affirmative action obligations under these specifications with all employees having any responsibility for hiring, assignment, layoff, termination or other employment decisions including specific review of these items with onsite supervisory personnel such as Superintendents, General Foreman, etc., prior to the initiation of construction work at any job site. A written record shall be made and maintained identifying the time and place of these meetings, persons attending, subject matter discussed, and disposition of the subject matter.

h. Disseminate the Contractor's EEO policy externally by including it in any advertising in the news media, specifically including minority and female news media, and providing written notification to and discussing the Contractors and Subcontractors with whom the Contractor does or anticipates doing business.

i. Direct its recruitment efforts, both oral and written, to minority, female and community organizations, to schools with minority and female students and to minority and female recruitment and training organizations serving the Contractor's recruitment area and employment needs. Not later than one month prior to the date for the acceptance of applications for apprenticeship or other training by any recruitment source, the Contractor shall send written notification to organizations such as the above, describing the openings, screening procedures, and tests to be used in the selection process.

j. Encourage present minority and female employees to recruit other minority persons and women and, where reasonable, provide after school, summer and vacation employment to minority and female youth both on the site and in other areas of a Contractor's workforce.

k. Validate all tests and other selection requirements where there is an obligation to do so under 41 CFR Part 60-3.

l. Conduct, at least annually, an inventory and evaluation at least of all minority and female personnel for promotional opportunities and encourage these employees to seek or to prepare for, through appropriate training, etc. such opportunities.

m. Ensure that seniority practices, job classifications, work assignments and other personnel practices, do not have a discriminatory effect by continually monitoring all personnel and employment related activities to ensure that the EEO policy and the Contractor's obligations under these specifications are being carried out.

n. Ensure that all facilities and Contractor's activities are non-segregated except that separate or single-user toilet and necessary changing facilities shall be provided to assure privacy between the sexes.

o. Document and maintain a record of all solicitations of offers for subcontracts from minority and female construction contractors and suppliers, including circulation of solicitations to minority and female contractor associations and other business associations.

p. Conduct a review, at least annually, of all supervisor's adherence to and performance under the Contractor's EEO policies and affirmative action obligation.

8. Contractors are encouraged to participate in voluntary associations which assist in fulfilling one or more of their affirmative action obligations (7a through p). The efforts of a contractor association, joint contractor-union contractor-community, or other similar group of which the Contractor is a member and participant, may be asserted as fulfilling any one or more of its obligations under 7a through p of these specifications provided that the Contractor actively participates in the group, makes every effort to assure that the group has a positive impact on the employment of minorities and women in the industry, ensures that the concrete benefits of the program are reflected in the Contractor's minority and female workforce participation, makes a good faith effort to meet its individual goal and timetables, and can provide access to documentation which demonstrates the effectiveness of actions taken on behalf of the Contractor. The obligation to comply, however, is the Contractor's and failure of such a group to fulfill an obligation shall not be a defense for the Contractor's noncompliance.

9. A single goal for minorities and a separate single goal for women have been established. The Contractor, however, is required to provide equal employment opportunity and to take affirmative action for all minority groups, both male and female, and all women, both minority and non-minority. Consequently, the Contractor may be in violation of the Executive Order if a particular group is employed in a substantially disparate manner (for example, even thought the Contractor has achieved its goals for women generally, the Contractor may be in violation of the Executive Order if a specific minority group of women is underutilized).

10. The Contractor shall not use the goals and timetables or affirmative action standards to discriminate against any person because of race, color, religion, sex, or national origin.

11. The Contractor shall not enter into any Subcontract with any person or firm debarred from Government contracts pursuant to Executive Order 11246.

12. The Contractor shall carry out such sanctions and penalties for violation of these specifications and of the Equal Opportunity Clause, including suspension, termination and cancellation of existing subcontracts as may be imposed or ordered pursuant to Executive Order 11246, as amended, and its implementing regulations, by the Office of Federal Contract Compliance Programs. Any Contractor who fails to carry out such sanctions and penalties shall be in violation of these specifications and Executive Order 11246, as amended.

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13 The Contractor in fulfilling its obligations under these specifications, shall implement specific affirmative action steps, at least as extensive as those standards prescribed in paragraph 7 of these specifications, so as to achieve maximum results from its efforts to ensure equal employment opportunity. If the Contractor fails to comply with the requirements of the Executive Order, the implementing regulations, or these specifications, the Director shall proceed in accordance with 41 CFR 60-4.8.

14. The Contractor shall designate a responsible official to monitor all employment related activity to ensure that the company EEO policy is being carried out, to submit reports relating to the provisions hereof as may be required by the Government and to keep records. Records shall at least include for each employee the name, address, telephone numbers, construction trade, union affiliation if any, employee identification number when assigned, social security number, race, sex, status (e.g., mechanic, apprentice, trainee, helper, or laborer), dates of changes in status, hours worked per week in the indicated trade, rate of pay, and locations at which the work was performed. Records shall be maintained in an easily understandable and retrievable form, however, to the degree that existing records satisfy this requirement, contractors shall not be required to maintain separate records.

15. Nothing herein provided shall be construed as a limitation upon the application of other laws which establish different standards of compliance or upon application of requirements for the hiring of local or other area residents (e.g., those under the Public Works Employment Act of 1977 and the Community Development Block Grant Program).

C. SPECIFIC EQUAL EMPLOYMENT OPPORTUNITY RESPONSIBILITIES.

1. *General*.

   a. Equal employment opportunity requirements not to discriminate and to take affirmative action to assure equal employment opportunity as required by Executive Order 11246 and Executive Order 11375 are set forth in Required Contract. Provisions (Form FHWA 1273 or 1316, as appropriate) and these Special Provisions which are imposed pursuant to Section 140 of Title 23, U.S.C., as established by Section 22 of the Federal-Aid highway Act of 1968. The requirements set forth in these Special Provisions shall constitute the specific affirmative action requirements for project activities under this contract and supplement the equal employment opportunity requirements set forth in the Required Contract provisions.

   b. The Contractor will work with the State highway agencies and the Federal Government in carrying out equal employment opportunity obligations and in their review of his/her activities under the contract.

   c. The Contractor and all his/her subcontractors holding subcontracts not including material suppliers, of $10,000 or more, will comply with the following minimum specific requirement activities of equal employment opportunity: (The equal

employment opportunity requirements of Executive Order 11246, as set forth in Volume 6, Chapter 4, Section 1, Subsection 1 of the Federal-Aid Highway Program Manual, are applicable to material suppliers as well as contractors and subcontractors.) The Contractor will include these requirements in every subcontract of $10,000 or more with such modification of language as is necessary to make them binding on the subcontractor.

2. *Equal Employment Opportunity Policy*. The Contractor will accept as his operating policy the following statement which is designed to further the provision of equal employment opportunity to all persons without regard to their race, color, religion, sex, or national origin, and to promote the full realization of equal employment opportunity through a positive continuing program;

It is the policy of this Company to assure that applicants are employed, and that employees are treated during employment, without regard to their race, religion, sex, color, or national origin. Such action shall include; employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship, pre-apprenticeship, and/or on-the-job training.

3. *Equal Employment Opportunity Officer*. The Contractor will designate and make known to the State highway agency contracting officers and equal employment opportunity officer (herein after referred to as the EEO Officer) who will have the responsibility for an must be capable of effectively administering and promoting an active contractor program of equal employment opportunity and who must be assigned adequate authority and responsibility to do so.

4. *Dissemination of Policy*.

   a. All members of the Contractor's staff who are authorized to hire, supervise, promote, and discharge employees, or who recommend such action, or who are substantially involved in such action, will be made fully cognizant of, and will implement, the Contractor's equal employment opportunity policy and contractual responsibilities to provide equal employment opportunity in each grade and classification of employment. To ensure that the above agreement will be met, the following actions will be taken as a minimum;

      (1) Periodic meetings of supervisory and personnel office employees will be conducted before the start of work and then not less often than once every six months, at which time the Contractor's equal employment opportunity policy and its implementation will be reviewed and explained. The meetings will be conducted by the EEO Officer or other knowledgeable company official.

      (2) All new supervisory or personnel office employees will be given a thorough indoctrination by the EEO Officer or other knowledgeable company official,

covering all major aspects of the Contractor's equal employment opportunity obligations within thirty days following their reporting for duty with the Contractor.

(3) All personnel who are engaged in direct recruitment for the project will be instructed by the EEO Officer or appropriate company official in the Contractor's procedures for locating and hiring minority group employees.

b. In order to make the Contractor's equal employment opportunity policy known to all employees, prospective employees and potential sources of employees, i.e., schools, employment agencies, labor unions (where appropriate), college placement officers, etc., the Contractor will take the following actions:

(1) Notices and posters setting forth the Contractor's equal employment opportunity policy will be placed in areas readily accessible to employees, applicants for employment and potential employees.

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(2) The Contractor's equal employment opportunity policy and the procedures to implement such policy will be brought to the attention of employees by means of meetings, employee handbooks, or other appropriate means.

5. *Recruitment*.

a. When advertising for employees, the Contractor will include in all advertisements for employees the notation; "An Equal Opportunity Employer." All such advertisements will be published in newspapers or other publications having a large circulation among minority groups in the area from which the project work force would normally be derived.

b. The Contractor will, unless precluded by a valid bargaining agreement, conduct systematic and direct recruitment through public and private employee referral sources likely to yield qualified minority group applicants, including, but not limited to, State employment agencies, schools, colleges and minority group organizations. To meet this requirement, the Contractor will, through his EEO Officer, identify sources of potential minority group employees, and establish with such identified sources procedures whereby minority group applicants may be referred to the Contractor for employment consideration.

In the event the Contractor has a valid bargaining agreement providing for exclusive hiring hall referrals, he is expected to observe the provisions of that agreement to the extent that the system permits the Contractor's compliance with equal employment opportunity contract provisions. (The U.S. Department of Labor has held that where implementation of such agreements have the effect of discriminating against minorities or women, or obligates the Contractor to do the same, such implementation violates Executive Order 11246, as amended.)

c. The Contractor will encourage his present employees to refer minority group applicants for employment by posting appropriate notices or bulletins in areas accessible to all such employees. In addition, information and procedures with regard to referring minority group applicants will be discussed with employees.

`6. *Personnel Actions*. Wages, working conditions, and employee benefits shall be established and administered, and personnel actions of every type, including hiring, upgrading, promotion, transfer, demotion, layoff, and termination, shall be taken

without regard to race, color, religion, sex, or national origin. The following procedures shall be followed;

a. The Contractor will conduct periodic inspections of project sites to insure that working conditions and employee facilities do not indicate discriminatory treatment of project site personnel.

b. The Contractor will periodically evaluate the spread of wages paid within each classification to determine any evidence of discriminatory wage practices.

c. The Contractor will periodically review selected personnel actions in depth to determine whether there is evidence of discrimination. Where evidence is found, the Contractor will promptly take corrective action. If the review indicates that the discrimination may extend beyond the actions reviewed, such corrective action shall include all affected persons.

d. The Contract will promptly investigate all complaints of alleged discrimination made to the Contractor in connection with his obligations under this contract, will attempt to resolve such complaints, and will take appropriate corrective action within a reasonable time. If the investigation indicates that the discrimination may affect persons other than the complainant, such corrective action shall include such other persons. Upon completion of each investigation, the Contractor will inform every complainant of all of his avenues of appeal.

7. *Training and Promotion*.

a. The Contractor will assist in locating, qualifying, and increasing the skills of minority group and women employees, and applicants for employment.

b. Consistent with the Contractor's work force requirements and as permissible under Federal and State regulations, the Contractor shall make full use of training programs, i.e., apprenticeship, and on-the-job training programs for the geographical area of contract performance. Where feasible, 25 percent of apprentices or trainees in each occupation shall be in their first year of apprenticeship or training.

c. The Contractor will advise employees and applicants for employment of available training programs and entrance requirements for each.

d. The Contractor will periodically review the training and promotion potential of minority group and women employees and will encourage eligible employees to apply for such training and promotion.

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8. *Unions*. If the Contractor relies in whole or in part upon unions as a source of employees, the Contractor will use his/her best efforts to obtain the cooperation of such unions to increase opportunities for minority groups and women with the unions, and to effect referrals by such unions of minority and female employees. Actions by the Contractor either directly or thorough a contractor's association acting as agent will include the procedures set forth below:

   a. The Contractor will use best efforts to develop, in cooperation with the unions, joint training programs aimed toward qualifying more minority group members and women for membership in the unions and increasing the skills of minority group employees and women so that they may qualify for higher paying employment.

   b. The Contractor will use best efforts to incorporate an equal employment opportunity clause into each union agreement to the end that such union will be contractually bound to refer applicants without regard to their race, color, religion, sex, or national origin.

   c. The Contractor is to obtain information as to the referral practices and policies of the labor union except that to the extent such information is within the exclusive possession of the labor union and such labor union refuses to furnish such information to the Contractor, the Contractor shall so certify to the State highway department and shall set forth what efforts have been made to obtain such information.

   d. In the event the union is unable to provide the Contractor with a reasonable flow of minority and women referrals within he time limit set forth in the collective bargaining agreement, the Contractor will, through independent recruitment efforts, fill the employment vacancies without regard to race, color, religion, sex or national origin; making full efforts to obtain qualified and/or qualifiable minority group persons and women. (The U.S. Department of Labor has held that it shall be no excuse that the union with which the Contractor has a collective bargaining agreement providing for exclusive referral failed to refer minority employees.) In the event the union referral practice prevents the Contractor from meeting the obligations pursuant to Executive Order 11246, as amended, and these special provisions, such Contractor shall immediately notify the State highway agency.

9. *Subcontracting*.

   a. The Contractor will use his best efforts to solicit bids from and to utilize minority group subcontractors or subcontractors with meaningful minority group and female representation among their employees. Contractors shall obtain lists of minority-owned construction firms from State highway agency personnel.

   b. The Contractor will use his best efforts to ensure subcontractor compliance with their equal employment opportunity obligations.

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10. *Records and Reports*.

a. The Contractor will keep such records as are necessary to determine compliance with the Contractor's equal employment opportunity obligations. The records kept by the Contractor will be designed to indicate:

(1) The number of minority and nonminority group members and women employed in each work classification on the project.

(2) The Progress and efforts being made in cooperation with unions to increase employment opportunities for minorities and women (applicable only to contractors who rely in whole or in part on unions as a source of their work force).

(3) The progress and efforts being made in locating, hiring, training, qualifying, and upgrading minority and female employees, and

(4) The progress and efforts being made in securing the services of minority group subcontractors or subcontractors with meaningful minority and female representation among their employees.

b. All such records must be retained for a period of three years following completion of the contract work and shall be available at reasonable times and places for inspection by authorized representatives of the State highway agency and the Federal Highway Administration.

c. The Contractors will submit an annual report to the State highway agency each July for the duration of the project, indicating the number of minority, women, and non-minority group employees currently engaged in each work classification required by the contract work. This information is to be reported on Form PR 1391.

1
Special Construction Requirements
Fire Protection Plan

(a) *Fire Protection Plan*. Prior to start of work, the Contractor shall submit a Fire Control Plan in writing to the Engineer for approval. The plan shall include the following:

(1) The name and contact information of a Fire Control Coordinator who shall be assigned to the project.

(2) A list of numbers to call in case of a fire, including 911 (or the equivalent in the area).

(3) A complete list, including storage locations, of all tools and equipment the Contractor will use in the event of a fire within project limits.

(4) Methods that will be employed if a fire is encountered or started during construction activities within the project limits.

(5) Specific fire prevention precautions, and the required firefighting equipment, for every activity which has the potential for starting a fire. At a minimum the plan shall address prevention planning related to use of heavy equipment, vehicles, hand tools, storage and parking areas.

(6) Specific precautions for fueling operations.

(7) Provisions for field safety meetings. The Contractor shall conduct field safety meetings (also known as toolbox or tailgate meetings) at least once per week. The Contractor shall encourage participation by all persons working at the project site. Participants shall discuss specific fire prevention precautions for construction activities.

(b) *Equipment and Procedures*.

(1) Fire Boxes. Fire boxes shall contain tools and equipment that shall be used exclusively for controlling or suppressing fires which occur due to construction activities on project sites. Each fire box shall contain, as a minimum, the following:

(1) five round-pointed shovels,
(2) two double-bitted axes,
(3) three pulaskis or mattocks, and
(4) two backpack pumps

(2) Welding. If welding at field locations is required, the welding shall be done at a location where all flammable material has been cleared away for a distance of 16 feet around the area.

(3) Spark Arrestors. All diesel and gasoline powered engines, both mobile and stationary, shall be equipped with serviceable spark arrestors.

(4) Power Saws. Each gasoline power saw shall be provided with a spark screen and a muffler in good condition. Spill-proof metal safety cans shall be used for refueling.

(5) Storage and Parking Areas. Batch plant areas, equipment service areas, parking areas, gas and oil drum storage areas, and explosive storage areas shall be cleared of all flammable materials for a distance of 50 feet. Small stationary engine sites shall be cleared of all flammable material for distance of 17 feet. Other mitigation methods may be used as approved by the Engineer.

(c) *Fire Control Coordinator Responsibilities.* The Fire Control Coordinator shall:

(1) Implement the Fire Control Plan.

(2) Monitor, manage, and adjust the Fire Control Plan as needed as construction work progresses.

(3) Document in a letter to the Engineer changes to the Fire Control Plan.

(4) Immediately contact firefighting authorities when a fire is started due to construction activities within project limits.

(5) Coordinate fire control and suppression activities until authorities arrive, including the evacuation of staff.

(6) When the Fire Control Coordinator cannot be on the project site, he shall designate a person who is on site to serve as the Fire Control Coordinator. The Fire Control Coordinator, or his designee, shall be on site at all times that work is being performed.

(d) *Costs.* All costs associated with the preparation and implementation of the Plan and compliance with all fire protection provisions and requirements will not be measured and paid for separately, but shall be included in the work.

Hess Road over Wildlife Crossing Project
Project No. CI 2024-022
July 1, 2025

DOUGLAS COUNTY COLORADO

benesch

EXHIBIT B

BID SCHDULE

Item No.	Description	Units	Quantity	Unit Cost	Cost
202-00210	REMOVAL OF CONCRETE PAVEMENT	SY	179	$ 39.2	$ 7,016.8
202-00240	REMOVAL OF ASPHALT MAT (PLANING)	SY	791	$ 9.2	$ 7,277.2
203-00060	EMBANKMENT MATERIAL (COMPLETE IN PLACE)	CY	15	$ 91.4	$ 1,371.0
207-00205	TOPSOIL	CY	55	$ 27.9	$ 1,534.5
208-00002	EROSION CONTROL LOG TYPE 1 (12 INCH)	LF	200	$ 3.8	$ 760.0
208-00045	CONCRETE WASHOUT STRUCTURE	EA	1	$ 2,188.5	$ 2,188.5
208-00070	VEHICLE TRACKING PAD	EA	1	$ 4,245.2	$ 4,245.2
208-00103	REMOVAL AND DISPOSAL OF SEDIMENT (LABOR)	HOUR	8	$ 54.5	$ 436.0
208-00105	REMOVAL AND DISPOSAL OF SEDIMENT (EQUIPMENT)	HOUR	8	$ 130.5	$ 1,044.0
208-00106	SWEEPING (SEDIMENT REMOVAL)	HOUR	12	$ 190.0	$ 2,280.0
208-00207	EROSION CONTROL MANAGEMENT	DAY	18	$ 316.7	$ 5,700.6
210-01130	RESET GUARDRAIL TYPE 3	LF	132	$ 131.1	$ 17,305.2
212-00005	SEEDING (NATIVE)	ACRE	0.07	$ 1,775.0	$ 124.3
216-00201	SOIL RETENTION BLANKET (STRAW/COCONUT) (BIODEGRADABLE CLASS 1)	SY	328	$ 3.8	$ 1,246.4
304-06007	AGGREGATE BASE COURSE (CLASS 6)	CY	47	$ 87.4	$ 4,107.8
403-00720	HOT MIX ASPHALT (PATCHING)(ASPHALT)	TON	9	$ 399.7	$ 3,597.3
403-34741	HMA (GRADING SX)(75) (PG 64-22)	TON	131	$ 173.4	$ 22,715.4
412-00800	CONCRETE PAVEMENT (8 INCH)	SY	179	$ 168.2	$ 30,107.8
506-00209	RIPRAP (9 INCH)	CY	1	$ 567.0	$ 567.0
507-00400	ASPHALT SLOPE AND DITCH PAVING (ASPHALT)	TON	3	$ 958.0	$ 2,874.0
515-00120	WATERPROOFING (MEMBRANE)	SY	791	$ 26.6	$ 21,040.6
609-60011	CURB TYPE 6 (SECTION M)	LF	63	$ 43.0	$ 2,709.0
615-00050	EMBANKMENT PROTECTOR TYPE 5	EA	1	$ 3,202.0	$ 3,202.0
620-00020	SANITARY FACILITY	EA	1	$ 316.7	$ 316.7
626-00000	MOBILIZATION	LS	1	$45,802.5	$ 45,802.5
627-00008	MODIFIED EPOXY PAVEMENT MARKING	GAL	24	$ 950.0	$ 22,800.0
630-00016	TRAFFIC CONTROL (SPECIAL)	LS	1	$95,450.0	$ 95,450.0
				Bid Item Total	**$ 307,820**
700-70010	F/A Minor Contract Revisions	FA	1	$ 21,000	$ 21,000
700-70380	F/A Erosion Control	FA	1	$ 10,000	$ 10,000
				Bid Item & Force Account Total	**$ 338,820**

MEETING DATE: August 12, 2025

STAFF PERSON RESPONSIBLE: Deborah E. Kula, P.E., Special Projects Engineer

DESCRIPTION: Construction Contract with Insituform Technologies, dba C&L Water Solutions for the Highlands Ranch Parkway & Daisy Ct Storm Sewer Ultraviolet Cured in Place Pipe Lining Project in the Amount of $275,000.00, Douglas County Project # SP 2025-016.

SUMMARY: The Highlands Ranch Parkway & Daisy Ct Storm Sewer UV CIPP Lining Project will repair 316 linear feet of 60-inch of Corrugated Metal Pipe (CMP), 105 linear feet of 30-36-inch CMP and 128 linear feet of 18" CMP. This area of storm sewer located in Highlands Ranch Parkway and Daisy Ct. and was installed in 1984. These pipes were identified by the storm sewer video program. These systems will be rehabilitated with Ultraviolet Cured in Place Pipe (UV CIPP). This process provides the least amount of disruption, least number of environmental impacts, and the strongest pipe rehabilitation. These safety improvements will also extend the service life of these pipes.

County staff requested quotes from three contractors that have completed similar work for the County in the past to be able to complete the Project as soon as possible. The quotes received are as follows:

C&L	**$238,045.00**
American West Construction	$349,380.00
Puris aka Inliner Solutions	$398,856.00
Engineer's Estimate	$313,600.00

Insituform Technologies, dba C&L Water Solutions was the most cost effective for this project throughout Highlands Ranch.

The contract with Insituform Technologies, dba C&L Water Solutions will be for a total of $275,000.00, which includes $36,955.00 in Field Modifications as contingency for any additional work items that arise (and are approved by the County in writing) during construction for the project.

Funding for this construction contract is set aside in Fund 200, Business Unit 800506.478300.

RECOMMENDED ACTION:

Approval of the Construction Contract with Insituform Technologies, dba C&L Water Solutions (C&L) for the Highlands Ranch Parkway & Daisy Ct Storm Sewer Ultraviolet Cured in Place Pipe (UV CIPP) Lining Project in the amount of $275,000.00, Douglas County Project # SP 2025-016.

REVIEW:

Kristina Mann	Approve	7/30/2025
Jeff Garcia	Escalated	8/6/2025
Amy Williams	Approve	8/7/2025
Andrew Copland	Approve	8/7/2025
Christie Guthrie	Approve	8/7/2025
Doug DeBord	Approve	8/8/2025

ATTACHMENTS:

Contract Insituform - HR Pkwy & Daisy Ct Storm Sewer

HIGHLANDS RANCH PARKWAY & DAISY CT STORM SEWER UV-CIPP LINING PROJECT
SP2025-016

Construction Contract

1. **Parties.** This Contract, made and entered into this _____day of **August, 2025,** between the Board of County Commissioners of the County of Douglas (hereinafter "County") and **Insituform Technologies, LLC dba C&L Water Solutions,** a Delaware limited liability corporation (hereinafter "Contractor").

2. **Contract Documents.** The entire contract between the Parties shall consist of and include:

A. Contract, which includes the Cover Page and Table of Contents;
B. Approved Construction Plans (Exhibit A);
C. Bid Schedule (Exhibit B);
D. Douglas County Roadway Design and Construction Standards;
E. Douglas County Grading, Erosion and Sediment Control Manual, (GESC);
F. Douglas County Storm Drainage Design & Technical Criteria Manual
G. CDOT, Standard Specifications for Road & Bridge Construction;
H. CDOT, Standard Plans, M & S Standards;
I. County's Payment Policies;
J. Insurance Requirements, Revision of Section 107 of the Standard Special Provisions; and
K. Payment and Performance Bonds

3. Except as otherwise provided in this Contract, the project shall be constructed in accordance with the current as amended versions of the Douglas County Roadway Design & Construction Standards, Douglas County Grading, Erosion and Sediment Control Manual, (GESC), the Douglas County Storm Drainage Design & Technical Criteria Manual, the CDOT Standard Specifications for Road and Bridge Construction, dated 2021, and the CDOT M&S Standards. If there is a conflict between any of these standards, the Douglas County standards and manuals shall control.

4. **Scope of Work.** All services described in Exhibit A - (Construction Plans), attached hereto and incorporated herein, shall be performed by Contractor.

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 Contractor's compensation, which are mutually agreed upon between the County and Contractor, shall be in writing and shall become part of this Contract upon execution.

The Contractor 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 Contractor 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 Contractor and the County for the use and occupancy by the Contractor of any County facilities or space.

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 28, 2025, and terminate at 12:00 a.m. on July 27, 2026. 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. **Compensation:** Subject to the maximum contract liability and all other provisions of this Contract, the County agrees to pay to the Contractor, and the Contractor 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.

7. **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 Seventy-Five Thousand Dollars ($275,000.00)** for fiscal year **2025**. 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 Contractor. Any potential expenditure for this Contract outside the current fiscal year is subject to future annual appropriation of funds for any such proposed expenditure.

8. **Change Orders.** No change order, or other form of order or directive of the County requiring additional compensable work to be performed, which work is in excess of that specified in Paragraph 4 above, shall be issued unless the Contractor is given written assurance by the County that lawful appropriations to cover the costs of the additional work will be or have been made.

9. **Taxes.** The Contractor shall apply to the State Revenue Department for an exemption certificate in order to exempt it from having to pay sales and use tax.

10. **Indemnification and Insurance.** Contractor agrees to:

A. Indemnification. The Contractor shall defend, release, indemnify and save and hold harmless the County, its officers, agents and employees from and against (1) any and all damages, including but not limited to loss of use, to property, or injuries to or death of any person or persons, including property and officers, agents and employees of the County, and (2) any and all claims, demands, suits, actions, liabilities, costs, expenses (including but not limited to reasonable attorney fees, expert witness fees and all associated defense fees), causes of action, or other legal, equitable or administrative proceedings of any kind or nature whatsoever, of or by anyone whomsoever, regardless of the legal theory(ies) upon which premised, including but not limited to contract, tort, express and/or implied warranty, strict liability, and workers compensation, in any way resulting from, connected with, or arising out of, directly or indirectly, actions or omissions of the Contractor or those performing under it in connection with its operations or performance herewith or its use or occupancy of real or personal property hereunder, including actions or omissions of Subcontractors and Suppliers, and acts or omissions of officers, employees, agents, representatives, invitees or licensees of the Contractor or its Subcontractors or Suppliers; provided however, that the Contractor need not indemnify the County or its officers, agents and employees from damages proximately caused by and apportioned to the negligence of the County's officers, agents and employees. This indemnification is for an amount represented by the degree or percentage of negligence or fault attributable to the indemnity obligor or the indemnity obligor's agents, representatives, subcontractors, or suppliers. Further, this indemnification is intended to comply with and be subject to § 13-50.5-102(8), C.R.S., as amended from time to time.

This indemnity clause shall also cover the County's defense costs, in the event that the County, in its sole discretion elects to provide its own defense. The County retains the right to disapprove counsel, if any, selected by Contractor to fulfill the forgoing defense indemnity obligation, which right of disapproval shall not be unreasonably exercised.

B. Procure and maintain commercial general liability insurance including completed operations, contractual liability, products liability and automobile liability, affording coverage for all claims for bodily injury including death and all claims for destruction of or damage to property, arising out of or in connection with any operations under this Contract, whether such operations be by the Contractor, by subcontractors under it or anyone directly or indirectly employed by the Contractor or by subcontractor under it. Required coverage is outlined in **Revision of Section 107 of the Standard Special Provisions and made a part of this Contract.**

C. Obtain and maintain during the term of this Contract worker's compensation insurance as required by law. This insurance shall cover all of its employees employed under the terms of this Contract. If any of the work on the Project is sublet, the Contractor shall require each of its subcontractors to provide similar coverage for all of the subcontractor's employees to be engaged in such work.

D. Contractor is an independent contractor under this Contract. Notwithstanding any provision of this Contract, all personnel assigned by the Contractor to perform work under this Contract shall be and remain at all times, employees of the Contractor for all purposes, except as otherwise provided for subcontractors herein.

E. Contractor shall comply with any reasonable request by the Department of Labor and Employment made in the course of an investigation that the Department is undertaking.

F. If Contractor violates this provision of this Contract, the County may terminate the Contract for a breach of contract. If the Contract is so terminated, Contractor shall be liable for actual and consequential damages to the County as required by law.

G. The County will notify the Office of the Secretary of State if Contractor violates this provision of this Contract and the County terminates the Contract for such breach.

11. **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.

12. **Assignment.** The Contractor 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 Project Engineer. Any attempt by the Contractor to assign or transfer its rights hereunder shall, at the option of the County, void the assignment or automatically terminate this Contract and all rights of the Contractor hereunder.

13. **Subletting of Contract.** The Contractor shall not sublet, sell, transfer, assign or otherwise dispose of the Contract, or its right, title or interest therein, without the written consent of the County. The Contractor may utilize the services of specialty contractors on those parts of the Project which, under normal contracting practices, are performed by specialty subcontractors. The Contractor shall be fully responsible to the County for the acts and omissions of the subcontractors and of persons directly employed by them, as it is for the acts and omissions of persons directly employed by it. The Contractor shall provide appropriate provisions to be inserted on all subcontracts relative to the Project to bind the subcontractors to the Contractor by the terms of the Contract Documents to give the Contractor the same power in regard to termination of any subcontractor that the County may exercise over the Contractor under any provision of the Contract Documents.

14. **Non-Discrimination and Federal Assurance in Connection with Performance of Work.** The Contractor agrees not to refuse to hire, discharge, promote or demote, or discriminate in matters of compensation against any person otherwise qualified, solely because of race, creed, sex, color, national origin, or ancestry and further agrees to insert the foregoing provision in all subcontracts hereunder. Further, Contractor agrees to comply with the Standard Title VI Non-Discrimination Appendices A and E attached hereto and incorporated herein, and the foregoing shall be a provision in all subcontracts hereunder.

15. **Cancellation of Contract.** Failure of the Contractor to comply with any of the requirements of this Contract may be considered by the County as evidence of the inability on the part of the Contractor to maintain the quality and service standards necessary under this Contract and shall be sufficient cause for termination of the Contract and the County initiating legal action against the Performance Bond of the Contractor.

16. **Patented Devices, Materials and Processes.** If a Contractor is required or desires to use any design, device, invention, product, material or process covered by letters of patent or copyright, it shall provide for such use by suitable legal Contract with the patentee or copyright owner and the County and shall pay all license fees and royalties and assume all costs incident to such use and construction of the Project or incorporation in the Project. The Contractor agrees to defend, indemnify and save harmless the County from any and all claims for infringement by reason of the use of such patented design, device, invention, project, material, or process or any trademark or copyright in connection with the construction of the Project pursuant to the Contract Documents and shall defend and indemnify the County for any costs, expense, and damages, including attorney's fees, which the County may be obliged to pay for any such infringement at any time such claim is made or prosecuted, including, but not limited to, after the completion of the Project. If the County determines, in the reasonable exercise of its discretion, that a joint defense for the County and the Contractor creates a conflict of interest, the County shall be permitted to select its own counsel, and the Contractor shall pay all reasonable attorneys' fees, expenses (including expert fees and expenses), and costs of the County's defense. The County may, if it so desires, withhold any payment due the Contractor so long as it shall be reasonably necessary to indemnify the County on account of such injuries or damage.

17. **Compliance with Safety and Health.** Contractor agrees, in the performance of this Contract, to comply with all safety orders, rules and regulations imposed pursuant to the Colorado Occupational Safety and Health Program, commonly referred to as COSHA and/or all other safety orders and regulations properly imposed by any other regulatory governmental agency of the State of Colorado or of the United States.

18. **Permits and Licenses.** Unless otherwise provided, the Contractor shall procure all permits and licenses, and, give all notices necessary and incidental to the due and lawful construction of the Project. County may assist Contractor, when necessary, in obtaining such permits and licenses. All County permits will be at no cost to the Contractors.

19. **Venue.** Any and all legal actions pertaining or related to this Contract shall be filed and tried in the District Court in and for the County of Douglas, State of Colorado.

20. **Colorado Labor Preference.** The provisions of §§ 8-17-101 through 8-17-107, C.R.S., are applicable to this Contract. Colorado labor must be employed to perform the work to the extent of not less than eighty percent (80%) of each type of class of labor in the several classifications of skilled and common labor employed on the Project. The 80% requirement for Colorado labor shall be waived by the County if there is reasonable evidence to demonstrate insufficient Colorado labor to perform the work of the Project and if compliance with this requirement would create an undue burden that would substantially prevent the Project from proceeding to completion. Colorado labor means any person who is a resident of the State of Colorado at the time of the public works project, without discrimination as to race, color, creed, sex, sexual orientation, marital status, national origin, ancestry, age, or religion except when sex is a bona fide occupational qualification. A resident of the State

of Colorado is a person who can provide Colorado driver's license, a valid Colorado state issued photo identification, or documentation that he or she has resided in Colorado for the last 30 days. This section is not applicable to any project that receives Federal funds. Enforcement for violation of this section is pursuant to rules and regulations to be promulgated by the Colorado Department of Labor pursuant to §§ 8-17-104, 8-1 7-105 and 8-17-106, C.R.S.

21. **Conflict of Interest.** The Contractor 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 Contractor 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 Contractor by placing the Contractor's own interests, or the interest of any party with whom the Contractor has a contractual arrangement, in conflict with those of County.

22. **Compliance with All Laws and Regulations.** All of the work performed under this Contract by the Contractor shall comply with all applicable laws, rules, regulations and codes of the United States, State of Colorado and County of Douglas.

23. **No Third-Party Beneficiary.** The enforcement of the terms and conditions of this Contract and all rights of action relating to such enforcement, shall be strictly reserved by the County and the Contractor, 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.

24. **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.

25. **Bond.** At the time of the execution of this Contract, the Contractor shall furnish a Contract Payment Bond and a Contract Performance Bond. Each bond shall be in the penal sum equal to the nearest integral one hundred dollars in excess of the Contract value or amount, plus all force account items, if any, specified in the project special conditions to be included in the payment and performance bonds. The bonds and the security shall be in a form and issued by an entity acceptable to the County.

26. **County Execution of Contract:** 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.

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STANDARD TITLE VI NON-DISCRIMINATION: APPENDIX A

During the performance of this contract, the Contractor, for itself, its assignees and successors in interest (hereinafter referred to as the "Contractor") agrees as follows:

1. **Compliance with Regulations:** The Contractor shall comply with the Regulation relative to nondiscrimination in federally-assisted programs of the Department of Transportation (hereinafter, "DOT") Title 49, Code of Federal Regulations, Part 21, as they may be amended from time to time, (hereinafter referred to as the Regulations), which are herein incorporated by reference and made a part of this contract.

1. **Non-discrimination:** The Contractor, with regard to the work performed by it during the Contract, will not discriminate on the grounds of race, color, or national origin, in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The Contractor shall not participate either directly or indirectly in the discrimination prohibited by the Acts and the Regulations, including employment practices when the Contract covers any activity, project, or ~~a~~ program set forth in Appendix B of 49 CFR Part 21.

2. **Solicitations for Subcontractors, Including Procurements of Materials and Equipment:** In all solicitations either by competitive bidding or negotiation made by the Contractor for work to be performed under a subcontract, including procurements of materials or leases of equipment, each potential subcontractor or supplier shall be notified by the Contractor of the Contractor's obligations under this contract and the Regulations relative to nondiscrimination on the grounds of race, color, national origin, or sex.

3. **Information and Reports:** The Contractor shall provide all information and reports required by the Regulations or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the County, the Colorado Department of Transportation or the Federal Highway Administration be pertinent to ascertain compliance with such Regulations, orders and instructions. Where any information required of a Contractor is in the exclusive possession of another who fails or refuses to furnish this information the Contractor shall so certify to the County, the Colorado Department of Transportation or the Federal Highway Administration as appropriate, and shall set forth what efforts it has made to obtain the information.

4. **Sanctions for Noncompliance:** In the event of the Contractor's noncompliance with the nondiscrimination provisions of this Contract, the County shall impose such contract sanctions as it, the Colorado Department of Transportation or the Federal Highway Administration may determine to be appropriate, including, but not limited to:

    a. withholding of payments to the Contractor under the Contract until the Contractor complies, and/or
    b. cancellation, termination or suspension of the Contract, in whole or in part.

5. **Incorporation of Provisions:** The Contractor shall include the provisions of paragraphs (1) through (6) in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto.

The Contractor shall take such action with respect to any subcontract. or procurement as the County, the Colorado Department of Transportation or the Federal Highway Administration may direct as a means of enforcing such provisions including sanctions for non-compliance: Provided, however, that, in the event a Contractor becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of such direction, the Contractor may request the County to enter into such litigation to protect the interests of the County, and, in addition, the Contractor may request the United States to enter into such litigation to protect the interests of the United States.

STANDARD TITLE VI NON-DISCRIMINATION: APPENDIX E

During the performance of this contract, the Contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the "Contractor") agrees to comply with the following non-discrimination statutes and authorities; including but not limited to:

Pertinent Non-Discrimination Authorities:

- Title VI of the Civil Rights Act of 1964 (42 U .S.C. § 2000d et seq., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21.
- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- Federal-Aid Highway Act of 1973, (23 U.S. C. § 324 et seq.), (prohibits discrimination on the basis of sex);
- Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 et seq.), as amended, (prohibits discrimination on the basis of disability); and 49 CFR Part 27;
- The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 et seq.), (prohibits discrimination on the basis of age);
- Airport and Airway Improvement Act of 1982, (49 USC§ 471, Section 47123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);
- The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or activities" to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);
- Titles II and III of the Americans with Disabilities Act, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131-12189) as implemented by Department of Transportation regulations at 49 C.F.R. parts 37 and 38;
- The Federal Aviation Administration's Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
- Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;
- Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100);
- Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C. 1681 et seq).

IN WITNESS WHEREOF, the parties have set their hands and seal the day herein first above written.

Insituform Technologies, dba C&L Water Solutions:

SIGNED: _____

PRINT NAME & TITLE: Whittney Schulte, Contracting & Attesting Officer

DATE: _____

ATTEST:

_____

TITLE: _____

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

_____ Date
Abe Laydon, Chair

APPROVED AS TO CONTENT:

_____
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:

ANDREW COPLAND **Date**
Director of Finance

APPROVED AS TO LEGAL FORM:

Chris Pratt **Date**
Senior Assistant County Attorney

PROJECT MANAGER REQUIRED TO COMPLETE:

Name of Contact at Contractor's Place of Business: (example: Joe Smith, Concrete Company, Inc.):
_Tracy Flint, Insituform Technologies, dba C&L Water Solutions_____

Email Address of Contact: _tflint@azuria.com_____

Phone # of Contact: 303-791-2521_____

Address of Contact: 12525 E Jamison Pl, Englewood, CO 80112_____

_____

COUNTY'S PAYMENT POLICIES

The following policies have been formulated to assure timely and accurate payments by Douglas County Government to its Contractors. Invoices submitted which are not in complete accordance with these policies will be returned (mailed) without payment to the Contractor for completion.

1. Each invoice for progress payment and/or final payment must list the description and location of the work being performed. Contractor's invoice for materials being billed must also be attached.

2. All invoices are to be submitted to Douglas County Department of Public Works - Engineering Division, Philip S. Miller Building, 100 Third Street, Suite 220, Castle Rock, CO 80104; Attention: Deborah Kula, PE

3. Invoices must be submitted by the 25th of the month to be paid by the 25th of the following month. Under no circumstances will a Contractor be paid more than once a month. Errors will be corrected on the next pay cycle.

4. Checks will be mailed on or about the 25th of each month. When payment dates occur on Saturday or Sunday, payment will be made on the first working day following such date.

ACKNOWLEDGMENT

I have read the above procedures and understand that any deviation therefrom will cause delays in the payment of those invoices involved.

Contractor: _____

Signed by: _____

Print Name: _____

Title: _____

Date: _____

REVISION OF SECTION 107
LEGAL RELATIONS AND RESPONSIBILITY TO PUBLIC

Section 107 of the Standard Specifications is hereby revised as follows:

107.12 PROTECTION AND RESTORATION OF PROPERTY AND LANDSCAPE

In Subsection 107.12, delete the last paragraph and replace with the following:

Measures to minimize damage to existing trees have been incorporated into the design of this Project. Due to the value of existing trees located within the Project limits, removal of trees has been minimized through the extensive use of ditch adjustments, grade and alignment adjustments and other techniques.

The Contractor shall take all precautions necessary to protect all trees not designated for transplanting and/or removal on the Project. Failure of the Contractor to protect existing trees will result in assessment of liquidated damages as follows:

First occurrence of failure to protect trees - $5,000
Second occurrence of failure to protect trees - $10,000
Any Subsequent occurrence of failure to protect trees - Potential Removal of Contractor from Project plus $10,000 per occurrence

If the Contractor knowingly harms any existing tree(s), he shall immediately notify the Engineer of the tree(s) location and damage. Damage to trees that have been identified in the plans to be protected (or not identified for removal) outside the Project limits (County ROW and / or easements), or on private property, shall be subject to the above liquidated damages, and, potentially, any additional fines pursued by the owner(s) of the private property.

107.15 RESPONSIBILITY FOR DAMAGE CLAIMS, INSURANCE TYPES AND COVERAGE LIMITS

Delete the first paragraph of Subsection 107.15, prior to subparagraph (a), in its entirety and replace with the following:

The Contractor shall exercise proper precaution at all times for the protection of persons and property and shall be responsible for all damage to persons or property, either on or off the site, which occur as a result of his prosecution of the work.

The safety provisions of applicable laws and building and construction codes shall be observed, and the Contractor shall take or cause to be taken such additional safety and health measures as deemed necessary.

The Contractor shall maintain an accurate record of all cases of death, occupational disease, and injury requiring medical attention or causing loss of time from work arising out of, and in the course of, employment on the work under this Contract. The Contractor shall promptly furnish the Engineer with reports concerning these matters.

The Contractor expressly binds himself to defend, indemnify and save harmless the County, its commissioners, officials, officers, directors and employees, against all third-party suits, actions, claims, costs, fees, and expenses, including but not limited to expert fees and attorneys' fees, of any kind and nature brought, or which may be brought against the County, for or on account of any injuries or damage received or sustained by any person, firm, partnership or corporation, or persons, firms, partnerships or corporations, or by any property, in connection with or on account of the operations of the Contractor; or failure to comply with the provisions of the Contract; or on account of or in consequence of neglect of the Contractor in safeguarding the work; or because of the performance of the work under this Contract or by or in consequence of any negligence in connection with the same; or on account of the use of any improper or defective materials or workmanship; or on account of any act or omission, neglect, or misconduct of the Contractor, or a subcontractor, agents, servants or employees; or because of any claims or amounts recovered from any infringements of patent, trademark, or copyright, unless the design, device, material or process involved is specifically required by the Contract; or from any claims or amounts arising or recovered under the Worker's Compensation Act, or other law, ordinance, order or decree; or for any cause arising out of the performance of any subcontractor, agents, servants or employees relating to this Contract. If the County determines, in the reasonable exercise of its discretion, that a joint defense for the County and the Contractor creates a conflict of interest, the County shall be permitted to select its own counsel, and the Contractor shall pay all reasonable attorneys' fees, expenses (including expert fees and expenses), and costs of the County's defense. The County may, if it so desires, withhold any payment due the Contractor so long as it shall be reasonably necessary to indemnify the County on account of such injuries or damage.

Subsection 107.15 (f) is hereby revised to include the following:

(f) The certificates of insurance shall be provided to Douglas County by the Contractor's insurance agent or carrier as evidence that policies providing the required coverage, conditions, and minimum limits are in full force and effect. Insurance limits must be on each Certificate of Insurance. Each Certificate of Insurance shall be reviewed and approved by Douglas County prior to commencement of the Contract. No other form of certificate shall be used. The certificates shall identify this Contract.

Subsection 107.15 (g) is hereby revised to include the following:

(g) Any completed certificates of insurance, including renewals and amendments or modifications, shall be sent to:

Douglas County Project Engineer	Megan Datwyler
Department of Public Works Engineering	Douglas County Risk Management
100 Third Street, Suite 220	100 Third Street, 3rd Floor
Castle Rock, Colorado 80104	Castle Rock, Colorado 80104

Any notices of cancellation, termination, or material change shall be sent to the above addresses within **thirty (30) calendar days** prior to the date upon which the noticed action

(i.e., cancellation, termination or material change) is to take effect.

Add the following new Subsection 107.15(i) :

(i) Failure on the part of the Contractor to procure or maintain policies providing the required coverage, conditions and minimum limits shall constitute a material breach of contract upon which the County may immediately terminate this Contract, or, in the County's sole discretion, it may suspend the Contractor's performance and/or procure or renew any such policy or any extended reporting period thereto and may pay any and all premiums in connection therewith, and all monies so paid by the County shall be repaid by the Contractor to the County upon demand, or the County may offset the cost of the premiums against any monies due to the Contractor from the County.

107.16 OPENING SECTIONS OF PROJECT TO TRAFFIC

Subsection 107.16 is hereby revised to include the following:

The County has the right, subject to reasonable advance notice to the Contractor, to take possession of and use any completed or partially completed portions of the work. The County has this right even though the entire work or any portions thereof may, or may not, have been completed. Such possession and use shall not be deemed an acceptance of any work until all work has been completed in accordance with the Contract. Possession taken by the County pursuant to this paragraph shall not change the period of warranty requirements pursuant to the Revision of Sections 105 and 107.

107.17 CONTRACTOR'S RESPONSIBILITY FOR WORK

Subsection 107.17 is hereby revised to include the following:

Should an excavation become flooded, by any cause, the Contractor shall remove excess water, excavate the unsuitable material to a depth satisfactory to the Engineer and replace it with other suitable material as approved by the Engineer, at the Contractor's expense.

Until final written acceptance of the Project by the County, the Contractor shall have the charge and care thereof and shall take every precaution against injury or damage to any part thereof by the action of the elements, groundwater, surface runoff, floods or from any other cause, whether arising from the execution or from the non-execution of the work. The Contractor shall rebuild, repair, restore, and make good all injuries or damages to any portion of the work occasioned by any of the above causes before final acceptance and shall bear the expense thereof.

The Contractor shall be responsible for the Project and shall take such precautions as may be necessary to construct the Project in a dry condition, provide for drainage, groundwater, underground water, surface runoff; and shall erect any necessary temporary structures or other facilities (including pumping and all other dewatering costs) at the Contractor's expense that are needed to complete the requirements for this Project.

No separate measurement and payment will be made of the work, equipment and materials, including, but not limited to, any additional shoring, rock stabilization, diversions, cofferdams, sheeting, pumping and well points required to control the surface and subsurface water in the work area throughout the duration of the Project (until the Project is completed and accepted by the Engineer). This work shall be a subsidiary obligation of the Contractor for this Project.

In an emergency affecting the safety of life or property, on or adjoining the Project site, the Contractor shall act, either at his own discretion, or as instructed by the Engineer, to prevent such threatened loss or injury. Any compensation claimed by the Contractor on account of such emergency work will be determined by the Engineer as provided in Subsections 104.03 and 109.04.

107.19 FURNISHING RIGHT OF WAY

Subsection 107.19 is hereby revised to include the following:

The Contractor shall construct this Project within the right-of-way, permanent slope easements, permanent drainage easements, permanent utility easements and temporary construction easements, or as otherwise provided in writing and as shown on the plans. The Contractor, at his expense, shall obtain any additional temporary construction easements that the Contractor wants. The Contractor shall provide the County with a written copy of all third-party agreements pertaining to this contract. Upon written approval by the Engineer, the County may agree to incorporate the adjacent additional temporary construction easements into the Project limits. The Contractor will be responsible for obtaining all applicable Federal, State and Local permits associated with the work outside the Project limits. No time extensions will be granted by the County for the Contractor to obtain these additional easements. When required, temporary fence will be constructed within the limits of the temporary construction easements.

107.25 WATER QUALITY CONTROL

Subsection 107.25 is hereby revised as follows:

Subsection 107.25(a) Definitions 1 through 4 are hereby deleted.

Subsection 107.25(b) Items 2 and 6 are hereby deleted.

Subsection 107.25(c) is hereby deleted.

PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned_____, a corporation organized under the laws of the State of_____, hereinafter referred to as the "Contractor", and_____, a corporation organized under the laws of the State of _____, and authorized to transact business in the State of Colorado, hereinafter referred to as the "Surety", are held and firmly bound unto the COUNTY OF DOUGLAS, a political subdivision of the State of Colorado, hereinafter referred to as the "COUNTY", in the penal sum of Two Hundred Seventy-Five Thousand Dollars ($275,000.00), lawful money of the United States of America, for the payment of which sum the Contractor and Surety bind themselves and their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the above Contractor has on the ____ day of _____, _____, entered into a written contract with the County for furnishing all labor, materials, tools, superintendence, and other facilities and accessories for the construction of **Highlands Ranch Parkway & Daisy Ct Storm Sewer UV-CIPP Lining Project, DOUGLAS COUNTY PROJECT NUMBER SP2025-016**, in accordance with all Contract Documents therefore which are incorporated herein by reference and made a part hereof, and are herein referred to as the Contract.

NOW, **THEREFORE**, the condition of this payment bond obligation is such that if the Contractor shall at all times promptly make payments of all amounts lawfully due to all persons supplying or furnishing it or its subcontractors with labor and materials, rental machinery, tools, or equipment, used or performed in the prosecution of work provided for in the above Contract and shall indemnify and save harmless the County to the extent of any and all payments in connection with the carrying out of such Contract which the County may be required to make under the law, then this obligation shall be null and void, otherwise, it shall remain in full force and effect;

PROVIDED FURTHER, that the said Surety, for value received, hereby stipulates and agrees that any and all changes in the Contract, or compliance or noncompliance with the formalities in the Contract for making such changes shall not affect the Surety's obligations under this bond and the Surety hereby waives notice of any such changes.

IN WITNESS WHEREOF, said Contractor and said Surety have executed these presents as of this ____ day of _____, _____.

_____
(Contractor)

BY: _____
(President)

_____
(Surety Company)

BY: _____
(Attorney-in-Fact)

(Accompany this bond with Attorney-in-Fact's authority from the Surety to execute bond, certified to include the date of the bond.)

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned _____, a corporation organized under the laws of the State of Colorado, hereinafter referred to as the "Contractor", and _____, a corporation organized under the laws of the State of _____, and authorized to transact business in the State of Colorado, hereinafter referred to as the "Surety", are held and firmly bound unto the COUNTY OF DOUGLAS, a political subdivision of the State of Colorado, hereinafter referred to as the "COUNTY", in the penal sum of Two Hundred Seventy-Five Thousand Dollars ($275,000.00), lawful money of the United States of America, for the payment of which sum the Contractor and Surety bind themselves and their heirs, executors, administrators, successors and assigns, jointly and severally by these presents.

WHEREAS, the above Contractor has on the ____ day of _____, _____, entered into a written contract with the County for furnishing all labor, materials, equipment, tools, superintendence, and other facilities and accessories for the construction of **Highlands Ranch Parkway & Daisy Ct Storm Sewer UV-CIPP Lining Project, DOUGLAS COUNTY PROJECT NUMBER SP2025-016**, in accordance with all Contract Documents therefore which are incorporated herein by reference and made a part hereof, and are herein referred to as the Contract.

NOW, **THEREFORE**, the condition of this performance bond is such that if the Contractor:

1. Promptly and faithfully observes, abides by and performs each and every covenant, condition and part of said Contract, including, but not limited to, its warranty provisions, in the time and manner prescribed in the Contract, and

2. Pays the County all losses, damages (liquidated or actual, including, but not limited to, damages caused by delays in the performance of the Contract), expenses, costs and attorneys' fees that the County sustains resulting from any breach or default by the Contractor under the Contract, then this bond is void; otherwise, it shall remain in full force and effect.

IN ADDITION, if said Contractor fails to duly pay for any labor, materials, team hire, sustenance, provisions, provender, or any other supplies used or consumed by said Contractor or its subcontractors in its performance of the work contracted to be done or fails to pay any person who supplies rental machinery, tools, or equipment, all amounts due as the result of the use of such machinery, tools, or equipment in the prosecution of the work, the Surety shall pay the same in an amount not exceeding the amount of this obligation, together with interest as provided by law.

PROVIDED FURTHER, that the said Surety, for value received, hereby stipulates and agrees that any and all changes in the Contract or compliance or noncompliance with the formalities in the Contract for making such changes shall not affect the Surety's obligations under this bond and the Surety hereby waives notice of any such changes.

IN WITNESS WHEREOF, said Contractor and said Surety have executed these presents as of this ____ day of _____, _____.

PERFORMANCE BOND
(CONTINUED)

_____
(Contractor)

BY: _____
(President)

_____
(Surety Company)

BY: _____
(Attorney-in-Fact)

(Accompany this bond with Attorney-in-Fact's authority from the Surety to execute bond, certified to include the date of the bond.)

EXHIBIT A
SCOPE OF WORK

HIGHLANDS RANCH PARKWAY & DAISY CT STORM SEWER UV-CIPP LINING, SP2025-016

Background Information:
The Project will repair 316 linear feet of 60-inch of corrugated metal pipe (CMP), 105 linear feet of 30–36-inch CMP and 128 linear feet of 18" CMP. This area of storm sewer located in Highlands Ranch Parkway and Daisy Ct. and was installed in 1984. These storm sewer sections will be lined with ultraviolet cured in place pipe (UV-CIPP). The UV-CIPP will have the least amount of disruption, least amount of environmental impacts and the strongest pipe rehabilitation. These pipes were identified by the storm sewer video inspection program as needing rehabilitated. These pipes are near the end of service life and need maintenance to extend the life of these storm sewers.

Installation:
The contractor shall be required to obtain a Douglas County ROW-Construction permit and provide traffic control plans with the permit for use within the areas of these storm sewers in Highlands Ranch. Highlands Ranch Parkway is considered an arterial therefore a VMS board 3 business days prior to beginning construction will be required. Douglas County will require that 2 lanes of traffic each direction on Highlands Ranch Pkwy be maintained during the lining of these sections of storm sewer. Daisy Ct. will also require VMS board 3 business days prior to beginning construction to allow for residents to plan. Access to the residences on Daisy Ct. shall be maintained at all times. Please see below for the storm sewer section within the Sugar Mill Condo development for further details. The contractor shall notify Douglas County of the anticipated work areas and times so that the Douglas County Project Manager can notify Highlands Ranch Metropolitan District and coordinate with Traffic Engineering.

The contractor shall verify the diameter and lengths prior to ordering the liner and shall notify the Douglas County Project Manager of any discrepancies prior to ordering any materials. The pipe will be cleaned before installing UV CIPP by the awarded contractor; the UV CIPP liner shall be installed per ASTM F1216-16 and ASTM F2019-03 specification. The contractor shall video the culverts after installation and provide that video to the Douglas County Project Manager.

Any culvert that is over a quarter of the way full of sediment/debris will be cleaned by the awarded contractor and paid out of Field Modifications on a time and material basis. If repairs are needed before CIPP can be done, this will need to be proposed to the County before the work is authorized.

Conduit Information
CND3041 & 9855 is a 60" CMP in Highlands Ranch Parkway. Access is available from the two (2) new manholes constructed in 2023 in Highlands Ranch Parkway. These are drawn as 2 segments because there is an 18" tee connection from Sugar mill Condos on the south side of the pipe but the total length is approximately 80 LF.

CND3016 is an 18" CMP installed in 1984 and runs from the Sugar Mill development on the south side of Highlands Ranch Parkway and tees into the 60" CMP, access is available at the manhole in Highlands Ranch Parkway; the slope of this pipe is approximately 20%. Douglas County Project Manager has

reached to the Sugar Mill HOA and we have been informed that this is their snow storage area and once the snow is stockpiled there it becomes ice that melts slowly. The lining of this storm sewer section will need to be coordinated with Sugar Mill Condominium HOA regarding timing, length of parking space impacts and weather conditions to ensure the awarded contractor has access.

CND8109, 8113 & 127776 is one run of 60" CMP installed in 1984. This section of storm sewer runs from the manhole in the center median of Highlands Ranch Parkway to the manhole in Daisy Ct. It is shown as 3 segments because it was installed with a stub and then extended. This section of storm sewer runs along a sideyard of a home and there is an access port that will require the contractor to provide protection to prevent the liner from over-extending into this access port.

CND83090 is a 30" CMP and CND124699 is a 36" CMP installed in 1984. These 2 sections of pipe tee into the 60" CMP that was lined in early 2025 and have upstream access at the Type R inlets located on the north and south sides of Highlands Ranch Parkway.

Please be advised none of the assumptions on Exhibit B may be changed nor may you provide your own new assumptions.

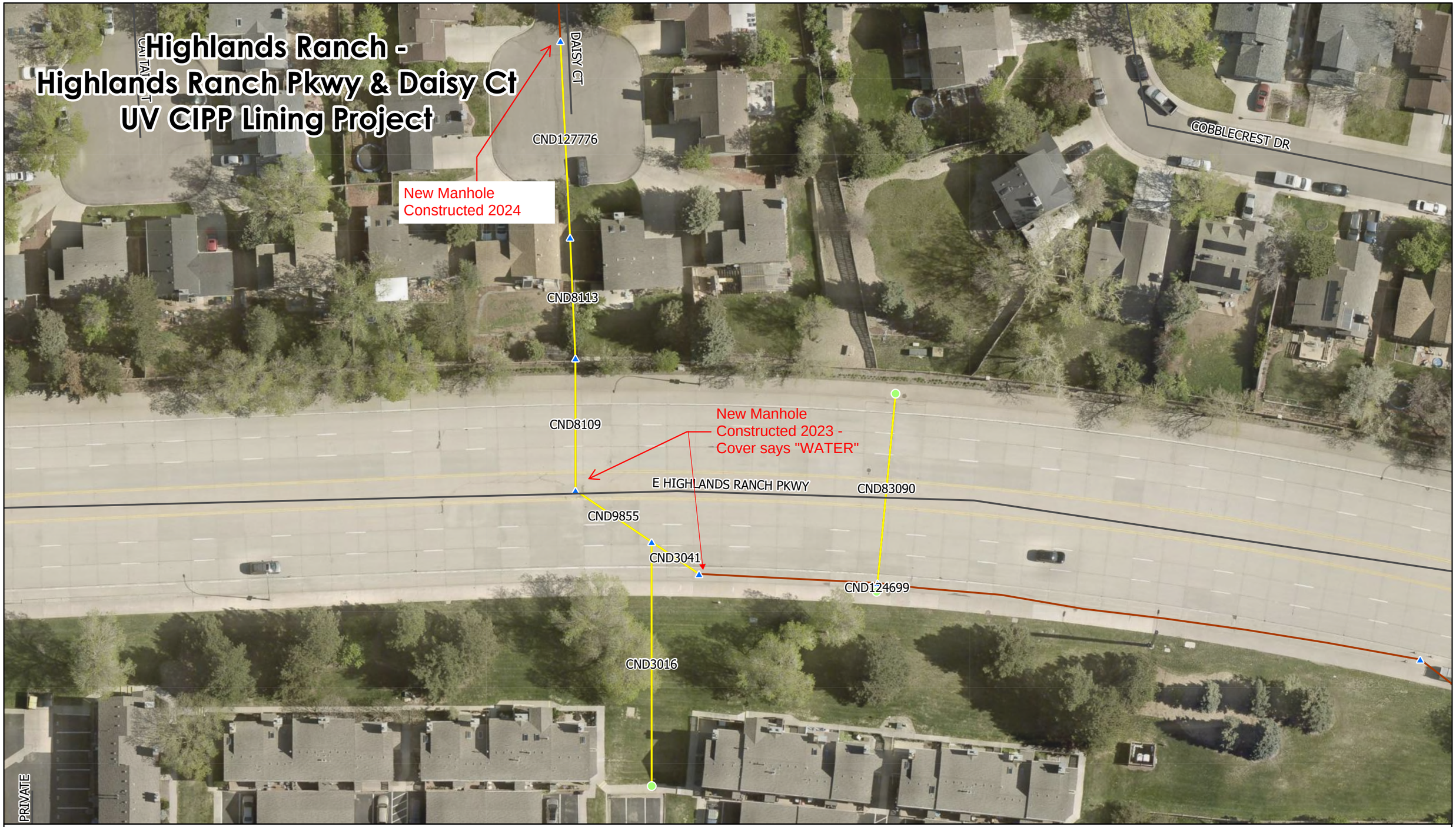
It has come to our attention that contractors are not providing complete cost quotes for proposed projects. While the original email indicates that as a requested contractor to quote this project you cannot change or make any new assumptions, you may also NOT PROVIDE ANY EXCLUSIONS. Your quote is required to provide everything that is needed to construct the project based upon the information provided. The dollars allotted for in the Field Modifications are for changes needed for construction issues that arise in the field and are allotted for this reason, please do not expect any of the field modification dollars to be paid to you as part of this contract. If the quote provided has new assumptions or exclusions the quote will not be accepted.

You can view the pipes in our Stormwater Video Viewer

https://apps.douglas.co.us/gis/stormwatervs_viewer/

Log In: Stormwater_Video Password: Stormwater_Vide01

Highlands Ranch - Highlands Ranch Pkwy & Daisy Ct UV CIPP Lining Project



INLET
JUNCTION
CONDUIT

N

EXHIBIT B
HIGHLANDS RANCH - HRP & DAISY CT UV CIPP LINING PROJECT
SP2025-016

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
202	MINOR REPAIRS TO CULVERT	1	LS	$ 9,755.00	$9,755.00
603	CULVERT LINING - CIPP UV LINED				
	CND83090- 30" CAP	100	LF	$ 245.00	$24,500.00
	CND124699 - 36" CAP	5	LF	$ 2,275.00	$11,375.00
	CND3041&9855 - 60" CAP WITH 18" TEE CONNECTION	80	LF	$ 655.00	$52,400.00
	CND8109, 8113 & 127776 - 60" CAP	236	LF	$ 460.00	$108,560.00
	CND3016 - 18" CAP	128	LF	$ 130.00	$16,640.00
630	CONSTRUCTION TRAFFIC CONTROL	1	LS	$ 12,885.00	$12,885.00
	FILL ACCESS PORT WITH FLASH FILL	2	CY	$ 965.00	$1,930.00
	FIELD MODIFICATIONS	1	LS	TBD BY DOUGLAS COUNTY	
	TOTAL BID				**$238,045.00**

ACTUAL COMPLETED QUANTITIES SHALL BE BILLED MONTHLY

ASSUMPTIONS: CONTRACTOR SHALL VERIFY LENGTHS AND DIAMETER. CIPP LINING SHALL BE UV LINING WITH 6" - 1' LEFT OUTSIDE THE EDGE OF PIPE. MINOR REPAIRS INCLUDES UNBENDING ENDS/JOINTS. IF THE BIDDER DOES NOT FOLLOW THE REQUEST OF THE PROJECT, THEIR BID WILL NOT BE ACCEPTED.

MEETING DATE: August 12, 2025

STAFF PERSON RESPONSIBLE: Ken Worthington, Erosion Control Inspector II

DESCRIPTION: Requesting Approval to Pursue Funding from the State of Colorado through the Natural Disaster Mitigation Enterprise, administered by the Department of Public Safety, by Applying for a Grant in the Amount of $850,000.00 to Assist in the Development of the Douglas County Public Works Operations Biochar Facility. No Local Match is Required for this Grant.

SUMMARY: The Douglas County Public Works Operations Biochar Facility is an innovative initiative designed to address the pressing challenges of wildfire risks and forest health in and around Douglas County, Colorado. By processing liability biomass from forest restoration and wildfire mitigation projects, as well as urban and yard woody waste, the facility will convert these materials into biochar, an organic material that can be used to improve soil quality, reduce water consumption, and filter pollutants. This project aims to process up to 27,000 tons of biomass annually, significantly reducing hazardous fuel loads and enhancing forest health

The funding will enable the installation of advanced pyrolysis technology, which is essential for the efficient conversion of biomass into renewable resources. The anticipated outcomes include the production of high-carbon biochar for use in both agricultural and industrial applications. These outcomes will not only mitigate wildfire risks but also foster local economic growth through job creation and sustainable biomass processing.

The unmet need this project addresses is the lack of local processing facilities for liability biomass, which currently forces reliance on distant disposal options, increasing costs and logistical challenges. The lack of a local processing facility can also lead to the necessity of leaving the liability biomass stockpiled at the harvesting location, thereby increasing wildfire fuel. By establishing a local processing hub, the project will streamline biomass management and deliver economic benefits to the community. The project's long-term benefits include enhanced forest health, improved waste management, and a model for sustainable biomass utilization that can be

replicated in other regions.

Douglas County will be requesting $850,000 of state funds through the grant. The NDME grant program does not require any matching funds.

RECOMMENDED ACTION:

Approval to pursue funding from the State of Colorado through the Natural Disaster Mitigation Enterprise (NDME), administered by the Department of Public Safety, by applying for a grant in the amount of $850,000.00 to assist in the development of the Douglas County Public Works Operations Biochar Facility. No local match is required for this grant.

REVIEW:

Kristina Mann	Approve	7/30/2025
Jeff Garcia	Approve	8/5/2025
Andrew Copland	Approve	8/6/2025
Christie Guthrie	Approve	8/7/2025
Doug DeBord	Approve	8/8/2025

MEETING DATE: August 12, 2025

STAFF PERSON RESPONSIBLE: Amy Strouthopoulos, P.E., Pavement Management Supervisor

DESCRIPTION: Amendment Number One for the Public Contract for Services with Muller Engineering for the University and Quebec Turn Lane Design Project, in the Amount of $39,459.00, Douglas County Project Number CI 2024-027.

SUMMARY: Douglas County currently has a Public Contract for Services (PCS) with Muller Engineering Company to provide design services for improvements to the southwest corner of University and Quebec. The original contract's amount is $80,338.00. The current contract's scope encompasses concept design, definition of parcels needed, and a preliminary cost estimate for the project.

In general, the project will address traffic congestion on eastbound University Boulevard as it approaches Quebec Street by adding a dedicated right-turn lane. These capacity improvements were not included in the previous Quebec / Lincoln / University project due to the challenges and length of time estimated to procure the necessary right-of-way from the United States Postal Service property.

The concept designs have been reviewed, and the review team identified additional options to evaluate. Amendment Number One will provide additional funding in the amount of $39,459.00 to cover the costs of two additional concept designs, bringing the new total contract amount to $119,797.00.

Funding in the amount of $34,459.00 will come from Business Unit 800117, Fund 230, and will be used to create a new PO.

RECOMMENDED ACTION: Staff recommends approval of Amendment Number One for the Public Contract for Services with Muller Engineering for the University and Quebec Turn Lane Design Project, in the amount of $39,459.00, Douglas County Project Number CI 2024-027.

REVIEW:

Kristina Mann	Approve	7/30/2025
Jeff Garcia	Escalated	8/6/2025
Amy Williams	Approve	8/7/2025
Andrew Copland	Approve	8/7/2025
Christie Guthrie	Approve	8/7/2025
Doug DeBord	Approve	8/8/2025

ATTACHMENTS:

Contract Amd Muller Eng-PCS Amendment 1 - QLU Turn Lane-Amy S

AMENDMENT TO PUBLIC CONTRACT FOR SERVICES
UNIVERSITY AND QUEBEC TURN LANE DESIGN
DOUGLAS COUNTY PROJECT NUMBER CI 2024-027
AMENDMENT NUMBER ONE (1)
PURCHASE ORDER NUMBER: 2025019
ACCOUNT NUMBER: 800100.473100 (New PO # will be requested using BU800117)

THIS AMENDMENT is entered into as of this _____ day of _____, 2025, by and between the Board of County Commissioners of the County of Douglas, State of Colorado (the "County"), and Muller Engineering Company (the "Consultant").

WHEREAS, the County and the Consultant entered into a certain Public Contract for Services dated January 9, 2025 (the "Contract"); and

WHEREAS, the County and the Consultant originally agreed to a Maximum Contract Expenditure for services in the amount of **$80,338.00.** Compensation for the additional work associated with this Amendment Number One (1) shall be **$34,459.00;** and

WHEREAS, the County and the Consultant desire to amend the Contract by increasing the Maximum Contract Expenditure which may be paid to the Consultant, by amending the Scope of Work and by adding additional payment terms; and

WHEREAS, the County has budgeted and appropriated the necessary funds to satisfy the financial obligations set forth in the Contract.

NOW, THEREFORE, the parties hereto mutually agree as follows:

1. Section 4 of the Contract is hereby amended to read:

"**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 $114,797.00. 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.

THE COST OF THIS ADDITIONAL WORK SHALL NOT EXCEED: $ 34,459.00

PREVIOUSLY APPROVED PCS REVISIONS: $ 0.00

TOTAL FOR ALL PCS REVISIONS (TO DATE): $ 34,459.00

TOTAL FOR ORIGINAL PCS: $ 80,338.00

GRAND TOTAL INCLUDING ALL PCS REVISIONS SHALL NOT EXCEED: $ 114,797.00

ACTUAL TIME AND MATERIALS FOR SERVICES PROVIDED SHALL BE BILLED MONTHLY.

AMENDMENT TO PUBLIC CONTRACT FOR SERVICES
UNIVERSITY AND QUEBEC TURN LANE DESIGN
DOUGLAS COUNTY PROJECT NUMBER CI 2024-027
AMENDMENT NUMBER ONE (1)
PURCHASE ORDER NUMBER: 2025019
ACCOUNT NUMBER: 800100.473100 (New PO # will be requested using BU800117)

2. **Exhibit A** of the Contract is hereby amended by adding the additional work contained in the attached Exhibit A-1, incorporated herein by this reference.

3. **Exhibit B** of the Contract is hereby amended by adding the payment terms related to the additional work contained in the attached Exhibit B-1, incorporated herein by this reference.

4. The remainder of the Contract shall remain in full force and effect.

AMENDMENT TO PUBLIC CONTRACT FOR SERVICES
UNIVERSITY AND QUEBEC TURN LANE DESIGN
DOUGLAS COUNTY PROJECT NUMBER CI 2024-027
AMENDMENT NUMBER ONE (1)
PURCHASE ORDER NUMBER: 2025019
ACCOUNT NUMBER: 800100.473100 (New PO # will be requested using BU800117)

IN WITNESS WHEREOF, the County and Consultant have executed this Amendment as of the date first above written.

Muller Engineering Company

BY:_____

TITLE:_____

DATE:_____

Signature of Notary Public Required:

STATE OF _____)
) **ss.**
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by _____.

Witness my hand and official seal

_____
Notary Public

My commission expires: _____

BOARD OF COUNTY COMMISSIONERS: **ATTESTED:**

_____ _____
ABE LAYDON Chair **HAYLEY HALL Clerk**

APPROVED AS TO CONTENT: **APPROVED BY DEPARTMENT:**

_____ _____
DOUGLAS J. DEBORD DATE **JANET HERMAN, P.E. DATE**
County Manager **Director of Public Works**

APPROVED AS TO FISCAL CONTENT: **APPROVED AS TO LEGAL FORM:**

_____ _____
ANDREW COPLAND DATE **CHRIS PRATT DATE**
Director of Finance **Senior Assistant County Attorney**

AMENDMENT TO PUBLIC CONTRACT FOR SERVICES UNIVERSITY AND QUEBEC TURN LANE DESIGN DOUGLAS COUNTY PROJECT NUMBER CI 2024-027 AMENDMENT NUMBER ONE (1)
PURCHASE ORDER NUMBER: 2025019
ACCOUNT NUMBER: 800100.473100 (New PO # will be requested using BU800117)

PROJECT MANAGER REQUIRED TO COMPLETE:

Name of Contact at Consultant's Place of Business: (example: Joe Smith, ABC Consulting, Inc.) ____John Hausman, P.E.

Email Address of Contact:_jhausman@mullereng.com _____

Phone # of Contact: 303-988-4939_____

Address of Contact: _7245 West Alaska Drive, Suite 300_____

____Lakewood, CO 80226_____

July 17, 2025

Ms. Amy Strouthopoulos, PE
Pavement Management Supervisor
Douglas County Department of Public Works Engineering
3030 Industrial Way
Castle Rock, CO 80109

RE: Quebec/Lincoln/University eastbound right-turn lane analysis and concept design – Amendment 1

Dear Ms. Strouthopoulos:

The work and scope items included in the original Quebec/Lincoln/University eastbound right-turn lane analysis and concept design scope are considered complete.

This letter is to document the requested amendment to the task order to continue to investigate the potential addition of an eastbound right-turn lane at the Quebec Street/Lincoln Avenue/University Boulevard intersection based on the comments received from Douglas County staff to investigate two concept modifications that include a channelized right turn lane and island.

Task 1: Project Administration/Management/Meetings

Project Administration, Management, and Meetings will continue for this additional work as outlined in the original Scope of Work.

Task 2: Concept Design and Cost Estimate

Two new concepts will be developed for the right turn lane:

- Both concepts will include widening on the south leg of University Boulevard to account for an eastbound right turn slip lane and a new channelizing island in the southwest quadrant. Signal poles and associated signal equipment in the southwest quadrant will be relocated as needed to accommodate the channelizing island and slip lane. The existing inlet in the southwest quadrant will require replacement/relocation. The design will extend grading limits south of University Boulevard to reduce or eliminate the need for a retaining wall.
- Concept 2A will include either a signalized or yield condition at the merge point with SB traffic.
- Concept 2B will include approximately 500 feet of widening along SB Quebec Street from the QLU intersection south to the existing USPS access; this widening will accommodate a new SB auxiliary lane. The design along Quebec Street on the south leg will be drawn over aerial.

The concept design submittal will include the following sheets:

- Concept 2A:
  - Removal Sheet (x1)
  - Utility Identification and Potential Conflict Sheet (x1)
  - Concept Layout (x1)
- Concept 2B:
  - Removal Sheet (x2)
  - Utility Identification and Potential Conflict sheet (x2)
  - Concept Layout (x2)

In addition, a conceptual level construction cost estimate will be developed for each of the two concept layouts.

Deliverables:

Concept Design Sheets
Concept Level Construction Cost Estimates

Exclusions:

Project Specifications
Design Plans with Tabulations
Hydraulic analysis and documentation
Geotechnical Engineering and Pavement Design
Utility Plans and Relocation Design

Proposed Schedule

With anticipated NTP in early August 2025 the design team will be prepared to immediately begin concept design on Options 2A and 2B. The concept design work will take approximately 6 weeks to complete.

Notice to Proceed: August 2025
Concept Design: August to September 2025
Concept Design submittal by September 30, 2025

Estimated Fee

Muller estimates that the Scope of Work outlined above can be completed for a fee of $62,926. As there is currently $28,468 remaining in the original task order budget that can be utilized for this additional work, **this amendment requests an additional not-to-exceed fee of $34,459.**

Thank you for the opportunity to assist Douglas County with this additional task. Please let us know if you have any questions or comments on the scope and fee amendment. We look forward to continuing to work with you.

Sincerely,
MULLER ENGINEERING COMPANY, INC.



John Hausman
Senior Project Manager/Project Principal

Appendix B-1
MULLER ENGINEERING COMPANY
PROJECT FEE ESTIMATE

CLIENT: DOUGLAS COUNTY

PROJECT: QUEBEC/LINCOLN/UNIVERSITY RIGHT TURN LANE ANALYSIS AND CONCEPT DESIGN

PROPOSAL NO.: 918.49 PROJECT NO.: 20-027.03

PREPARED BY: N Doss DATE: 7/17/2025

CHECKED BY: J Hausman **PROPOSED TOTAL FEE: $ 34,459**

PHASE NO.	TASK CODE	ITEM DESCRIPTION	LABOR (HOURS)										SUBCONSULTANTS		EXPENSES		TOTALS				
		Staff Member Last Name >>>	Hausman	Doss	Sheehan	Hawthorne	Ferrufino	Schlager	Gould	Chingarande	Wulliman	Sierra									
			Project Manager 7L	Project Engineer 5H	Senior Project Engineer 6L	Project Engineer 4	Project Manager 6L	Project Engineer 5H	Technician/CADD Operator 3	Design Engineer 1	Project Manager 6H	Project Accountant	HCL	IDAX	GPS ROVER	TRAVEL	TIME (HOURS)	LABOR COST	SUBCONSULTANTS	EXPENSES	SUBTOTAL
		2025 Billing Rate>>>	$225	$193	$203	$167	$203	$193	$123	$123	$214	$144									
100		**Project Management**																			
	000	Project Management and Administration	6	24								2					32	$ 6,270			$ 6,270
	020	External Meetings	4	4	2			2			2						14	$ 2,892			$ 2,892
	030	Internal Meetings	4	4	4	4		4			4						24	$ 4,780			$ 4,780
		SUBTOTAL	14	32	6	4	0	6	0	0	6	2	$ -	$ -	$ -	$ -	70	$ 13,942	$ -	$ -	$ 13,942
200		**Concept Design**																			
	050	Data Gathering/Review				4			4								8	$ 1,160			$ 1,160
	510	Roadway Design			30	100			60								190	$ 30,170			$ 30,170
	200	Stormwater Engineering					6	12	8								26	$ 4,518			$ 4,518
	300	Traffic Engineering	6	20					12	30							68	$ 10,376			$ 10,376
	060	Utility/Irrigation/RR Coord & Design							12		6						18	$ 2,760			$ 2,760
		SUBTOTAL	6	20	30	104	6	12	96	30	6	0	$ -	$ -	$ -	$ -	310	$ 48,984	$ -	$ -	$ 48,984
		TOTAL HOURS	20	52	36	108	6	18	96	30	12	2					380				
		TOTAL LABOR	$ 4,500	$ 10,036	$ 7,308	$ 18,036	$ 1,218	$ 3,474	$ 11,808	$ 3,690	$ 2,568	$ 288						$ 62,926			
		TOTAL EXPENSES											$ -	$ -	$ -	$ -			$ -	$ -	
		TOTAL FEE																			$ 62,926
		ORIGINAL SCOPE REMAINING FEE[1]																			$ 28,468
		AMENDMENT 1 TOTAL FEE																			**$ 34,459**

Notes:

1. Remaining Fee from the Original Scope of Work is $80,338.00 (original budget) - $48,746.75 (budget spent through last invoice (June 21)) - $3,125.75 (remaining HCL budget for parcel exhibit and description for proposed easement) = $28,468.00

MEETING DATE: August 12, 2025

STAFF PERSON RESPONSIBLE: Steven Dodrill, Community Programs Administrator

DESCRIPTION: 2025 Homelessness Resolution Program Grant Application In The Amount Of $260,918.00 Including A Match Of $140,918.00 for A Project Total Of $401,836.00.

SUMMARY: On July 14, 2025, the Colorado Department of Local Affairs (DOLA) through its Division of Housing (DOH) and Office of Homeless Initiatives (OHI) released the Notice of Funding Application (NOFA) for the 2025 Homelessness Resolution Program (HRP). Staff requests authorization to apply for funding to continue the existing Housing Stabilization Program (HSP), support a portion of personnel costs for Homeless Engagement Assistance and Resource Team (HEART) and the development of a Rapid Rehousing (RRH) program.

RECOMMENDED ACTION: Staff recommends the BCC authorize applying to the DOH for 2025 HRP funding in the amount of $260,918 including a $140,918 match for a project total of $401,836.

REVIEW:

Jennifer Eby	Approve	7/30/2025
Jeff Garcia	Approve	8/5/2025
Andrew Copland	Approve	8/6/2025
Christie Guthrie	Approve	8/7/2025
Doug DeBord	Approve	8/8/2025
Jennifer Eby - FYI	Notified - FYI	8/8/2025

ATTACHMENTS:

Staff Report HRP 2025 NOFA Combined

DOUGLAS COUNTY
COLORADO

Grant Application Staff Report

Date:

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: **2025 Homelessness Resolution Program grant application in the amount of $260,918 including a match of $140,918 for a project total of $401,836.**

Board of County Commissioners' Business Meeting **August 12, 2025 @ 1:30 p.m.**

I. EXECUTIVE SUMMARY

On July 14, 2025, the Colorado Department of Local Affairs (DOLA) through its Division of Housing (DOH) and Office of Homeless Initiatives (OHI) released the Notice of Funding Application (NOFA) for the 2025 Homelessness Resolution Program (HRP). Staff requests authorization to apply for funding to continue the existing Housing Stabilization Program (HSP), support a portion of personnel costs for Homeless Engagement Assistance and Resource Team (HEART) and the development of a Rapid Rehousing (RRH) program.

II. REQUEST

Staff requests authorization from the Board of County Commissioners (BCC) to apply to DOH for 2025 HRP funding in the amount of $260,918 with a local match of $140,918 for a project total of $401,836.

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 (ESG) and State Proposition 123 funds.

In 2024, Douglas County received $40,000 in HRP funding to provide homeless prevention services through HSP. HSP was launched in August 2024 and provides limited rent assistance to help residents prevent homelessness while participating in case management, benefit enrollment, career development, domestic violence and mental health services. To date, this program has helped nine families avoid homelessness.

IV. DISCUSSION

On July 14, 2025, OHI released the NOFA for 2025 HRP funds. The period of performance is April 2026 through March 2027. Applications are due on August 25, 2025. Staff recommends requesting funding for three programs:

1. **HSP:** Funding will ensure continued service through March of 2027 and provide the opportunity to increase program capacity. The HSP program provides limited rent assistance to help 5-7 households prevent homelessness while engaging in case management and other supportive services through local non-profit partners.

2. **HEART Staff Salaries:** Funding will cover three months of salary and benefits for HEART staff to conduct street outreach. This includes engaging with all people who are unhoused, building trust, and connecting them to vital resources such as shelter, behavioral health services, transportation assistance, and long-term housing solutions. This is needed as current funding sources for this program are set to expire at the end of 2026.

3. **RRH:** This program will provide housing support for up to 18 months for 5-7 households currently living in vehicles or experiencing homelessness. RRH will follow a Housing Plus framework where each participant will work toward long-term self-sufficiency through case management and other identified supportive services offered through local non-profit partners.

The budget for the project will be as follows:

Homeless Prevention Project Budget		
Project Income		
HRP Grant	$	260,918
CSBG Match	$	35,000
In-Kind Staff Administration	$	10,000
Medicaid Fund Match	$	95,918
Total	**$**	**401,836**
Project Expense		
HSP	$	60,000
HEART	$	191,836
RRH	$	150,000
Total	**$**	**401,836**

The CSBG match and in-kind staff administration contributions will be used towards HSP and RRH efforts, while potential Medicaid funding may be used as match to support HEART staff salaries and benefits.

V. RECOMMENDED ACTION

Staff recommends the BCC authorize applying to the DOH for 2025 HRP funding in the amount of $260,918 including a $140,918 match for a project total of $401,836.

ATTACHMENTS **PAGE**

2025 HRP Agreement..... 3

Homelessness Resolution Program (HRP) Overview

No data saved

Case Id: 34817
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

Everyone in Colorado should have a safe, stable, and affordable place to live. Together, we can build a future where homelessness is rare, brief, and nonrecurring, where no one is left behind. This vision drives every aspect of the Homelessness Resolution Program (HRP), informing how funding is prioritized, programs are evaluated, and partnerships are built across the state.

HRP provides annual funding to nonprofit organizations and local governments across Colorado to prevent and end homelessness for individuals and families at risk. The program is administered by the Colorado Department of Local Affairs (DOLA) through the Division of Housing's (DOH) Office of Homeless Initiatives (OHI). Funding is awarded through a competitive application process and supports a range of housing-focused interventions.

HRP was formerly known as the Emergency Solutions Grants (ESG) Program, created under the Homeless Housing Act of 1986 and authorized under the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11371–11378). In 2009, it was renamed under the HEARTH Act (Homeless Emergency Assistance and Rapid Transition to Housing). As the program expanded beyond federal ESG funds to include state funding sources, DOH officially rebranded it as the Homelessness Resolution Program (HRP) in July 2024. This new name reflects the program’s broader scope, integrated funding streams, and long-term housing-focused mission.

Under HRP, eligible activities include:

- Emergency Shelter
- Street Outreach
- Homelessness Prevention
- Rapid Re-Housing
- Bridge Housing
- Formerly Incarcerated People (FIP)
    - Bridge Housing

- Rapid Rehousing

- HMIS or the DOH-approved Comparable Database (for Victim Service Providers)
- Administration

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.

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 services
- Implementation of low-barrier, client-centered practices that reduce barriers to program entry and participation
- 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 of homelessness
- The ability to quickly connect individuals and families to appropriate housing and services to prevent or resolve homelessness

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. 24 CFR Part 576.100 for requirements related to annual HUD ESG funding.

Eligible Applicants and Activities

Eligible Organizations

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 eligible components:

- Emergency Shelter
- Street Outreach
- Homelessness Prevention
- Rapid Re-Housing
- Bridge Housing
- Formerly Incarcerated People (FIP)
    - Bridge Housing
    - Rapid Rehousing
- HMIS or the DOH-approved Comparable Database (for Victim Service Providers)
- Administration

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, evaluation, and outcome measurement.
- 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, Trauma-Informed Care, and Harm Reduction. 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.

Formerly Incarcerated People (FIP) Overview

Case Id: 34817
Name: Douglas County - 2025
Address: *No Address Assigned

No data saved

Formerly Incarcerated People (FIP) Overview

Please read the overview.

Background

Investing in evidence-based interventions, such as targeted case management and housing assistance to reduce recidivism, is a priority of Governor Jared Polis and his administration. As part of a data-driven public safety plan of action, the State is focused on preventing crime, improving public safety, helping individuals access community-based supports, and delivering real results. This plan emphasizes workforce improvements, reducing recidivism, client choice, community safety, and behavioral health.

By making common-sense investments in programs that support successful reentry, Colorado aims to significantly reduce recidivism in our communities and save taxpayer dollars by utilizing resources more efficiently, thus avoiding the high costs associated with reincarceration. These investments are not only a moral imperative but also enhance public safety and support pathways to stability and meaningful community contributions for returning residents.

A key initiative in addressing reentry challenges has been the Colorado Rapid Rehousing & Re-entry (COR3) program. Since 2018, the COR3 program has provided Rapid Re-Housing assistance each year to Formerly Incarcerated People (FIP) referred by state and local justice systems, re-entry organizations, Continuums of Care (CoCs), and other service providers. To date, 711 households have been served by COR3, and over 67% have successfully transitioned into permanent housing.

COR3 has historically been funded through a partnership between the Colorado Department of Corrections (DOC) and the Department of Local Affairs (DOLA). Previously operated as a standalone grant program, staff from DOLA's Division of Housing have evaluated how to best serve formerly incarcerated individuals who are experiencing or at risk of homelessness. To enhance efficiency, streamline resources, and better coordinate service delivery, the Division determined that the best course of action is to integrate re-entry housing-focused services into the existing and high-capacity Homelessness Resolution Program (HRP) through a formerly incarcerated set-aside. Additionally, based on community partner feedback, Bridge Housing for formerly incarcerated individuals is being added as an eligible activity for this funding.

Funding Availability

The Division is allocating a minimum of $1.5 million for FIP-HRP activities, which is in addition to the current annual allocation for the HRP. To maximize the impact of available resources, the minimum award size will be $250,000. Applications that demonstrate regional collaboration and service delivery are highly encouraged.

The sources of funding for these awards may include the Colorado Department of Corrections (DOC) and the Department of Local Affairs (DOLA) through Proposition 123. Awarded applicants will receive specific guidance on applicable spending deadlines and requirements based on their assigned funding source(s).

A critical component of this funding is the expectation of strong collaboration with the Colorado Department of

Corrections. Formerly Incarcerated People will have supervision requirements to follow within the Division of Adult

Parole. Successful applicants should have the ability to collaborate with local law enforcement entities. Successful applicants will be required to establish and maintain robust referral networks with DOC, which are further described in the following section.

Formerly Incarcerated Project Threshold Requirements

The proposed project must be able to demonstrate that it will meet the following threshold requirements to be considered for review as an FIP-HRP project:

Definition of Formerly Incarcerated People (FIP)

Formerly incarcerated people are defined as those currently incarcerated or those who have experienced incarceration within the past two years. Funding priorities include those experiencing homelessness immediately before entering these settings as well as those at imminent risk of homelessness upon release. Preference will be given to individuals with behavioral health conditions, high utilization of public systems, and long histories of homelessness or those who would be homeless upon release. High utilization of public systems includes:

- Criminal justice involvement (prison, jail, or courts)
- Healthcare system engagement (emergency department visits, psychiatric crisis services, or hospitalizations)
- Local shelter access

DOC Referrals: At least 75% of clients served must be direct referrals from the Colorado Department of Corrections (DOC), including the Division of Adult Parole (DAP).

The FIP-HRP funding for Re-Entry requires a unique direct referral system for clients in partnership with the DOC. To address the complex barriers to housing stability clients may face after incarceration, DOLA and the Colorado Department of Corrections (DOC) have developed a referral process to enable clients under supervision with DOC to be referred directly to housing. The referral process prioritizes clients with current or past experiences of homelessness and clients with complex behavioral health needs, and seeks to match individuals with the appropriate resource.

Remaining resources may serve individuals referred through Coordinated Entry or other community connections who meet the FIP definition and prioritization criteria.

Reporting Requirements
FIP-HRP projects will report on the following priority data points:

- **Referrals:** Total referrals, referral sources, prioritization criteria, and reasons for denial.
- **Rental Assistance:** Amount distributed and housing outcomes.

To ensure system coordination and resource optimization, projects must commit to:

- Provide accurate data on priority metrics promptly.
- Maintain a crosswalk between program IDs and DOC IDs.
- Track and report on all client referral sources.

Program Design Informed through Lived Expertise

The meaningful inclusion, participation, and engagement of individuals with lived expertise of homelessness are essential to the success of these FIP programs. Therefore, the application must clearly outline how it will integrate lived expertise into all aspects of the program, including representation in decision-making. While engaging individuals with lived expertise of homelessness is critical in all programs, it is particularly crucial for ensuring the

relevance, effectiveness, and cultural responsiveness of programs specifically designed to serve individuals with justice involvement. Their insights will help ensure that program design is relevant, effective, and culturally responsive.

Priorities

In addition to the required program parameters outlined previously, FIP applications submitted in response to this Notice of Funding Availability (NOFA) will be evaluated and scored based on the following key priorities. These priorities reflect the State's commitment to impactful, collaborative, and sustainable solutions for addressing homelessness among formerly incarcerated people.

Greatest Impact on Formerly Incarcerated People (FIP):

For program models and Related Activities requested, the application demonstrates the ability to achieve significant reductions in homelessness, assist individuals in accessing community-based services, and sustain housing outcomes for clients served. Projects should demonstrate how they will prioritize program resources for individuals who meet the program's definition of FIP and who would likely remain homeless without this intervention, particularly those with long lengths of homelessness, complex needs, and limited connections to other programs.

Strong Collaboration and Partnerships:

Recognizing that homelessness requires a community-wide response, applications demonstrating robust collaboration will be prioritized. This includes meaningful engagement with the regional Continuum of Care (CoC) and established, effective partnerships with the Colorado Department of Corrections (DOC)/the Division of Adult Parole (DAP) for referral systems. Regional collaboration in service delivery is highly encouraged.

Long-Term Sustainability:

While immediate solutions are essential, projects with a clear strategy for long-term sustainability will be prioritized. This involves demonstrating the organization's commitment to the mission through the allocation of ongoing local operating funds to ensure continued impact beyond the grant funding period.

Low Barrier to Entry and Accessibility:

To maximize program access, proposals should detail how they will remove barriers to entry that often prevent individuals from accessing housing, enrollment, and related services. This includes culturally specific community engagement, outreach, and an understanding of trauma-informed care, such as addressing the trauma associated with experiencing homelessness or residing in an institutional setting, and describes elements of program design to mitigate these challenges and reduce associated barriers.

Accountability and Measurable Outcomes:

Applications demonstrating the ability to accurately track and report on key metrics to measure program outcomes will be prioritized. Success is defined by ensuring individuals secure and maintain permanent housing.

Please note:
After completing the Project Overview section, you will be asked to select the activity type(s) for which you are applying under FIP:

- FIP-RRH (Formerly Incarcerated People – Rapid Re-Housing)
- FIP-BH (Formerly Incarcerated People – Bridge Housing)

If you are seeking funding for both Rapid Re-Housing and Bridge Housing activities, please be sure to select both

options so that the appropriate questions appear in your application.

Instructions

No data saved

Case Id: 34817
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

Last modified by mdhaillecourt@douglas.co.us on 7/24/2025 10:34 AM

Case Id: 34817
Name: Douglas County - 2025
Address: *No Address Assigned

Entity Information

Please provide the following information.

*** 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**
Local Government

*** Signatory Authority First Name**
Abe

*** Signatory Authority Last Name**
Laydon

*** Signatory Authority Address**
100 Third Street Castle Rock, CO 80104

*** Signatory Authority Title**
Chair, Board of County Commissioners

*** Signatory Authority Phone Number**
(303) 660-7301

*** Signatory Authority Email**
alaydon@douglas.co.us

☑ *** 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.**
Board Resolution

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 Program Administrator

* **Responsible Administrator Address**
100 Third Street Castle Rock, CO 80104

* **Responsible Administrator Email**
sdodrill@douglas.co.us

* **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@douglas.co.us

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?

Document upload: Certificate of Good Standing from the Colorado Secretary of State (No Appendix Form; Please Attach – Nonprofit agencies only)

- **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**
Douglas County W-9 2025.pdf

* **Date W-9 signed**
01/01/2025

* **Does the applicant have the ability to comply with the State's Insurance Requirements, if awarded funds?**
Yes

Are you requesting an insurance waiver based on DOH requirements?
No

* **Does the applicant have a current Negotiated Indirect Costs Rate Agreement (NICRA)?**
No

* **Has the applicant elected to use the 15 percent de minimis indirect cost rate allowed under the Uniform Guidance on any grants the applicant has?**
No

Project Information

No data saved

Case Id: 34817
Name: Douglas County - 2025
Address: *No Address Assigned

Project Information

Please provide the following information.

* **Project Name:** Housing Stability Program, HEART Street Outreach, Rapid Rehousing

* **Project Location**: Douglas County, CO

☐ **If there multi-address, list additional addresses**
* **Project County**

Project Service Area, if not represented in Project County list

* **Project Colorado State House District Number: 27**

* **Project Colorado State Senate District Number: 22**

Which local CoC(s) does your organization fall within?

☐ **Balance of State Continuum of Care (CoC)**
☐ **X -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?**

Project Overview

No data saved

Case Id: 34817
Name: Douglas County - 2025
Address: *No Address Assigned

Project Overview

Please provide the following information.

* **Provide a brief narrative of the proposed project concept, including what the proposed project hopes to achieve through this request for funding.**

Housing Stability Program:

The objective of the Douglas County Housing Stability Program (HSP) is to support people at risk of losing their housing and to prevent homelessness. Program participants will have the opportunity to receive a variety of supportive services focused on maintaining stable housing. These services include housing assistance, housing navigation, career advancement, financial coaching, case management, domestic violence services, mental health support, and benefit navigation. The HSP anticipates 5-7 households will maintain their current housing for at least 90 days while partners provide additional resources necessary to ensure long-term stability.

HEART Street Outreach:

The Homeless Engagement Assistance and Resource Team (HEART) consists of civilian navigators who co-respond with law enforcement to assist unsheltered residents throughout Douglas County, CO. The HEART provides collaborative support to individuals and families experiencing homelessness through case management, by connecting clients to stabilization services and providing information on community-based resources. HEART Navigators conduct field-based assessments, have a thorough understanding of the homeless system of care, match appropriate services to identified needs, and help individuals obtain shelter and housing solutions of their choice. This funding request will provide approximately three months of gap funding to support HEART Navigator salaries and benefits. During this period, Navigators will connect an estimated 90 individuals experiencing homelessness to critical services aimed at achieving housing stability and self-sufficiency.

Rapid Rehousing:

The Douglas County Homeless Initiative (DCHI) has developed a Housing Plus Blueprint (Blueprint) that identifies the necessary components of a coordinated continuum of care for those who are unhoused and seek support of shelter and to obtain housing. DCHI has identified a gap in the continuum for rapid rehousing services. Douglas County (County) is seeking funding to start a new program that will provide these services, along with high fidelity case management to serve all of those in Douglas County, including the areas of Lone Tree, Highlands Ranch, Littleton, Larkspur, Castle Pines, Town of Castle Rock, Town of Parker, and unincorporated Douglas County. The objective will be to avoid homelessness when possible, through the HSP program, for residents who are in imminent risk. However, for those who do become unhoused this program will work to rehouse them within 90 days. This program will provide housing support to 5 to 7 households for up to 12 months.

* **Describe how the project aligns with community goals, meets a need, fills a gap, or provides system improvement in the community. Provide local data.**

The DCHI adopts 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.

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 emerged as 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 the Blueprint established in Douglas County by providing short- to medium-term rental support, case management, connection to community resources, and housing stability services. These services are guided by the Blueprint, which identifies the need to support housing goals with accountability through case management, personal growth to address the unique needs of each person served, and wellbeing to support the behavioral, mental, physical, and social wellbeing of all. The goal of the program will be to reduce the inflow of people going into shelters by preventing homelessness when possible. The program intends to help 5-7 families prevent homelessness and improve their ability to be self-reliant. Douglas County successfully prevented the eviction of 7 households with the 2023 HRP funds awarded.

In 2022, the DCHI started the HEART to provide street outreach to those who are unsheltered in Douglas County. In 2024, HEART served 401 people, demonstrated a 46% engagement rate, and exited 33% of active participants into housing. The HEART also engaged in 1,344 proactive street outreach contacts and fielded an average of 126 phone calls a month during 2024. While the HEART has proved to be effective at reducing the number of unhoused in the community from 63 unsheltered in the summer of 2022 to 31 in the winter of 2025, there continues to be a great need for their services and support as they strive to make homelessness rare, brief, and infrequent in Douglas County.

The need for Rapid Rehousing funding in Douglas County is substantiated by recent data. The Winter 2025 Point-in-Time Count identified 25 individuals sleeping in vehicles and 6 were unsheltered in Douglas County. These figures underscore the importance of providing effective interventions to offer immediate and sustainable housing solutions. Rapid Rehousing funding will enable the County to offer short- to medium-term rental assistance, case management, and supportive services to help individuals and families quickly exit homelessness and achieve stable, permanent housing. In May 2025, the HEART Navigators enrolled 17 new clients and exited 25 clients from the program. In June 2025, 23 new clients were enrolled and another 25 were exited from the program. These figures reflect a relatively low rate of inflow into homelessness and demonstrate how Rapid Rehousing can accelerate outflow by facilitating timely transitions into stable housing.

Furthermore, Rapid Rehousing funding will support the county's efforts to build a coordinated system of care that addresses the unique needs of each person served. By aligning with the Blueprint established in Douglas County, Rapid Rehousing will fill a gap in services. Currently the County has access to limited emergency shelter and time limited housing resources. Adding rapid rehousing vouchers to the toolkit of services available in our community will provide additional, housing focused solutions, especially for those with low barrier to being rehoused. These opportunities do not currently exist in Douglas County.

* **Describe the organization's experience, including**

1. **the organization's experience receiving and managing federal, state, or other grant funds,**
2. **the project's oversight and internal controls, such as policies, practices, and procedures to prevent waste, fraud, or abuse of funds, as well as how the organization self-monitors for compliance (e.g., how the organization avoids prohibited or unallowable activities); and**
3. **how the organization holds itself accountable when non-compliance or ineffectiveness are identified or when complaints are brought forth (by participants, staff, or others).**

1. Experience Receiving and Managing Grant Funds: Douglas County has a well-established history of successfully managing a variety of federal, state, and local grants. The Community Services Department, consisting of eight dedicated staff members, administered numerous federal, state and local grants in 2024. These programs included rental assistance, a seven-unit supportive housing program, hotel vouchers, transportation programs, and in-home services for older residents. The County's extensive experience in managing these diverse programs demonstrates its capability to effectively utilize grant funds to meet community needs and achieve program goals.

2. Project Oversight and Internal Controls: Douglas County employs robust oversight and internal control mechanisms to ensure the proper management of grant funds and prevent waste, fraud, or abuse. The County has multiple levels of control to review program eligibility of recipients and the eligibility of expenses before authorizing payments. This includes the designation of spending authority based on role and division of responsibility, which helps to ensure against the misuse of funds. The County utilizes JD Edwards financial software to maintain fiscal responsibility and accuracy in financial reporting. Additionally, the County conducts an annual Single Audit with an outside entity. These practices reflect the County's commitment to maintaining high standards of accountability and transparency in managing grant funds.

3. Accountability and Compliance: Douglas County holds itself accountable through a comprehensive system of self-monitoring and compliance checks. The County has established policies, practices, and procedures to avoid prohibited or unallowable activities. When non-compliance or ineffectiveness is identified, or when complaints are brought forth by participants, staff, or others, the County takes prompt and appropriate action to address the issues. The County has a Title VI administrator who is responsible for responding to any complaints regarding civil rights concerns. This role ensures that all complaints are handled in accordance with federal and state regulations, and that corrective actions are implemented as necessary. By maintaining a proactive approach to accountability and compliance, Douglas County ensures the effective and ethical use of grant funds to benefit the community.

* **What other DOH or state funding does your agency currently utilize to address homelessness?**
Douglas County leverages a variety of funding sources to address homelessness, ensuring a comprehensive and multifaceted approach to this critical issue. The following are key funding sources currently utilized:

Community Services Block Grant (CSBG): By utilizing CSBG funds, Douglas County offers transitional housing and case management that help individuals and families achieve self-sufficiency and stability.

Transformational Homeless Response (THR) Grant: This grants currently supports street outreach by supplementing funding for the salaries of the HEART staff and provides hotel vouchers that help bridge access to more permanent or temporary housing solutions.

* **Will the project serve victims of domestic violence? (Yes or no):** Yes

* **What additional support (new user licenses, technical assistance, etc.) will the applicant need if awarded funds?**
None at this time

Available Activity Types

Last modified by mdhaillecourt@douglas.co.us on 7/24/2025 9:56 AM

Case Id: 34817
Name: Douglas County - 2025
Address: *No Address Assigned

Available Activity Types

Please provide the following information.

*** Please select one or more of the following Activity Types.**

- [x] **Street Outreach**
- [ ] **Emergency Shelter**
- [x] **Homelessness Prevention**
- [x] **Rapid-Rehousing**
- [ ] **Bridge Housing**
- [ ] **Formerly Incarcerated People (FIP)**
- [ ] **Homeless Management Information System (HMIS) or the DOH-approved Comparable Database (for Victim Service Providers)**

Street Outreach

*** Project Description: Briefly describe your project, including whether it is new or existing, its location, main activities, goals, and target population. Include any innovative approaches you plan to use to address the needs of your participants. Then, provide an overview of the activity-specific component of the project, including details that are unique to this activity (e.g., geographic focus, eligibility criteria, or design features that differ from the general project overview).**

Project Overview: The HEART is an existing initiative launched in September of 2022 aimed at addressing 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 main activities include street outreach, case management, and connecting clients to stabilization services and community-based resources. The primary goal is to make homelessness rare, brief, and non-recurring by achieving functional zero, where the number of people exiting homelessness to housing solutions exceeds the inflow of people becoming homeless. Douglas County was the first Built for Zero participant to reach functional zero for the Veteran population in metro Denver.

Innovative Approaches: HEART employs innovative approaches by pairing a civilian navigator with law enforcement, modeled after the successful Crisis Response Team (CRT) in Douglas County. This co-responder model ensures that unsheltered residents receive comprehensive support from both law enforcement and social services. The navigator

conducts field-based assessments, understands the homeless system of care, matches appropriate services to identified needs, and helps individuals obtain shelter and housing solutions of their choosing. This approach fosters a personalized and effective response to homelessness.

In April 2025, Douglas County launched the Coordinated Services Matching (CSM) collaboration, a strategic initiative designed to address housing instability by bringing together a variety of local, community based partners. This collaboration meets weekly, leveraging the collective expertise and resources of its members to match needed services and housing solutions to individuals and families experiencing housing instability. CSM partners include local non-profits, the local workforce center, housing partnership, the VA, Douglas County School District, and a local domestic violence services provider. By working together, agencies can expedite access to the most effective resources, ensuring that households receive timely, housing focused support. This coordinated approach enhances the efficiency and effectiveness of service delivery, ultimately improving housing outcomes for those in need.

Activity-Specific Component: The HEART program actively engages with unsheltered individuals and those living in encampments and vehicles, offering critical resources and support to address 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 support through OneHome's Coordinated Entry Assessments, Family Tree's GOALS Emergency Shelter Program, and the Douglas County Cares Program. When appropriate, HEART may 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, HEART has significantly reduced homelessness in the County and will work to continue to improve the lives of individuals and families experiencing housing instability.

* **Service Provider Capacity: Please describe your organization's experience providing these services. Highlight any relevant outcomes or success stories. Explain how you tailor services to your target population and describe any partnerships or coordination with other service providers or agencies.**

Since January 2025, Douglas County has maintained a By-Name List (BNL) for all populations experiencing homelessness. Building on the success of the Veteran BNL, the County hosts weekly case conferencing sessions with community partners and service providers to explore individualized housing solutions.

The HEART plays a central role in this effort by conducting assessments to understand each person's unique needs, vulnerabilities, and barriers. Based on these assessments, HEART offers targeted case management and referrals to essential services such as assistance with vital documents, healthcare, mental health and substance use treatment, employment support, and housing navigation.

To address immediate shelter needs, HEART may provide emergency hotel vouchers as a short-term solution, offering safety and stability while more permanent housing is identified. This approach helps stabilize individuals in crisis and lays the groundwork for long-term housing planning and engagement with supportive services.

Douglas County is committed to delivering consistent, coordinated support from first contact through housing placement. Housing-focused referrals are made through programs such as OneHome's Coordinated Entry, Family Tree's GOALS Emergency Shelter, and the Douglas County Cares Program.

HEART Navigators assisted a male who was being evicted from his home. The Navigator was able to determine through his assessment that the male was a Veteran who was not registered with the VA for services. He was enrolled onto the Veteran By Name List and began working with the client. After months of working with community and regional partners, the client was able to obtain permanent housing in Douglas County through Supportive Services for Veteran Families. The client

continues to engage with his case manager and is thriving in his new home.

* **Staffing Plan: Outline your staffing structure, including case management ratios, staff roles, qualifications, and training plans. Describe your supervisory structure and how staff are supported and held accountable. Include the staff protocol for engaging with participants, including any training or other approaches.**

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 County's Street Outreach Program within the Homeless Management Information System (HMIS).

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 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, 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 case conferencing meetings 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.

* **Housing Navigation: Explain how housing placement and stabilization will be approached for participants in this activity, especially if different from your general housing navigation strategy. Include how the project will engage Coordinated Entry systems, landlords, Continuum of Care, and other community resources to assist participants in accessing resources and securing decent, safe, and affordable rental housing.**

HEART uses HMIS and the Coordinated Entry System, OneHome, to access current resources and enhance community engagement. These efforts align with Metro Denver's regional approach and support the Built for Zero initiative, which aims to make homelessness rare, brief, and non-recurring. Through targeted case management and partnerships with local non-profits, HEART connects individuals and families to emergency shelter, food, water, and 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. In addition, the County is seeking to secure funding for a rapid re-housing program that includes supportive services to help individuals maintain stable housing. 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.

* **Safety and Security: Describe the safety and security measures planned for the project, including on-site security, staffing protocols, technology, and design elements that promote participant safety. Explain how these measures relate to overall program operations and support a safe environment.**

The HEART collaborates closely with local law enforcement to support unsheltered individuals and those living in encampments across the County. The team is composed of four civilian navigators; each partnered with a law enforcement officer to provide direct outreach to individuals experiencing homelessness. This partnership enhances both safety and access to critical resources.

HEART Navigators are trained in HMIS to safeguard client confidentiality and ensure proper Releases of Information are obtained. This commitment to privacy and ethical engagement helps rebuild trust with individuals who may have had negative experiences with systems in the past.

By meeting people where they are rather than waiting for them to seek help, HEART fosters stronger connections and more responsive care, making this proactive model a key component in addressing homelessness throughout the County.

* **Low Barrier Access: Provide activity-specific details on access to the program, including hours of operation, eligibility considerations, and participant experience. Include an example if it helps illustrate distinct elements of this activity.**

Participants can access HEART services through multiple entry points embracing a "no wrong door" approach. Referrals come through various channels including phone calls, text messages, signage in the community, social media outreach, and connections with local food banks. The program is open to anyone experiencing homelessness, including Veterans, individuals facing systemic disadvantages, families, and other underserved populations.

One example of HEART's impact involves a 71-year-old man referred by the Castle Rock Police Department. After learning he had been living in his car for over a year, HEART stepped in to assess his situation. The client had spent most of his adult life incarcerated and had been waiting 18 months for subsidized housing. A HEART Navigator collaborated with nonprofit and

faith-based partners to secure temporary shelter until his permanent housing became available in late October. Once housed, he was connected to multiple service providers that supported long-term stability and self-sufficiency.

* **Funding Request. Please provide a detailed overview of your proposed budget. In the description box below, include:**

1. **Planned activities**
2. **Associated expenses**
3. **An explanation of how each cost was calculated (e.g., staff time, supplies, etc.)**

Street Outreach Project Budget		
Project Income		
HRP Grant	$	95,918
Medicaid Fund Match	$	95,918
Total	**$**	**191,836**
Project Expense		
HEART Salary & Benefits	$	95,918
Medicaid Fund Match	$	95,918
Total	**$**	**191,836**

1. Planned Activities: The HEART will continue its street outreach efforts to engage with unsheltered individuals throughout Douglas County. The primary activities include conducting field-based assessments, providing case management, connecting clients to stabilization services, and offering information on community-based resources. The HEART, consisting of a civilian navigator and law enforcement, will work collaboratively to ensure that individuals experiencing homelessness receive comprehensive support and assistance in obtaining shelter and housing solutions.

2. Associated Expenses: The requested HRP funds will be allocated to cover the salaries and benefits of HEART staff for three months. The funds will ensure that the HEART can continue to operate effectively and provide essential services to the target population.

3. Explanation of Costs:
Staff Salaries: Douglas County has secured funding through various grants for HEART salaries through 2026. However, this funding request seeks $95,918 to cover a three-month gap in salaries and benefits for HEART Navigator staff from January through March 2027. This amount reflects the prorated cost of five full-time civilian Navigators, inclusive of salaries and benefits. These staff members are fully dedicated to the HEART program, playing a vital role in conducting street outreach and providing individualized case management services that connect unsheltered individuals to critical resources and pathways to housing stability.

Medicaid Funding Match: In addition to the HRP funds, the County plans to match this amount with Medicaid funding. This match will further support the salaries of the HEART staff, ensuring that the program has the necessary financial resources to maintain its operations and continue delivering high-quality services to individuals experiencing homelessness.

* Population Served (Select at least one from below)

☐ **Family**
☐ **Justice-Involved**
☐ **Senior**

- ☐ **Veterans**
- ☐ **Chronically Homeless**
- ☐ **Persons with HIV/AIDS**
- ☐ **Special Needs**
- ☐ **Youth**
- ☐ **Domestic Violence**
- ☐ **Adults**
- ☐ **LGBTQ+**
- ☑ **General (any type)**

Homelessness Prevention

* **Project Description: Briefly describe your project, including whether it is new or existing, its location, main activities, goals, and target population. Include any innovative approaches you plan to use to address the needs of your participants. Then, provide an overview of the activity-specific component of the project, including details that are unique to this activity (e.g., geographic focus, eligibility criteria, or design features that differ from the general project overview).**

Overview: The HSP is an existing initiative that has been successfully operating in Douglas County for a year and a half. The program is designed to prevent homelessness by providing short- to medium-term rental support, case management, connection to community resources, and housing stability services. The HSP aligns with and builds upon the Housing Plus Blueprint established in Douglas County, which emphasizes accountability, personal growth, and overall wellbeing.

Main Activities: The primary activities of the HSP include:

- **Rental Support:** Providing financial assistance for rent to prevent eviction and stabilize housing.
- **Case Management:** Offering personalized case management to address the unique needs of each participant, including budgeting, employment assistance, and connection to community resources.
- **Community Resources:** Facilitating access to a wide range of community-based services that support housing stability and self-sufficiency.

Goals: The goals of the HSP are to:

- Reduce the inflow of individuals and families into shelters by preventing homelessness whenever possible.
- Address gaps in the coordinated system of care within the county.
- Help 5-7 families prevent homelessness and improve their ability to be self-reliant.

Target Population: The HSP serves individuals and families experiencing housing instability throughout Douglas County, including areas such as Littleton, Highlands Ranch, Parker, Lone Tree, and Castle Rock. The program targets those at imminent risk of homelessness, ensuring they receive the necessary support to maintain stable housing. The program partners with the Crisis Center to offer services to those who have experienced domestic violence.

Innovative Approaches: 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 various agencies to match needed services and housing solutions to those experiencing housing instability. The collaboration meets three times a month to expedite access to effective resources.
- **Personalized Case Management:** Tailoring support to the individual needs of each participant, ensuring that services are relevant and effective.
- **Comprehensive Support:** Addressing not only housing needs but also behavioral, mental, physical, and social health needs to promote overall wellbeing.

Activity-Specific Component: The HSP focuses on providing short- to medium-term rental support and case management as its core activities. The geographic focus includes all areas of Douglas County, ensuring comprehensive coverage. Eligibility criteria for the program include being at imminent risk of homelessness, which allows the HSP to target the 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.

* **Service Provider Capacity: Please describe your organization's experience providing these services. Highlight any**

relevant outcomes or success stories. Explain how you tailor services to your target population and describe any partnerships or coordination with other service providers or agencies.

Organization's Experience: Douglas County has extensive experience in providing services aimed at preventing homelessness and supporting housing stability. The HSP has been successfully operating for a year and a half, demonstrating the County's capability to manage and deliver effective housing support services. In 2024, the HSP helped 7 families avoid homelessness and access needed resources, showcasing the program's impact and effectiveness.

Relevant Outcomes and Success Stories: The HSP has achieved significant outcomes since its inception. To date, the program has:

- Helped 5 households obtain or advance their employment situation, thereby improving their financial stability and self-sufficiency.
- Assisted 1 household in obtaining reliable transportation, which is crucial for maintaining employment and accessing essential services.
- Supported 3 households in improving their financial well-being through personalized case management and financial education.

These success stories highlight the program's ability to address the diverse needs of its participants and support them in achieving long-term stability.

Partnerships and Coordination: 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 non-profits, the local workforce center, housing partnership, Douglas County School District, the VA, and a local domestic violence services provider. 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.

By leveraging these partnerships and coordinating efforts, the HSP can provide a wide range of services and support to its participants, enhancing the program's overall effectiveness and impact. The collaborative approach ensures that individuals and families receive the comprehensive support they need to achieve housing stability and self-sufficiency.

* **Staffing Plan: Outline your staffing structure, including case management ratios, staff roles, qualifications, and training plans. Describe your supervisory structure and how staff are supported and held accountable. Include the staff protocol for engaging with participants, including any training or other approaches.**

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.

* **Housing Navigation: Explain how housing placement and stabilization will be approached for participants in this activity, especially if different from your general housing navigation strategy. Include how the project will engage Coordinated Entry systems, landlords, Continuum of Care, and other community resources to assist participants in accessing resources and securing decent, safe, and affordable rental housing.**

Coordinated Service Matching: By utilizing a By-Name List (BNL), the program ensures that those most in need are promptly connected to available resources. Weekly case conferencing through the Coordinated Services Matching collaboration allows for regular updates and coordination among service providers, ensuring that participants receive timely and appropriate support.

Landlord Engagement: When necessary, county staff will collaborate with landlords to advocate on behalf of clients. This includes providing written commitments to pay, which allows additional time to process assistance requests and ensures that clients can 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.

* **Safety and Security: Describe the safety and security measures planned for the project, including on-site security, staffing protocols, technology, and design elements that promote participant safety. Explain how these measures relate to overall program operations and support a safe environment.**

Douglas County has a proven track record of effectively managing a wide range of federal, state, and local grants. In 2024, the Community Services Team, comprising eight 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 JD Edwards 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.

* **Low Barrier Access: Provide activity-specific details on access to the program, including hours of operation, eligibility considerations, and participant experience. Include an example if it helps illustrate distinct elements of this activity.**

Access to the Program: The HSP is designed to be as low barrier as possible, ensuring that individuals and families in need can access services quickly and efficiently. The program adheres to the baseline HRP guidance for eligibility and maintains an expedited assessment process to provide eviction prevention payments in a timely manner.

In one instance, the HSP was notified of a client's situation with only three days remaining before the client was to be removed from their home. The program swiftly assessed the client, determined eligibility, gathered all required documents, and issued a check in less than 48 hours. If the program is unable to produce a check within the needed timeframe, staff work with landlords to extend timelines or provide a promise to pay, ensuring that clients receive the necessary support to prevent eviction.

* **Funding Request. Please provide a detailed overview of your proposed budget. In the description box below, include:**

1. **Planned activities**
2. **Associated expenses**
3. **An explanation of how each cost was calculated (e.g., staff time, supplies, etc.)**

Homeless Prevention Project Budget		
Project Income		
HRP Grant	$	40,000
CSBG Match	$	17,000
In-Kind Staff Administration	$	3,000
Total	**$**	**60,000**
Project Expense		
Rent Assistance	$	52,000
Supportive Services	$	5,000
In-Kind Staff Administration	$	3,000
Total	**$**	**60,000**

The HSP request of $40,000 will be supported by a CSBG match of $17,000 and an in-kind staff administration of $3,000. HSP will allocate the majority of its funding, totaling $52,000, towards rental assistance. An additional $5,000 will be

dedicated to supportive services provided through case management. Case management services will be reimbursed at a rate of $35 per hour. The HSP has budgeted approximately $12,000 per household to cover both rent assistance and supportive services, ensuring comprehensive support for each participating household.

* Population Served (Select at least one from below)

☐ **Family**

☐ **Justice-Involved**
☐ **Senior**
☐ **Veterans**
☐ **Chronically Homeless**
☐ **Persons with HIV/AIDS**
☐ **Special Needs**
☐ **Youth**
☐ **Domestic Violence**
☐ **Adults**
☐ **LGBTQ+**
☑ **General (any type)**

Rapid Re-Housing

* **Project Description: Briefly describe your project, including whether it is new or existing, its location, main activities, goals, and target population. Include any innovative approaches you plan to use to address the needs of your participants. Then, provide an overview of the activity-specific component of the project, including details that are unique to this activity (e.g., geographic focus, eligibility criteria, or design features that differ from the general project overview).**

Douglas County does not currently operate a Rapid Rehousing Program. However, the County has extensive experience in providing similar services, such as rental assistance, case management, and transitional housing through the HSP, Pathways and DC Cares programs.

Pathways Program: During the pandemic, the Pathways program utilized federal funds to offer rent assistance and case management through community-based partners. This initiative supported 1,200 households facing eviction and the risk of homelessness. To ensure housing stability, additional case management services were provided to unemployed residents, resulting in an 86% success rate in supporting employment outcomes.

DC Cares Program: Operating since 2015, DC Cares serves 15-25 households annually. It provides case management, rent assistance, and transitional housing for up to one year for those experiencing homelessness. Since 2020, this program has successfully helped 57% of participants achieve a score of stable or better on 80% of the CFSA domains, denoting a great improvement is self-sufficiency.

Both projects were developed using a Theory of Transformation framework, which builds trust, motivation, application, and hope while simultaneously enhancing stability, capacity, capabilities, and opportunities for each person served. The Integral Care model addresses the whole person (or family), linking a unique bundle of services to achieve transformational outcomes. The Housing Plus Blueprint draws from this model, recognizing the effectiveness of combining case management, personal development, and wellbeing services with stable housing.

Staff will model the Rapid Rehousing Program based on the successful frameworks of the HSP, Pathways, and DC Cares programs. By leveraging the Theory of Transformation and Integral Care models, the aim is to provide comprehensive support that includes case management, personal development, and wellbeing services alongside stable housing. Potential clients will

be identified through the HEART team and community partners, ensuring that those most in need receive timely and effective assistance.

By providing timely financial assistance and support services, the Rapid Rehousing program will help reduce the duration of homelessness and improve the chances of long-term housing stability. This approach not only benefits the individuals and families directly affected but also contributes to the overall well-being of the community by reducing the strain on emergency shelters and other social services.

* **Service Provider Capacity: Please describe your organization's experience providing these services. Highlight any relevant outcomes or success stories. Explain how you tailor services to your target population and describe any partnerships or coordination with other service providers or agencies.**

Douglas County staff has extensive experience with administering similar services through programs like DC Cares, Pathways, and the HSP. Upon entry into the DC Cares program, 76% (17 out of 20) of participants were identified as unstable in at least four categories according to the Colorado Family Support Assessment (CFSA). By the time of exit, this number had significantly decreased, with only 43% (6 out of 14) of participants scoring unstable in at least four categories.

Community partners identified a college student attending Arapahoe Community College who was living out of her car due to a toxic home environment and health issues that prevented her from seeking shelter. Despite holding three part-time jobs, she struggled to find stable housing. Through the DC Cares program, she was provided with transitional housing enabling her to better address her health challenges, focus on completing her education, and advancing her career. Her goals included growing her savings, reducing stress, paying bills, securing housing opportunities, and eventually giving back to the community. This support has been instrumental in helping her achieve stability and work towards her aspirations.

* **Staffing Plan: Outline your staffing structure, including case management ratios, staff roles, qualifications, and training plans. Describe your supervisory structure and how staff are supported and held accountable. Include the staff protocol for engaging with participants, including any training or other approaches.**

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 adhere to program protocols, maintain high standards of service, achieve program goals, and maintain fidelity of care. Staff reviews 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, Douglas County is well equipped to deliver effective and impactful services through the HSP.

* **Housing Navigation: Explain how housing placement and stabilization will be approached for participants in this activity, especially if different from your general housing navigation strategy. Include how the project will engage Coordinated Entry systems, landlords, Continuum of Care, and other community resources to assist participants in accessing resources and securing decent, safe, and affordable rental housing.**

Referral and Intake Process

The majority of referrals for this program are anticipated to come from the HEART Navigators and community partners. Once identified, households will be added to the BNL and case conferenced with the CSM team to match them with appropriate services. Those matched to the Rapid Rehousing Program will be referred to a partner organization to perform an intake and begin the process of obtaining suitable housing.

Case Management and Support

Case managers will help participants identify housing solutions, complete applications, and address barriers to long-term stability. Upon obtaining housing, case managers will continue to work with participants to develop a support structure and plan that fosters greater self-sufficiency. This ongoing support will include regular check-ins, goal setting, and connecting participants with additional services as needed. The County will work with the Douglas County Housing Partnership to identify and secure suitable housing opportunities for each household.

Outcome Monitoring and Evaluation

A monitoring and evaluation process will be implemented to track the progress of participants and the effectiveness of the housing navigation strategy through HMIS and through a community shared data system (empowOR). Services and outcomes tracked by our partners in empowOR will be translated by County staff into HMIS to ensure accurate tracking on both systems. The CFSA will be utilized to evaluate progress towards self-sufficiency and identify areas of need. This will involve collecting data on housing stability, employment outcomes, and overall wellbeing. By continuously assessing the approach, necessary adjustments can be made to improve outcomes and ensure the success of the Rapid Rehousing Program.

* **Safety and Security: Describe the safety and security measures planned for the project, including on-site security, staffing protocols, technology, and design elements that promote participant safety. Explain how these measures relate to overall program operations and support a safe environment.**

Douglas County has a proven track record of effectively managing a wide range of federal, state, and local grants. In 2024, the Community Services Team, comprising eight 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 JD Edwards 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.

* **Low Barrier Access: Provide activity-specific details on access to the program, including hours of operation, eligibility considerations, and participant experience. Include an example if it helps illustrate distinct elements of this activity.**

Access to the Program: The Rapid Rehousing Program will be designed to be as low barrier as possible, ensuring that individuals and families experiencing homelessness can access services quickly and efficiently. The program will adhere to the baseline HRP guidance, which includes:

1. **Homeless Status**: The household must be currently homeless or at imminent risk of homelessness.
2. **Income Level**: At or below 30% of the area median income (AMI).
3. **Willingness to Participate**: The household must be willing to engage in case management and other supportive services aimed at achieving housing stability.
4. **Lack of Resources**: Lacks sufficient resources and support networks necessary to retain housing without HRP assistance.

The program will maintain an expedited assessment process to provide housing placement and stabilization services in a timely manner.

Hours of Operation: To better serve the community, the HEART has extended weekend and evening hours. This allows us to identify and coordinate services for those who are unhoused, ensuring that support is available when it is most needed.

Eligibility Considerations: The program is open to individuals and families who are currently experiencing homelessness or are at imminent risk of becoming homeless. Priority will be given to those with the greatest need, ensuring that resources are directed towards those who will benefit the most from available services.

Participant Experience: Participants in the Rapid Rehousing Program will undergo a streamlined intake process, facilitated by program partner. Case managers will work closely with participants to identify suitable housing solutions, complete necessary applications, and address any barriers to long-term stability. Once housing is secured, case managers will continue to provide support, helping participants develop a plan for achieving greater self-sufficiency.

* **Funding Request. Please provide a detailed overview of your proposed budget. In the description box below, include:**

1. **Planned activities**
2. **Associated expenses**
3. **An explanation of how each cost was calculated (e.g., staff time, supplies, etc.)**

Rapid Rehousing Project Budget		
Project Income		
HRP Grant	$	125,000
CSBG Match	$	18,000
In-Kind Staff Administration	$	7,000
Total	**$**	**150,000**
Project Expense		
Rent Assistance	$	137,000
Supportive Services	$	6,000
In-Kind Staff Administration	$	7,000
Total	**$**	**150,000**

The Rapid Rehousing Program request of $125,000 will be supported by a CSBG match of $18,000 and an in-kind staff administration contribution of $7,000. The in-kind staff match will cover the time dedicated to administering the

program, amounting to approximately 163 hours at a rate of $43.00 per hour, equating to about 14 hours per month. The program will allocate the majority of its funding, totaling $137,000, towards rental assistance. An additional $6,000 will be dedicated to supportive services provided through case management. Case management services will be reimbursed at a rate of $35 per hour. The program budgeted approximately $27,800 per household to cover a security deposit, rent assistance for 12 month, and supportive services, ensuring comprehensive support for each participating household. This will allow us to serve 5-7 households. These figures are based on the local fair market rent for a 2-bedroom unit of $2,140.

* Population Served (Select at least one from below)

- ☐ **Family**
- ☐ **Justice-Involved**
- ☐ **Senior**
- ☐ **Veterans**
- ☐ **Chronically Homeless**
- ☐ **Persons with HIV/AIDS**
- ☐ **Special Needs**
- ☐ **Youth**
- ☐ **Domestic Violence**
- ☐ **Adults**
- ☐ **LGBTQ+**
- ☑ **General (any type)**

Administrative Activities

For projects funded under HUD ESG, administrative costs related to the planning and execution of Homelessness Resolution activities will be awarded ESG administrative funding if the grantee is a unit of general purpose local government. This does not include staff costs directly associated with eligible program activities, which should be budgeted within the activity itself. Requests for administrative funding must be reasonable, and may not exceed 7.5% of the applicant's total Homelessness Resolution request.

Reflection on Past Performance

Last modified by mdhaillecourt@douglas.co.us on 7/24/2025 9:50 AM

Case Id: 34817
Name: Douglas County - 2025
Address: *No Address Assigned

Reflection on Past Performance

Please provide the following information.

* **Are you a new Homelessness Resolution Program (HRP) recipient?**
No

How many years has your organization utilized Homelessness Resolution Program (HRP) funding from Division of Housing (DOH)? 1.5

Measure: How many participants have you served the past grant cycle? In the current HRP 24 grant cycle 7 households have been served.

Budget Utilization: What percentage of your agreement was spent for the previous grant cycle?
To date, 40% of the HRP 24 award has been spent, but 100% will be spent by the end of the performance period

Expected outcomes

No data saved

Case Id: 34817
Name: Douglas County - 2025
Address: *No Address Assigned

Expected outcomes

Please provide the following information.

ALL REQUIRED FIELDS/ROWS HAVE AN ASTERISK * AT THE BEGINNING OF THE ROW.

Expected outcomes (Street Outreach)

☑ **Activity Type (Street Outreach)**

* **Number of households served: 225**

* **Number of individuals housed: 50**

* **Number of connections to care services provided: 500**

* **The estimated percentage of participants who will exit to permanent housing**
30.00%

* **Average length of time for participants to secure safe shelter or temporary housing (in days): 5**

* **Percentage of households exiting to permanent housing**
25.00%

* **Explain how you will ensure data quality and integrity and how you will use data to improve program outcomes over time.**

Douglas County's HEART program ensures data quality and integrity through trained staff, standardized data entry protocols, and regular audits within the Homeless Management Information System (HMIS). All client data is handled in compliance with privacy standards, including obtaining Releases of Information.

Data is routinely analyzed to track participant outcomes, identify service gaps, and adjust strategies for greater impact. These efforts support continuous improvement and align with regional goals to make homelessness rare, brief, and non-recurring.

* **Describe the deliverables and outcomes your project plans to achieve. Also, explain which measures you will collect and assess to evaluate transformational performance and overall success. As much as possible, deliverables and outcomes should be measurable and quantifiable (for example: reduce recidivism—__% fewer returns to homelessness within a year; reduce emergency-room and health-care utilization while awaiting permanent housing by __%)**

The HEART aims to achieve measurable outcomes that contribute to reducing unsheltered homelessness in Douglas County. These deliverables include direct outreach and engagement with at least 350 individuals experiencing unsheltered homelessness annually, completing OneHome Coordinated Entry Assessments for 75% of engaged individuals, enrollment of 100% of engaged individuals into case management or housing navigation services, connection of at least 100 individuals to emergency shelter, transitional housing, or permanent housing placements, weekly case conferencing sessions with community partners to track progress, coordinate care, and discuss housing barriers for individuals on the By-Name-List (BNL), and maintain and improve the all population BNL, with 90% data accuracy as measured by HMIS quality standards.

Performance measures will be evaluated to track quantitative and qualitative metrics, including the percentage of individuals who return to homelessness within 12 months of housing placement, with a goal of reducing returns by at least 25%. The percentage of individuals who achieve a housing outcome (shelter, transitional, or permanent) after HEART contact will also be measured, with a goal of 30% or greater. Equity will be maintained by analyzing data by race, age, gender, and veteran status to monitor equitable access to services.

Outcomes will be monitored through HMIS data, coordinated entry reporting, and internal dashboards. Progress will be reviewed monthly by HEART leadership and shared with community stakeholders to support transparency, learning, and continuous improvement.

Expected outcomes (Homeless Prevention)

☑ **Activity Type (Homeless Prevention)**

* **Number of households served: 5-7**

* **Number of individuals housed: 15 individuals remain housed**

* **Average amount spent per accepted household: $12,000**

* **Number of connections to care services provided: 5**

* **Number of diversion services provided: 0**

* **Percentage of households exiting to permanent housing**

80%

* **Explain how you will ensure data quality and integrity and how you will use data to improve program outcomes over time.**

To ensure data quality and integrity, staff will utilize a data system shared with community partners to meticulously track services, documents, eligibility, and outcomes. This system allows for comprehensive and accurate data management and reporting, ensuring that all information is up-to-date and reliable.

Staff will also employ the Colorado Family Support Assessment (CFSA) and income tracking to monitor outcomes over time. By regularly assessing participants' progress in these areas, staff can identify trends, measure the effectiveness of the interventions, and make data-driven decisions to enhance program outcomes.

Through this robust data tracking and analysis process, the program will continuously improve, ensuring the most effective support is provided to participants and achieving the goals of housing stability and self-sufficiency.

* **Describe the deliverables and outcomes your project plans to achieve. Also, explain which measures you will collect and assess to evaluate transformational performance and overall success. As much as possible, deliverables and outcomes should be measurable and quantifiable (for example: reduce recidivism—__% fewer returns to homelessness within a year; reduce emergency-room and health-care utilization while awaiting permanent housing by __%)**

The following outcomes are anticipated through the HSP:

1. Help 5 households avoid eviction: By providing timely rental assistance and case management, the aim is to prevent these households from losing their homes.
2. Help 4 households maintain stable housing for 90 days: The goal is to ensure that these households can sustain their housing situation for at least three months, providing a foundation for long-term stability.
3. Improve CFSA scores by an average of 3 points: Participants will work to enhance their self-sufficiency, as

measured by a 3-point improvement in their Colorado Family Support Assessment (CFSA) scores.

Additionally, the following outcomes will be tracked as part of the HSP:

- **Unemployed and obtained a job**: Participants who secure employment during the program will be tracked.
- **Improved financial well-being**: Changes in participants' financial stability and education, including income, savings, budgeting, and access to personal financial tools, will be assessed.
- **Obtained access to reliable transportation**: Improvements in participants' access to transportation, which is crucial for employment and daily activities, will be documented.
- **Improved basic education**: Participants' progress in educational attainment, such as completing GED programs or other educational milestones, will be tracked.

All data will be tracked in the shared data system, empowOR, to ensure accuracy and integrity. This system will help manage services, documents, eligibility, and outcomes effectively.

Expected outcomes (Rapid Rehousing)

☑ **Activity Type (Rapid Rehousing)**

* **Number of households served: 5-7**

* **Number of individuals housed: 15**

* **Average length of time for participants to secure permanent housing (in days): 60**

* **Average amount spent per accepted household: $25,000**

* **Percent stably housed 6-months post-exit:**
80.00%

* **Percent exiting to homelessness incarceration or hospitalization:**
0.00%

* **Percentage of households exiting to permanent housing**
80.00%

* **Explain how you will ensure data quality and integrity and how you will use data to improve program outcomes over time.**
To ensure data quality and integrity, staff will utilize a shared data system, empowOR, to meticulously track services, documents, eligibility, and outcomes. This system allows for comprehensive and accurate data management and reporting, ensuring that all information is up-to-date and reliable.

Staff will also employ the Colorado Family Support Assessment (CFSA) and income tracking to monitor outcomes over time. By regularly assessing participants' progress in these areas, staff can identify trends, measure the effectiveness of interventions, and make data-driven decisions to enhance program outcomes.

Through this robust data tracking and analysis process, the program will continuously improve, ensuring the most effective support is provided to participants and achieving the goals of housing stability and self-sufficiency.

* **Describe the deliverables and outcomes your project plans to achieve. Also, explain which measures you will collect and assess to evaluate transformational performance and overall success. As much as possible, deliverables and outcomes should be measurable and quantifiable (for example: reduce recidivism—__% fewer returns to homelessness within a year; reduce emergency-room and health-care utilization while awaiting permanent housing by __%)**

The following outcomes are planned through the Rapid Rehousing Program:

1. **5 households experiencing homelessness obtain stable housing**.
2. **4 households maintain stable housing for 90 days**: The goal is to ensure that these households can sustain their housing situation for at least three months, providing a foundation for long-term stability.
3. **Improve CFSA scores by an average of 3 points**: Participants will work to enhance their self-sufficiency, as measured by a 3-point improvement in their Colorado Family Support Assessment (CFSA) scores.

Additionally, the following outcomes will be tracked as part of the HSP:

- **Unemployed and obtained a job**: Participants who secure employment during the program will be tracked.
- **Improved financial well-being**: Changes in participants' financial stability and education, including income, savings, budgeting, and access to personal financial tools, will be assessed.
- **Obtained access to reliable transportation**: Staff will document improvements in participants' access to transportation, which is crucial for employment and daily activities.
- **Improved basic education**: Staff will track participants' progress in educational attainment, such as completing GED programs or other educational milestones.

All data will be tracked in the shared data system, empowOR, to ensure accuracy and integrity. This system will help manage

services, documents, eligibility, and outcomes effectively.

Budget

No data saved

Case Id: 34817
Name: Douglas County - 2025
Address: *No Address Assigned

Budget

Please provide the following information.

Match Funding

What is the total % of local match being committed to the project?
35.00%

Please describe the sources of local match: Match is planned to be provided through CSBG funds ($35,00), In-Kind Staff Administration ($10,000), and Medicaid ($95,918).

In addition to Match, what other partners are funding the activities, and for what specific purposes?
Transformational Homeless Response (THR) Grant: This grants currently supports street outreach by supplementing funding for the salaries of the HEART staff and provides hotel vouchers that help bridge access to more permanent or temporary housing solutions. This grant will provide funding for the HEART salaries from April 2026 through September 2026.

Department of Justice (DOJ) Funding: This funding supports the officers that are part of the co-responding model for the HEART. This grant will provide funding for the HEART salaries from April 2026 through December 2026.

American Rescue Plan Act (ARPA): Douglas County utilizes ARPA funds to purchase the vehicles used by the HEART team. This grant will provide funding for the HEART salaries from April 2026 through December 2026.

Current (year-to-date) financial statements

Include a Statement of Financial Position (Balance Sheet) through the most recently completed operating month available (must be within the past three months). Statement of Activities (Income and Expense Statement) through the most recently completed operating month available (must be within the past three months). Provide the Statement of Activities in a budget-to-actual format if the organization uses that format.

☐ **Current (year-to-date) financial statements *Required**

***No files uploaded*

Year-end financial statements

Include a Statement of Financial Position (Balance Sheet) spanning the entirety of the organization's most recently closed fiscal year. Statement of Activities (Income and Expense Statement) spanning the entirety of the organization's most recently closed fiscal year. Provide the Statement of Activities in a budget-to-actual format if the organization uses that format.

☐ **Year-end financial statements *Required**

***No files uploaded*

Sources of Income

Please ensure that the total of all percentages below equals 100%.

* **Division of Housing / Department of Local Affairs funding**

65%

* **Other government grants (federal, state, county, local)**

9%

* **Other government contracts**

* **Foundations**

* **Business**

* **Events (include event sponsorships)**

* **Individual contributions**

* **Fees / earned income**

* **Workplace giving campaigns**

* **In-kind contributions**

2%

* **Annual Medicaid billing forecast**

24%

* **Other**

Compliance with Audit Requirements Per 2 CFR 200 Subpart F

An organization that expends $1,000,000 or more during the organization's fiscal year in Federal awards

If your agency spent more than $1,000,000 in the most recent fiscal year, did you meet the audit requirements through a single audit or a program-specific audit? Yes

Of your organization's total revenue during the most recent fiscal year, what percentage came from the Colorado Division of Housing?
0.00%

The organization is applying for a cost reimbursement award, which requires special attention to cash flow management. Describe the organization's strategy for managing cash flow, including what steps the organization will take to ensure staff compensation and critical operations continue while awaiting grant reimbursements.

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.

Describe the organization's experience managing government funds, including the structures and internal controls the organization has in place to ensure grant 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 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.

Has the organization experienced significant financial challenges in the last three to five years? If yes, describe how the organization addressed those challenges. No

What challenges does the organization anticipate in the next three to five years, and what steps are being taken to address those challenges?

None

Required Documents

No data saved

Case Id: 34817
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**

Douglas County W-9 2025.pdf

☐ **Certificate of Good Standing for Non-Profit only**

***No files uploaded*

☑ **CAPER dated for the most recent year, April 1 to March 31. (Please Attach as a PDF)**

CAPER_DC_SO_HP_04.01.2024-03.31.2025.pdf

Submit

No data saved

Case Id: 34817
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 12, 2025

STAFF PERSON RESPONSIBLE: Andrew Copland, Director of Finance

DESCRIPTION: FY2024 RMHIDTA Grant Modifications #6-8

SUMMARY: Douglas County serves as the fiscal agent for the Rocky Mountain High Intensity Drug Trafficking Area (RMHIDTA) and as such is required to accept the annual grant award as well as any modifications to the original grant award made by the national HIDTA organization.

These are modification 6-8, made to the 2024 award:

- Modification 6 - This modification increases the Management and Coordination budget by $239,499.69 to cover 2026 initiatives
- Modification 7 - This modification increases the Intelligence budget by $302,101.00 to cover 2026 initiatives.
- Modification 8 - This modification increases the Training budget by $253,597.21 to cover 2026 initiatives.

These modifications impact the total amount of the FY2024 Federal Award which now reflects a total of $2,137,640.94. Modifications require the approval of the BOCC>

RECOMMENDED ACTION: Request the Board Chair review and approve the modifications by signing, where indicated.

REVIEW:

Andrew Copland	Approve	8/4/2025
Christie Guthrie	Approve	8/4/2025
Jeff Garcia	Approve	8/5/2025
Doug DeBord	Approve	8/5/2025

ATTACHMENTS:

Mod_Ltr_Version_6_G24RM0004A
Mod_Ltr_Version_7_G24RM0004A
Mod_Ltr_Version_8_G24RM0004A

July 8, 2025

Chair Abe Laydon
Douglas County Government
100 3rd St
Castle Rock, CO 80104-2425

Dear Chair Laydon:

Grant number G24RM0004A has been increased and now totals $1,581,942.73.

The original of Modification 6 is enclosed. If you accept this Modification, sign the Modification and return a copy to the Assistance Center in Miami. Keep the original Modification for your file.

All terms and conditions of the original award apply to the Modification. If you have any questions pertaining to this grant award, please contact Jayme Delano at (202) 395 - 6794.

Sincerely,

Shannon Kelly
National HIDTA Director

Enclosures

Executive Office of the President **Office of National Drug Control Policy**	AWARD Grant	Page 1 of 1

1. Recipient Name and Address Chair Abe Laydon Douglas County Government 100 3rd St Castle Rock, CO 80104-2425	4. Award Number: G24RM0004A 5. Grant Period: From 01/01/2024 to 12/31/2025	
1A. Subrecipient IRS/Vendor No. Subrecipient Name and Address	6. Date: 7/8/2025 8. Supplement Number 6	7. Action Initial [X] Supplemental
2A. Subrecipient IRS/Vendor No.:	9. Previous Award Amount:	$1,342,443.04
3. Project Title CFDA Name and Number: High Intensity Drug Trafficking Areas Program - 95.001	10. Amount of This Award: 11. Total Award:	$239,499.69 $1,581,942.73

12. • The above grant is approved subject to such conditions or limitation as are set forth in the original Grant.

13. Statutory Authority for Grant: Public Law 118-47

AGENCY APPROVAL	**RECIPIENT ACCEPTANCE**
14. Typed Name and Title of Approving Official Shannon Kelly National HIDTA Director	15. Typed Name and Title of Authorized Official Abe Laydon Chair
16. Signature of Approving ONDCP Official Shannon J. Kelly	17. Signature of Authorized Recipient/Date

AGENCY USE ONLY

18. Accounting Classification Code UEI: LXE5XEA44AH6 DUNS: 014842934 EIN: 1846000761A1	19. HIDTA AWARD OND1070DB2425XX OND6113 OND2000000000 OC 410001 JID: 92804

Initiative Cash by HIDTA

FY 2024

Current Budget (net of reprogrammed funds)

HIDTA	Agency Name	Initiative	Cash	Type	Grant
Rocky Mountain	**Douglas County Government**	ET - Drug Overdose Crisis Increase	10,000.00	Support	G24RM0004A
		Front Range Task Force	162,548.00	Investigation	G24RM0004A
		Investigative Support Center	436,217.04	Intelligence	G24RM0004A
		Management and Coordination	467,928.69	Administration	G24RM0004A
		R.A.V.E.N.	150,630.00	Investigation	G24RM0004A
		SP - HIDTA Prevention Project	30,000.00	Prevention	G24RM0004A
		Training	324,619.00	Support	G24RM0004A
	Agency Total : Douglas County Government		**1,581,942.73**		
Total			**1,581,942.73**		

Budget Detail

2024 - Rocky Mountain

Initiative - Management and Coordination **Administration**

Award Recipient - Douglas County Government (G24RM0004A)

Resource Recipient - Douglas County Government

Indirect Cost: 0.0%

Current Budget (net of reprogrammed funds)		***$239,499.69***
Travel	**Quantity**	**Amount**
Travel		$29,000.00
Total Travel		**$29,000.00**
Facilities	**Quantity**	**Amount**
Facilities		$32,000.00
Total Facilities		**$32,000.00**
Services	**Quantity**	**Amount**
Services		$178,499.69
Total Services		**$178,499.69**
Total Budget		**$239,499.69**

July 8, 2025

Chair Abe Laydon
Douglas County Government
100 3rd St
Castle Rock, CO 80104-2425

Dear Chair Laydon:

Grant number G24RM0004A has been increased and now totals $1,884,043.73.

The original of Modification 7 is enclosed. If you accept this Modification, sign the Modification and return a copy to the Assistance Center in Miami. Keep the original Modification for your file.

All terms and conditions of the original award apply to the Modification. If you have any questions pertaining to this grant award, please contact Jayme Delano at (202) 395 - 6794.

Sincerely,

Shannon Kelly

National HIDTA Director

Enclosures

Executive Office of the President **Office of National Drug Control Policy**	AWARD Grant	Page 1 of 1

1. Recipient Name and Address Chair Abe Laydon Douglas County Government 100 3rd St Castle Rock, CO 80104-2425	4. Award Number: G24RM0004A 5. Grant Period: From 01/01/2024 to 12/31/2025	
1A. Subrecipient IRS/Vendor No. Subrecipient Name and Address	6. Date: 7/8/2025 8. Supplement Number 7	7. Action Initial [X] Supplemental
2A. Subrecipient IRS/Vendor No.:	9. Previous Award Amount:	$1,581,942.73
3. Project Title CFDA Name and Number: High Intensity Drug Trafficking Areas Program - 95.001	10. Amount of This Award: 11. Total Award:	$302,101.00 $1,884,043.73

12. • The above grant is approved subject to such conditions or limitation as are set forth in the original Grant.

13. Statutory Authority for Grant: Public Law 118-47

AGENCY APPROVAL	**RECIPIENT ACCEPTANCE**
14. Typed Name and Title of Approving Official Shannon Kelly National HIDTA Director	15. Typed Name and Title of Authorized Official Abe Laydon Chair
16. Signature of Approving ONDCP Official Shannon J. Kelly	17. Signature of Authorized Recipient/Date

AGENCY USE ONLY

18. Accounting Classification Code UEI: LXE5XEA44AH6 DUNS: 014842934 EIN: 1846000761A1	19. HIDTA AWARD OND1070DB2425XX OND6113 OND2000000000 OC 410001 JID: 92821

Initiative Cash by HIDTA

FY 2024

Current Budget (net of reprogrammed funds)

HIDTA	Agency Name	Initiative	Cash	Type	Grant
Rocky Mountain	**Douglas County Government**	ET - Drug Overdose Crisis Increase	10,000.00	Support	G24RM0004A
		Front Range Task Force	162,548.00	Investigation	G24RM0004A
		Investigative Support Center	738,318.04	Intelligence	G24RM0004A
		Management and Coordination	467,928.69	Administration	G24RM0004A
		R.A.V.E.N.	150,630.00	Investigation	G24RM0004A
		SP - HIDTA Prevention Project	30,000.00	Prevention	G24RM0004A
		Training	324,619.00	Support	G24RM0004A
	Agency Total : Douglas County Government		**1,884,043.73**		
Total			**1,884,043.73**		

Budget Detail

2024 - Rocky Mountain

Initiative - Investigative Support Center **Intelligence**

Award Recipient - Douglas County Government (G24RM0004A)

Resource Recipient - Douglas County Government

Indirect Cost: 0.0%

Current Budget (net of reprogrammed funds)		***$302,101.00***
Personnel	**Quantity**	**Amount**
Personnel		$6,101.00
Total Personnel		**$6,101.00**
Facilities	**Quantity**	**Amount**
Facilities		$69,000.00
Total Facilities		**$69,000.00**
Services	**Quantity**	**Amount**
Services		$213,500.00
Total Services		**$213,500.00**
Supplies	**Quantity**	**Amount**
Supplies		$13,500.00
Total Supplies		**$13,500.00**
Total Budget		**$302,101.00**

July 8, 2025

Chair Abe Laydon
Douglas County Government
100 3rd St
Castle Rock, CO 80104-2425

Dear Chair Laydon:

Grant number G24RM0004A has been increased and now totals $2,137,640.94.

The original of Modification 8 is enclosed. If you accept this Modification, sign the Modification and return a copy to the Assistance Center in Miami. Keep the original Modification for your file.

All terms and conditions of the original award apply to the Modification. If you have any questions pertaining to this grant award, please contact Jayme Delano at (202) 395 - 6794.

Sincerely,

Shannon Kelly

National HIDTA Director

Enclosures

Executive Office of the President **Office of National Drug Control Policy**	AWARD Grant	Page 1 of 1

1. Recipient Name and Address Chair Abe Laydon Douglas County Government 100 3rd St Castle Rock, CO 80104-2425	4. Award Number: G24RM0004A 5. Grant Period: From 01/01/2024 to 12/31/2025	
1A. Subrecipient IRS/Vendor No. Subrecipient Name and Address	6. Date: 7/8/2025 8. Supplement Number 8	7. Action Initial [X] Supplemental
2A. Subrecipient IRS/Vendor No.:	9. Previous Award Amount:	$1,884,043.73
3. Project Title CFDA Name and Number: High Intensity Drug Trafficking Areas Program - 95.001	10. Amount of This Award: 11. Total Award:	$253,597.21 $2,137,640.94

12. • The above grant is approved subject to such conditions or limitation as are set forth in the original Grant.

13. Statutory Authority for Grant: Public Law 118-47

AGENCY APPROVAL	**RECIPIENT ACCEPTANCE**
14. Typed Name and Title of Approving Official Shannon Kelly National HIDTA Director	15. Typed Name and Title of Authorized Official Abe Laydon Chair
16. Signature of Approving ONDCP Official Shannon J. Kelly	17. Signature of Authorized Recipient/Date

AGENCY USE ONLY

18. Accounting Classification Code UEI: LXE5XEA44AH6 DUNS: 014842934 EIN: 1846000761A1	19. HIDTA AWARD OND1070DB2425XX ONDG113 OND2000000000 OC 410001 JID: 92800

Initiative Cash by HIDTA

FY 2024

Current Budget (net of reprogrammed funds)

HIDTA	Agency Name	Initiative	Cash	Type	Grant
Rocky Mountain	**Douglas County Government**	ET - Drug Overdose Crisis Increase	10,000.00	Support	G24RM0004A
		Front Range Task Force	162,548.00	Investigation	G24RM0004A
		Investigative Support Center	738,318.04	Intelligence	G24RM0004A
		Management and Coordination	467,928.69	Administration	G24RM0004A
		R.A.V.E.N.	150,630.00	Investigation	G24RM0004A
		SP - HIDTA Prevention Project	30,000.00	Prevention	G24RM0004A
		Training	578,216.21	Support	G24RM0004A
	Agency Total : Douglas County Government		**2,137,640.94**		
Total			**2,137,640.94**		

Budget Detail

2024 - Rocky Mountain

Initiative - Training **Support**

Award Recipient - Douglas County Government (G24RM0004A)

Resource Recipient - Douglas County Government

Indirect Cost: 0.0%

Current Budget (net of reprogrammed funds)		***$253,597.21***
Travel	**Quantity**	**Amount**
Travel		$139,000.00
Total Travel		**$139,000.00**
Services	**Quantity**	**Amount**
Services		$114,597.21
Total Services		**$114,597.21**
Total Budget		**$253,597.21**

MEETING DATE: August 12, 2025

STAFF PERSON RESPONSIBLE: Maureen Waller, Special Projects Manager

DESCRIPTION: Request to Approve a Public Contract for Services and funding for Valley Hope of Parker in the Amount of $100,000.00.

SUMMARY: To support efforts to address the opioid crisis, the Douglas County Region 12 Opioid Council has voted to award $100,000 in grant funding to Valley Hope of Parker for its Patient Essential funds to assist residential patients with the cost of entry into sober-living environments.

RECOMMENDED ACTION: Approval of the Public Contract for Services and funding for Valley Hope of Parker.

REVIEW:

Doug DeBord	Approve	7/30/2025
Jeff Garcia	Approve	8/5/2025
Andrew Copland	Approve	8/6/2025
Christie Guthrie	Approve	8/7/2025

ATTACHMENTS:

2025 Douglas County PCS - Valley Hope of Parker 07.29.25

PUBLIC CONTRACT FOR SERVICES

THIS CONTRACT ("Contract") is made and entered into _____, 2025 by and between the **BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO** (the "County"), the **REGION 12 OPIOID COUNCIL** (the "Council"), and **VALLEY HOPE of PARKER** a foreign nonprofit corporation authorized to do business in Colorado (the "Contractor"). The County, the Council, and the Contractor hereinafter collectively referred to as the "Parties" and individually to as a "Party."

RECITALS

WHEREAS, the County is undertaking certain activities related to assisting residential patients with the cost of entry into sober-living environments; and

WHEREAS, the County desires to engage the Contractor to render certain professional services and assistance in connection with such undertakings of the County; and

WHEREAS, the Contractor 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: ANDREW COPLAND, DOUGLAS COUNTY DIRECTOR of FINANCE, is designated as Authorized Representative of the County for the purpose of administering, coordinating and approving the work performed by the Contractor under this Contract.

2. SCOPE OF SERVICES: All services described in Exhibit A, attached hereto and incorporated herein, shall be performed by Contractor.

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 Contractor's compensation, which are mutually agreed upon between the County and the Contractor, shall be in writing and shall become part of this Contract upon execution.

The Contractor 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 Contractor 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 Contractor and the County for the use and occupancy by the Contractor of any County facilities or space.

3. COMPENSATION: Subject to the Maximum Contract Expenditure and all other provisions of this Contract, the County agrees to pay to the Contractor, and the Contractor 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 **ONE HUNDRED THOUSAND DOLLARS and ZERO CENTS ($100,000.00)** for the Term of this Contract. In no event shall the County be liable for payment under the Contract for any amount in excess thereof, except as otherwise provided herein in Exhibit B. The County is not under obligation to make any future apportionment or allocation to the Contract, nor is anything set forth herein a limitation of liability for the Contractor. Any potential expenditure for this Contract outside the current fiscal year is subject to future annual appropriation of funds for any such proposed expenditure.

To the extent any Funds provided to the Contractor under this Agreement are not expended, not earned for services which are not provided, or any costs are later refunded to the Contractor, the Contractor agrees to return all such unused or refunded Funds to the Council by the deadline set forth in Section 5, Term. All Funds provided by the Council—whether in whole or in part—remain subject to State review and may later be disallowed. Accordingly, the provision of Funds by the Council does not waive the Contractor's obligation to comply with this Agreement or any applicable laws, regulations, or rules. Furthermore, it shall not be construed as a waiver or estoppel of the Contractor's obligation to repay any Funds that are subsequently determined to have been used for ineligible expenses, outside the approved Scope of Work, or in violation of this Agreement or applicable law.

5. TERM: It is mutually agreed by the Parties that the Term of the Contract shall commence upon approval of the Board of County Commissioners at a business meeting and terminate at 11:59 p.m. on **JUNE 30, 2026**. 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 Contractor based upon invoices submitted by the Contractor, provided such invoices have been approved by the Authorized Representative. Payments will be made to the Contractor within thirty (30) days, or within a mutually agreed upon period after the County has received complete invoices from the Contractor. The County reserves the right to require such additional documentation, including monthly activity reports detailing the Contractor's activities and services rendered, as the County deems appropriate to support the payments to the Contractor. The signature of an officer of the Contractor shall appear on all invoices certifying that the invoice has been examined and found to be correct.

7. CONFLICT OF INTEREST: The Contractor 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 Contractor 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 Contractor by placing the Contractor's own interests, or the interest of any party with whom the Contractor has a contractual arrangement, in conflict with those of the County.

8. INDEMNIFICATION: The County cannot and by this Contract does not agree to indemnify, hold harmless, exonerate or assume the defense of the Contractor or any other person or entity whatsoever, for any purpose whatsoever. The Contractor 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 Contractor 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.

9. INDEPENDENT CONTRACTOR: The Contractor is an Independent Contractor and is free to perform services for other clients. Notwithstanding any provision of this Contract, all personnel assigned by the Contractor to perform work under this Contract shall be, and remain at all times, employees of the Contractor for all purposes. The County shall have no responsibility for any federal and state taxes and contributions for Social Security, unemployment insurance, income withholding tax, and other taxes measured by wages paid to employees of the Contractor and/or its designated agents. The Contractor acknowledges that it and its employees are not entitled to Workers' Compensation benefits or Unemployment Insurance benefits from the County, unless the Contractor or a third party provides such coverage, and that the County does not pay for or otherwise provide such coverage. The Contractor shall provide and keep in force Workers' Compensation (and provide proof of such insurance when requested by the County) and Unemployment Compensation insurance in the amounts required by law, and shall be solely responsible for its own actions, its employees and agents.

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 Contractor 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 Contractor 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 Contractor hereunder.

12. COUNTY REVIEW OF RECORDS: The Contractor 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 Contractor 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 Contractor in connection with this Contract shall be the property of the County.

14. ASSIGNMENT OF COPYRIGHTS: The Contractor 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 Contractor 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 Contractor 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 Contractor pursuant to this Contract shall become the County's property. The Contractor 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 Contractor 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 Contractor.

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 Contractor to:	Douglas County Government, Finance Department Attention: Andrew Copland 100 Third Street, Suite 130 Castle Rock, Colorado 80104 Telephone: 303-663-6175 E-mail: acopland@douglas.co.us
with a copy to:	Douglas County Attorney's Office 100 Third Street, 3rd Floor Castle Rock, Colorado 80104 Telephone: 303-660-7414
and by the County to:	Valley Hope of Parker Attention: Terri Harvey 22422 East Mainstreet

Parker, Colorado 80138
Telephone: 785-877-5111
E-mail: terriharvey@valleyhope.org

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 Contractor 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 Contractor 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 the Contract by the Contractor shall comply with all applicable laws, rules, regulations and codes of the United States and the State of Colorado. The Contractor 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 Contractor, 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 Contractor shall not include any reference to this Contract or services pursuant to this Contract in any of the Contractor'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, the Assistant Manager, and the Board of County Commissioners.

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 29
2nd Exhibit C - Insurance Requirements
3rd Exhibit A - Scope of Services
4th Exhibit B - Method of Payment

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 CONTRACT: The Parties acknowledge and agree that the provisions contained herein constitute the entire Contract 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 Contractor shall be required to maintain the insurance requirements provided in Exhibit C, attached hereto and incorporated herein by reference. The Contractor 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 Contractor's insurance coverage during the Term of this Contract.

27. COUNTY EXECUTION OF CONTRACT: 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 the 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 such as, but not limited to, weather conditions, acts of God, strikes, work stoppages, unavailability of or delay in receiving labor or materials, faults by contractors, subcontractors, utility companies or third parties, fire or other casualty or actions of government authorities.

29. PERSONAL DATA: Parties must comply with all applicable provisions of HB 18-1128 regarding "Personal Identifying Information" as defined in C.R.S. § 6-1-713(2)(b) and C.R.S. § 24-73-101(4)(b) and to "Personal Information" as defined in C.R.S. 24-73-103(1)(g).

Personal Identifying Information and Personal Information are referred to collectively herein as "Personal Data." Compliance shall include, without limitation:

Adopting and enforcing a written policy governing the destruction of electronic and paper documents containing Personal Data. The written policy must, at a minimum, require that when electronic or paper documents containing Personal Data are no longer needed, such documents will be destroyed by shredding, erasing or otherwise modifying the Personal Data so as to make it unreadable or indecipherable through any means;

Implementing and maintaining reasonable security procedures designed to protect Personal Data from unauthorized access, use, modification, disclosure or destruction. Such procedures must be appropriate in light of the nature of the Personal Data that is provided to the Party and the nature and size of the Party's business and operations;

Providing immediate written notification to the Authorized Representative in the event a Party becomes aware that an unauthorized acquisition of Personal Data compromising the security, confidentiality or integrity of the Personal Data (hereinafter, a "Security Breach") has or may have occurred. The Party shall promptly and in good faith conduct an investigation to determine the likelihood that Personal Data has been or will be misused and shall coordinate with and promptly report the results of such investigation to the Authorized Representative, as requested.

Providing prompt written notification to affected Colorado residents, but in no event later than thirty (30) days after the date of determination that a Security Breach occurred, in accordance with the provisions of House Bill 18-1128; and

To the extent applicable, requiring any third-party service providers, as defined in C.R.S. § 6-1-716(i) and C.R.S. § 24-73-103, implement and maintain reasonable security procedures and practices appropriate to the nature of the Personal Data disclosed to the third-party service provider and reasonably designed to help protect the Personal Data from unauthorized access, use, modification, disclosure or destruction.

(Remainder of Page Intentionally Blank)

Exhibit A
SCOPE OF WORK

Activities related to assisting residential patients with the cost of entry into sober-living environments, as specified.

Valley Hope of Parker will use the $100,000 for Patient Essential funds to assist residential patients with the cost of entry into sober-living environments.
Many individuals who complete residential treatment face challenges transitioning back to their lives, which can lead to relapse. Sober living provides a transitional phase that helps individuals adjust to independent living while still maintaining a structured and supportive environment. Valley Hope provides patient essential funds to help those with financial barriers.

How the Funds are Distributed: patient essential funds are provided to patients committed to the recovery process who demonstrate a financial need. Patients work with their treatment team and the business office at Parker to determine if they are eligible for assistance. Funds are paid directly to the service provider, not to the patient.

Urgent Need: Valley Hope of Parker has consistently depleted this fund due to rising costs of sober living in Douglas County and Colorado. **The average monthly cost of sober living is $1,100.** With the recent expansion of this center, we can anticipate 800 patients served in FY26.

Return On Investment / Impact: According to the Recovery Research Institute, every $1 spent on treatment saves $4 in healthcare and $7 in law enforcement costs. Based on this, the ROAC's support of $100,000 for Patient Essentials could save over $400,000 in healthcare costs and $700,000 in law enforcement costs by increasing access to sober living resources and reducing relapses and arrests. Investing in Valley Hope's programs offers a cost-effective way to ease pressure on public healthcare and law enforcement systems in Douglas County.

The award will assist at least 90 low-income Valley Hope of Parker patients in Douglas County with their transition to sober living.

Valley Hope of Parker Current Patient Demographics:

- 52% of our patients are unemployed
- 40% are on Medicaid and 8% are uninsured
- 100% of services rendered in Douglas County

EVALUATION

The Contractor, in partnership with the Omni Institute, will establish a set of evaluation metrics aligned with the Scope of Work. The Contractor will report on these metrics to the Council on a quarterly basis, or as otherwise agreed upon in writing.

Exhibit B
METHOD OF PAYMENT

The initial funds allocated for the activities related to assisting residential patients with the cost of entry into sober-living environments to Valley Hope of Parker is **ONE HUNDRED THOUSAND DOLLARS and ZERO CENTS ($100,000.00).**

Payments will be disbursed as follows:

- **50% ($50,000)** upon execution of the agreement.
- **50% ($50,000)** following a successful mid-year evaluation and review of program progress and financial performance.

Exhibit C
INSURANCE REQUIREMENTS

The 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 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):** Insurance 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 the 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 Contractor's profession, with limit no less than **$1,000,000** per occurrence or claim, $2,000,000 aggregate.

The Insurance obligations under this Contract shall be the minimum Insurance coverage requirements and/or limits shown in this Contract; 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 Contract are sufficient to cover the obligations of the Contractor under this Contract.

OTHER INSURANCE PROVISIONS
The insurance policies are to contain, or be endorsed to contain, the following provisions:

Additional Insured Status. The 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 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 Contractor's insurance (at least as broad as ISO Form ISO CG 20 01 04 13 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 Contractor's insurance coverage shall be primary insurance. Any insurance or self- insurance maintained by the County, its officers,

officials, employees, or volunteers shall be excess and non- contributory to the Contractor's insurance.

Notice of Cancellation. Each insurance policy required above shall state that coverage shall not be canceled, except with a 30-day notice to the County.

Waiver of Subrogation. The Contractor hereby grants to the County a waiver of any right to subrogation which any insurer of said Contractor may acquire against the County by virtue of the payment of any loss under such insurance. The Contractor agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether the County has received a waiver of subrogation endorsement from the insurer.

Self-Insured Retentions, Deductibles and Coinsurance. The 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. The County may require the 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 the County. The Contractor will indemnify the 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 the 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 Date prior to the Contract effective date, the Contractor must purchase "extended reporting" coverage for a minimum of three (3) years after completion of Contract work.

Verification of Coverage. The Contractor shall furnish the 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 the County before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the Contractor's obligation to provide them. The County reserves the right, but not the obligation, to review and revise any insurance requirement, not limited to limits, coverage, and endorsements. Additionally, the 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 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 the County may immediately terminate this Contract.

The completed certificates of insurance with additional insured endorsements and waivers of subrogation and any notices, within twenty (20) days of cancellation, termination, or material change 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. The Contractor shall require and verify that all subcontractors maintain insurance meeting all the requirements stated herein, and the Contractor shall ensure the County is an additional insured on insurance required from subcontractors.

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 the County may immediately terminate this Contract.

Governmental Immunity. The Parties hereto understand and agree that the County is relying on and does not waive or intend to waive by any provision of this Contract, 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 the County, its commissioners, officers, officials, employees or volunteers.

Special Risks or Circumstances. The 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.

IN WITNESS WHEREOF, the County and the Contractor have executed this Contract as of the above date.

VALLEY HOPE of PARKER

BY: _____ **ATTEST: (if a corporation)**

Printed Name _____ **_____**

Title: _____ **Title: _____**

DATE: _____

Signature of Notary Public Required:

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by _____.

Witness my hand and official seal

_____
Notary Public

My commission expires: _____

INSTRUCTIONS
Print out this page and then attach the signed and notarized page to this attachment icon.

PUBLIC CONTRACT FOR SERVICES
DOUGLAS COUNTY GOVERNMENT and VALLEY HOPE of PARKER

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

By: _____
ABRAHAM LAYDON, Chair

ATTEST:

By: _____

APPROVED AS TO CONTENT:

By: _____
DOUGLAS J DEBORD,
COUNTY MANAGER

DATE: _____

APPROVED AS TO CONTENT:

By: _____
ABRAHAM LAYDON
REGION 12 OPIOID COUNCIL CHAIR

DATE: _____

APPROVED AS TO FISCAL CONTENT:

By: _____
ANDREW COPLAND,
DIRECTOR OF FINANCE

DATE: _____

APPROVED AS TO LEGAL FORM:

By: _____
JEFFERY GARCIA,
COUNTY ATTORNEY

DATE: _____

APPROVED AS TO INSURANCE REQUIREMENTS:

By: _____
MEGAN DATWYLER,
RISK MANAGER

DATE: _____

MEETING DATE: August 12, 2025

STAFF PERSON RESPONSIBLE: Maureen Waller, Special Projects Manager

DESCRIPTION: Request to Approve a Public Contract for Services and $340,422.14 in Funding for HardBeauty, LLC's Peer Support Initiative.

SUMMARY: To support efforts to address the opioid crisis, the Douglas County Region 12 Opioid Council has voted to award $340,422.14 in grant funding to HardBeauty for its Peer Support Initiative. This program will place peer recovery specialists within the Douglas County Jail and Sky Ridge Medical Center to provide direct support to individuals struggling with substance use.

In addition to this local funding, HardBeauty has been awarded $226,647.76 from the Colorado Opioid Abatement Council's third round of Infrastructure Share grants. The Region 12 award will serve as a match to leverage these State funds, bringing additional resources to the initiative.

RECOMMENDED ACTION: Approval of the Public Contract for Services and $340,422.14 in funding for HardBeauty, LLC's Peer Support Initiative

REVIEW:

Doug DeBord	Approve	7/30/2025
Jeff Garcia	Approve	8/5/2025
Andrew Copland	Approve	8/6/2025
Christie Guthrie	Approve	8/7/2025

ATTACHMENTS:

2025 Douglas County PCS - HardBeauty

PUBLIC CONTRACT FOR SERVICES

THIS CONTRACT ("Contract") is made and entered into _____, 2025 by and between the **BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO** (the "County"), the **REGION 12 OPIOID COUNCIL** (the "Council") and **HARDBEAUTY, LLC** a limited liability company authorized to do business in Colorado (the "Contractor"). The County, the Council and the "Contractor" hereinafter collectively referred to as the "Parties" and individually to as a "Party."

RECITALS

WHEREAS, the County is undertaking certain activities related to the Region 12 Opioid Council, Detox/Withdrawal Management Workgroup, Operation C.A.R.E**.,** a program that aims to provide support services in hospitals and jails; and

WHEREAS, the County desires to engage the Contractor to render certain professional services and assistance in connection with such undertakings of the County; and

WHEREAS, the Contractor 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: ANDREW COPLAND, DOUGLAS COUNTY DIRECTOR of FINANCE, is designated as Authorized Representative of the County for the purpose of administering, coordinating and approving the work performed by the Contractor under this Contract.

2. SCOPE OF SERVICES: All services described in Exhibit A, attached hereto and incorporated herein, shall be performed by Contractor.

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 Contractor's compensation, which are mutually agreed upon between the County and the Contractor, shall be in writing and shall become part of this Contract upon execution.

The Contractor 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 Contractor 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 Contractor and the County for the use and occupancy by the Contractor of any County facilities or space.

3. COMPENSATION: Subject to the Maximum Contract Expenditure and all other provisions of this Contract, the County agrees to pay to the Contractor, and the Contractor 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 **THREE HUNDRED AND FORTY THOUSAND, FOUR-HUNDRED AND TWENTY-TWO DOLLARS and FOURTEEN CENTS ($340,422.14)** for the Term of this Contract. In no event shall the County be liable for payment under the Contract for any amount in excess thereof, except as otherwise provided herein in Exhibit B. The County is not under obligation to make any future apportionment or allocation to the Contract, nor is anything set forth herein a limitation of liability for the Contractor. Any potential expenditure for this Contract outside the current fiscal year is subject to future annual appropriation of funds for any such proposed expenditure.

To the extent any Funds provided to the Contractor under this Agreement are not expended, not earned for services which are not provided, or any costs are later refunded to the Contractor, the Contractor agrees to return all such unused or refunded Funds to the Council by the deadline set forth in Section 5, Term. All Funds provided by the Council—whether in whole or in part—remain subject to State review and may later be disallowed. Accordingly, the provision of Funds by the Council does not waive the Contractor's obligation to comply with this Agreement or any applicable laws, regulations, or rules. Furthermore, it shall not be construed as a waiver or estoppel of the Contractor's obligation to repay any Funds that are subsequently determined to have been used for ineligible expenses, outside the approved Scope of Work, or in violation of this Agreement or applicable law.

5. TERM: It is mutually agreed by the Parties that the Term of the Contract shall commence upon approval of the Board of County Commissioners at a business meeting and terminate at 11:59 p.m. on **DECEMBER 31, 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 Contractor based upon invoices submitted by the Contractor, provided such invoices have been approved by the Authorized Representative. Payments will be made to the Contractor within thirty (30) days, or within a mutually agreed upon period after the County has received complete invoices from the Contractor. The County reserves the right to require such additional documentation, including monthly activity reports detailing the Contractor's activities and services rendered, as the County deems appropriate to support the payments to the Contractor. The signature of an officer of the Contractor shall appear on all invoices certifying that the invoice has been examined and found to be correct.

7. CONFLICT OF INTEREST: The Contractor 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 Contractor 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 Contractor by placing the Contractor's own interests, or the interest of any party with whom the Contractor has a contractual arrangement, in conflict with those of the County.

8. INDEMNIFICATION: The County cannot and by this Contract does not agree to indemnify, hold harmless, exonerate or assume the defense of the Contractor or any other person or entity whatsoever, for any purpose whatsoever. The Contractor 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 Contractor 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.

9. INDEPENDENT CONTRACTOR: The Contractor is an Independent Contractor and is free to perform services for other clients. Notwithstanding any provision of this Contract, all personnel assigned by the Contractor to perform work under this Contract shall be, and remain at all times, employees of the Contractor for all purposes. The County shall have no responsibility for any federal and state taxes and contributions for Social Security, unemployment insurance, income withholding tax, and other taxes measured by wages paid to employees of the Contractor and/or its designated agents. The Contractor acknowledges that it and its employees are not entitled to Workers' Compensation benefits or Unemployment Insurance benefits from the County, unless the Contractor or a third party provides such coverage, and that the County does not pay for or otherwise provide such coverage. The Contractor shall provide and keep in force Workers' Compensation (and provide proof of such insurance when requested by the County) and Unemployment Compensation insurance in the amounts required by law, and shall be solely responsible for its own actions, its employees and agents.

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 Contractor 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 Contractor 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 Contractor hereunder.

12. COUNTY REVIEW OF RECORDS: The Contractor 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 Contractor 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 Contractor in connection with this Contract shall be the property of the County.

14. ASSIGNMENT OF COPYRIGHTS: The Contractor 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 Contractor 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 Contractor 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 Contractor pursuant to this Contract shall become the County's property. The Contractor 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 Contractor 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 Contractor.

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 Contractor to:	Douglas County Government, Finance Department Attention: Andrew Copland 100 Third Street, Suite 130 Castle Rock, Colorado 80104 Telephone: 303-663-6175 E-mail: acopland@douglas.co.us
with a copy to:	Douglas County Attorney's Office 100 Third Street, 3rd Floor Castle Rock, Colorado 80104 Telephone: 303-660-7414
and by the County to:	HardBeauty, LLC Attention: Racquel Garcia 840 Kinner Street Castle Rock, Colorado 80109

Telephone: 303-993-7030
E-mail: racquel@hardbeauty.life

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 Contractor 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 Contractor 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 the Contract by the Contractor shall comply with all applicable laws, rules, regulations and codes of the United States and the State of Colorado. The Contractor 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 Contractor, 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 Contractor shall not include any reference to this Contract or services pursuant to this Contract in any of the Contractor'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, the Assistant Manager, and the Board of County Commissioners.

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 29
2nd Request for Qualifications (RFQ), if applicable
3rd Exhibit C - Insurance Requirements
4th Exhibit A - Scope of Services
5th Exhibit B - Method of Payment
6th Response to Request for Qualifications (RFQ), 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 CONTRACT: The Parties acknowledge and agree that the provisions contained herein constitute the entire Contract 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 Contractor shall be required to maintain the insurance requirements provided in Exhibit C, attached hereto and incorporated herein by reference. The Contractor 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 Contractor's insurance coverage during the Term of this Contract.

27. COUNTY EXECUTION OF CONTRACT: 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 the 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 such as, but not limited to, weather conditions, acts of God, strikes, work stoppages, unavailability of or delay in receiving labor or materials, faults by contractors, subcontractors, utility companies or third parties, fire or other casualty or actions of government authorities.

29. PERSONAL DATA: Parties must comply with all applicable provisions of HB 18-1128 regarding "Personal Identifying Information" as defined in C.R.S. § 6-1-713(2)(b) and

C.R.S. § 24-73-101(4)(b) and to "Personal Information" as defined in C.R.S. 24-73-103(1)(g). Personal Identifying Information and Personal Information are referred to collectively herein as "Personal Data." Compliance shall include, without limitation:

Adopting and enforcing a written policy governing the destruction of electronic and paper documents containing Personal Data. The written policy must, at a minimum, require that when electronic or paper documents containing Personal Data are no longer needed, such documents will be destroyed by shredding, erasing or otherwise modifying the Personal Data so as to make it unreadable or indecipherable through any means;

Implementing and maintaining reasonable security procedures designed to protect Personal Data from unauthorized access, use, modification, disclosure or destruction. Such procedures must be appropriate in light of the nature of the Personal Data that is provided to the Party and the nature and size of the Party's business and operations;

Providing immediate written notification to the Authorized Representative in the event a Party becomes aware that an unauthorized acquisition of Personal Data compromising the security, confidentiality or integrity of the Personal Data (hereinafter, a "Security Breach") has or may have occurred. The Party shall promptly and in good faith conduct an investigation to determine the likelihood that Personal Data has been or will be misused and shall coordinate with and promptly report the results of such investigation to the Authorized Representative, as requested.

Providing prompt written notification to affected Colorado residents, but in no event later than thirty (30) days after the date of determination that a Security Breach occurred, in accordance with the provisions of House Bill 18-1128; and

To the extent applicable, requiring any third-party service providers, as defined in C.R.S. § 6-1-716(i) and C.R.S. § 24-73-103, implement and maintain reasonable security procedures and practices appropriate to the nature of the Personal Data disclosed to the third-party service provider and reasonably designed to help protect the Personal Data from unauthorized access, use, modification, disclosure or destruction.

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Exhibit A
SCOPE OF WORK

Racquel Garcia, HardBeauty, proposed Region 12 funding for Operation C.A.R.E./Sky Ridge Project that provides training, bedside peer support, referral system, and program coordination. Be Free/Douglas County Detention Center (DCDC) and anti-stigma work within the Sheriff's Office, including individual coaching, ongoing support and connections to care, program coordination, training videos, and background checks. Both programs aim to provide support services in hospitals and jails. The initial funding of $105,000 is gap funding to sustain the momentum of the program for pre-planning efforts and staffing. Additional funding of $235,422.14, for a total of $340,422.14, was proposed and approved by the Region 12 Opioid Council on May 1, 2025.

HardBeauty Proposal

Who we are: HardBeauty is a whole-life recovery hub committed to creating a community where everyone can thrive beyond their circumstance. Providing community-based and peer-led services focused on reducing barriers to care such as geographic isolation, childcare, and cost, HB reaches under-served populations who otherwise lack access to services. HB's staff and coaches share lived and living experiences with those they serve, increasing their ability to connect to clients and promote true healing and growth. HB operates as a recovery community organization serving youth and adults with mental health conditions and substance misuse disorders by providing a trauma-informed, healing-centered approach that offers hope, healing and direction as clients learn to navigate recovery and life. Services offered include virtual and in-person peer coaching and clinical services, peer coach mentoring, pro-social activities, professional development, personal development workshops, and an array of other easily accessed peer recovery supports through our developing community. HardBeauty is dedicated to the community members of Douglas County and works with the city of Castle Rock on downtown events, bringing recovery-oriented events such as Mobilize Recovery and Recovery Along the Rockies Art Show to our town, reducing stigma and bridging our neighbors to a recovery community. HardBeauty staff have been active participants in the Douglas County Regional Opioid Abatement Council meetings and workgroups to bring recovery voices into these often siloed spaces.

Purpose: HardBeauty is applying directly to the Region 12 ROAC for gap funding to support the proposed COAC project ahead of schedule. This funding request, which has passed approval of the ROAC12 council, will allow HardBeauty to implement the Be Free and Sky Ridge Mobile Peer Projects in Douglas County without delay. These funds will be used to support operational efforts, staff compensation, and pre-planning activities that are essential for successfully launching peer recovery services within the Douglas County Detention Center and Sky Ridge Medical Center.

Justice-involved persons: Be Free proposes integrating peer recovery services into Douglas County Jail to provide justice-involved individuals with personalized, trauma-informed, healing-centered support during incarceration and reentry. By embedding trained peer recovery coaches within the jail, this program will foster accountability, resilience, and empowerment while addressing the root causes of justice involvement. This partnership aims to reduce recidivism by using a desistance and positive reform (DPR) model which will support participants in achieving sustainable and positive change. Be Free programming can already be found in carceral spaces,

including: Denver Women's Correctional Facility, CJC (Colorado Springs), Eagle County Jail, Garfield County Jail, Delta County Jail, Zebulon Pike Youth Detention Center.

HardBeauty and former Bureau Chief Kevin Duffy began laying the framework for this project and HardBeauty / DCDC Captain Philip Domenico and DCDC admin staff are working towards developing an MOU and background clearances to provide recovery support services inside the jail with peer-led groups and potential one-on-one services within the jail and wraparound "welcome home" support for those in reentry.

Hospital Peer Response Program: The local emergency department (ED) is often the first point of contact for individuals experiencing the medical and psychosocial impact of Substance Use Disorder (SUD). Patients with SUD can present with a complex set of needs, many of which are not able to be addressed in an acutely high-volume setting such as the ED. To improve comprehensive and person-centric care for patients with SUD, we would like to propose the implementation of Peer Support Services within the ED at Sky Ridge Medical Center with the Operation CARE Program. This program will involve the integration of trained and certified Peer Recovery Coaches (PRCs)—individuals with lived experience of recovery from SUD—into the ED care team at Sky Ridge. Peer Recovery Coaches provide non-judgmental support through empathetic listening, resource guidance, and connection to community services, using a strength-based approach to foster readiness for sustainable change.

Key objectives of the Sky Ridge program include providing immediate, bedside peer support to patients with SUD; reducing organizational and community stigma and bias toward patients with SUD through promoting recovery-oriented care within the medical settings; optimizing the probability of greater outcomes by working in tandem with the patient's medical care team. By implementing Peer Support Services in the ED, Sky Ridge can profoundly improve care and discharge planning for individuals with substance use disorder as well as contribute to the broader goals of mitigating harm to staff and patients and reaching healthier outcomes within Sky Ridge Medical Center and the greater Douglas County.

EVALUATION

The Contractor, in partnership with the Omni Institute, will establish a set of evaluation metrics aligned with the Scope of Work. The Contractor will report on these metrics to the Council on a quarterly basis, or as otherwise agreed upon in writing.

Exhibit B
METHOD OF PAYMENT

The total funds allocated for the Operation C.A.R.E. project to HardBeauty amount to **THREE HUNDRED FORTY THOUSAND, FOUR HUNDRED TWENTY-TWO DOLLARS AND FOURTEEN CENTS ($340,422.14).**

This amount represents a combination of **Gap Funding ($105,000)** and **Match Funding ($235,422.14)**, as outlined below:

Proposed Budget Summary

Personnel Costs – $232,231.97

1. Be Free Coach Salaries (incl. fringe) – $64,635.99
2. Care Response Coach Salaries (incl. fringe) – $143,762.66
3. Be Free Coordinator Salary (incl. fringe) – $11,916.66
4. Care Program Coordinator Salary (incl. fringe) – $11,916.66

Executive & Administrative Salaries – $23,466.64

1. CIO Salary (incl. fringe) – $11,000.00
2. Director of Operations Salary (incl. fringe) – $6,233.32
3. Grant Manager Salary (incl. fringe) – $6,233.32

Operational Costs – $53,647.49

1. Technology & Infrastructure – $27,147.49
2. Client Care Packs – $16,000.00
3. Staff Uniforms – $1,500.00
4. Program & Curriculum Costs – $9,000.00

Indirect Costs (10%) – $31,076.04

Total Proposed Budget: $340,422.14

Payment Schedule:

Payments will be disbursed as follows:

- **50% ($170,211.07)** upon execution of the agreement.
- **50% ($170,211.07)** following a successful mid-year evaluation and review of program progress and financial performance.

Exhibit C
INSURANCE REQUIREMENTS

The 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 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):** Insurance 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 the 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 Contractor's profession, with limit no less than **$1,000,000** per occurrence or claim, $2,000,000 aggregate.

The Insurance obligations under this Contract shall be the minimum Insurance coverage requirements and/or limits shown in this Contract; 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 Contract are sufficient to cover the obligations of the Contractor under this Contract.

OTHER INSURANCE PROVISIONS
The insurance policies are to contain, or be endorsed to contain, the following provisions:

Additional Insured Status. The 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 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 Contractor's insurance (at least as broad as ISO Form ISO CG 20 01 04 13 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 Contractor's insurance coverage shall be primary insurance. Any insurance or self- insurance maintained by the County, its officers,

officials, employees, or volunteers shall be excess and non- contributory to the Contractor's insurance.

Notice of Cancellation. Each insurance policy required above shall state that coverage shall not be canceled, except with a 30-day notice to the County.

Waiver of Subrogation. The Contractor hereby grants to the County a waiver of any right to subrogation which any insurer of said Contractor may acquire against the County by virtue of the payment of any loss under such insurance. The Contractor agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether the County has received a waiver of subrogation endorsement from the insurer.

Self-Insured Retentions, Deductibles and Coinsurance. The 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. The County may require the 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 the County. The Contractor will indemnify the 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 the 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 Date prior to the Contract effective date, the Contractor must purchase "extended reporting" coverage for a minimum of three (3) years after completion of Contract work.

Verification of Coverage. The Contractor shall furnish the 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 the County before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the Contractor's obligation to provide them. The County reserves the right, but not the obligation, to review and revise any insurance requirement, not limited to limits, coverage, and endorsements. Additionally, the 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 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 the County may immediately terminate this Contract.

The completed certificates of insurance with additional insured endorsements and waivers of subrogation and any notices, within twenty (20) days of cancellation, termination, or material change 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. The Contractor shall require and verify that all subcontractors maintain insurance meeting all the requirements stated herein, and the Contractor shall ensure the County is an additional insured on insurance required from subcontractors.

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 the County may immediately terminate this Contract.

Governmental Immunity. The Parties hereto understand and agree that the County is relying on and does not waive or intend to waive by any provision of this Contract, 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 the County, its commissioners, officers, officials, employees or volunteers.

Special Risks or Circumstances. The 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.

IN WITNESS WHEREOF, the County and the Contractor have executed this Contract as of the above date.

HARDBEAUTY, LLC

BY: _____ **ATTEST: (if a corporation)**

Printed Name _____ **_____**

Title: _____ **Title: _____**

DATE: _____

Signature of Notary Public Required:

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by _____.

Witness my hand and official seal

_____
Notary Public

My commission expires: _____

INSTRUCTIONS
Print out this page and then attach the signed and notarized page to this attachment icon.

PUBLIC CONTRACT FOR SERVICES
DOUGLAS COUNTY GOVERNMENT and the
REGION 12 OPIOID COUNCIL and HARDBEAUTY, LLC

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

By: _____
ABRAHAM LAYDON, Chair

ATTEST:

By: _____

APPROVED AS TO CONTENT:

By: _____
DOUGLAS J DEBORD,
COUNTY MANAGER

DATE: _____

APPROVED AS TO CONTENT:

By: _____
ABRAHAM LAYDON
REGION 12 OPIOID COUNCIL CHAIR

DATE: _____

APPROVED AS TO FISCAL CONTENT:

By: _____
ANDREW COPLAND,
DIRECTOR OF FINANCE

DATE: _____

APPROVED AS TO LEGAL FORM:

By: _____
JEFFERY GARCIA,
COUNTY ATTORNEY

DATE: _____

INSURANCE REQUIREMENTS:

By: _____
MEGAN DATWYLER,
RISK MANAGER

DATE: _____

MEETING DATE: August 12, 2025

STAFF PERSON RESPONSIBLE: Maureen Waller, Special Projects Manager

DESCRIPTION: Request to Approve the Distribution of a $226,647.76 Opioid Settlement Infrastructure Grant to HardBeauty.

SUMMARY: Under the Colorado Opioid Settlement Memorandum of Understanding (MOU), 10% of funds are allocated to a statewide Infrastructure Share available only to state agencies and local governments. HardBeauty, a nonprofit based in Douglas County, requested the County act as fiscal agent for their application-an arrangement approved by the Region 12 Opioid Council on December 5, 2024. The County, which already serves as fiscal agent for the Council, will do the same for this grant.

On May 15, 2025, HardBeauty was awarded $226,647.76 through the Colorado Opioid Abatement Council's third round of Infrastructure Share funding. The County has received these funds and, following State guidance, seeks to distribute them promptly. A revised Work Plan and Budget (attached) will guide use of the funds; no post-award grant agreement is required.

The grant will expand peer-led recovery services by placing trained peer recovery coaches in the County Jail and Sky Ridge Medical Center through HardBeauty's Be Free program and Operation CARE. Services will include in-jail recovery support, ER bedside assistance, discharge planning, and connections to long-term care. Funding will support staffing, implementation, partnerships, and evaluation-advancing a replicable model for peer-led recovery statewide.

RECOMMENDED ACTION: Approve the distribution of a $226,647.76 Opioid Settlement Infrastructure Grant to HardBeauty.

REVIEW:

Doug DeBord	Approve	7/30/2025
Jeff Garcia	Approve	8/5/2025
Andrew Copland	Approve	8/6/2025
Christie Guthrie	Approve	8/7/2025

ATTACHMENTS:

Updated workplan and budget

Section IV: Budget Template

Colorado Opioid Abatement Council

Round 3 Infrastructure Share Funding Opportunity (2024-25)

Name of Project/Program	**Peer Support Infrastructure Initiative**	**Principal Representative** **[Listed on Application]** Name, Title, Phone and Email	Abe Laydon, 303-660-7400, alaydon@douglas.co.us
Name of Applicant (Organization)	**Douglas County Region 12 Opioid Council**	**Primary Contact** **[Listed on Application]** Name, Title, Phone and Email	Maureen Waller, Special Project Manager, 303-660-7401, mwaller@douglas.co.us
Applicant Type (Drop Down List)	**Regional Opioid Abatement Council (ROAC)**	**Fiscal Contact** **[Listed on Application]** Name, Title, Phone and Email	Andrew Copland, Director of Finance for Douglas County Government, 303-663-6175, acopland@douglas.co.us
Additional Implementing Organizations **[If included in Application]**	**HardBeauty, LLC**		

Instructions for Budget

List each planned expenditure	Select from the 6 official Budget Categories (see Tab 4 for more info): (1) Personnel services, (2) Contractual, (3) Materials & supplies, (4) Equipment, (5) Capital/construction, or (6) Administrative	Please select an Approved Use (Section and Sub-Section) for each budgeted item. All budgeted items must align with the list of Approved Uses (known as Exhibit E). To see the complete list of Approved Uses, please see Tab #3 of this Excel or visit https://coag.gov/app/uploads/2024/07/Exhibit-E-Schedule-B-Approved-Uses.pdf		Provide a description of how the budget line item will be purchased/sourced.	Provide a narrative description of the expenditure (if the budgeted item involves the purchase of materials/supplies, please provide an estimated quantity)	Estimated dollar amount
Budget Item	**Budget Category (Drop Down List)**	**Approved Uses Section (Drop Down List)** See Tab 3 for complete list of Approved Uses	**Approved Uses Sub-Section (Drop Down List)** See Tab 3 for complete list of Approved Uses	**Vendor, Source, or Procurement Process** (Optional)	**Description of Item** (See Tab 4 for further instructions based on the "Budget Category" selected)	**Dollar Amount Requested**
Be Free Peer Professional YR1	Personnel Services	D. Address The Needs Of Criminal Justice Involved Persons	10. Jail-based treatment, recovery or harm reduction services	N/A	Funding will be allocated across multiple Peer Recovery Coaches to support work within the scope of the Be Free program at Douglas County Detention Division (DCDD). This includes direct client services, administrative duties, training, outreach, inreach, community engagement, client and community advocacy efforts, staff meetings, and supervision. The budget accounts for 1,040 hours at a rate of $29.00 per hour, plus a 10% fringe benefit to cover payroll taxes, unemployment, workers' compensation insurance, health insurance (including vision and dental), as well as paid time off (PTO) and sick leave. Funds will be expended over a 12-month period, distributed through regular payroll cycles as services are delivered.	$ 22,117.34
Be Free Program Coordinator YR1	Personnel Services	D. Address The Needs Of Criminal Justice Involved Persons	0. Services for people involved in criminal justice system (general)	N/A	This role will provide oversight and direction for the Be Free peer team, ensuring alignment with program objectives. Responsibilities include coordinating internal and external team communications, collaborating with program partners, and overseeing deliverables including data reporting and program outcome tracking for the grants manager. The budget accounts for 0.25 FTE, with an additional 10% fringe to cover payroll taxes, unemployment, workers' compensation insurance, health insurance (including vision and dental), as well as PTO and sick leave. Funds will be expended over a 12-month period, distributed through regular payroll cycles.	$ 11,916.67

Care Response Peer Professional YR1	Personnel Services	C. Connect People Who Need Help To The Help They Need Connections To Care	10. Peer support specialists and recovery coaches	N/A	Funding will be shared across multiple staff members to support peer professionals working within the scope of the CARE program at Sky Ridge Medical Center. This includes responsibilities such as administrative duties, training, outreach, inreach, client and community advocacy efforts, community engagement, staff meetings, supervision, and direct client services. The budget represents 2,080 hours at a rate of $29.00 per hour, with an additional 10% fringe to cover payroll taxes, unemployment, workers' compensation insurance, health insurance (including vision and dental), as well as PTO and sick leave. These funds will be distributed across peer professionals assigned to this program and expended over a 12-month period through regular payroll cycles.	$ 44,234.67
Care Response Program Coordinator YR1	Personnel Services	C. Connect People Who Need Help To The Help They Need Connections To Care	11. Expand warm hand-off services to transition to recovery services	N/A	This role will provide oversight and direction for the CARE peer team, ensuring alignment with program objectives. Responsibilities include coordinating internal and external team communications, collaborating with program partners, and overseeing deliverables such as data reporting and program outcome tracking for the grants manager. The budget accounts for 0.25 FTE, with an additional 10% fringe to cover payroll taxes, unemployment, workers' compensation insurance, health insurance (including vision and dental), as well as PTO and sick leave. Funds will be expended over a 12-month period through regular payroll cycles.	$ 11,916.67
HardBeauty Foundation Executive Director, Chief Innovation Officer YR1	Contractual	J. Leadership Planning And Coordination	3. Infrastructure, staffing at government or not-for-profit agencies	N/A	This position is responsible for overseeing the implementation of project activities, ensuring effective internal and external coordination between HardBeauty staff and provider location leadership. Key responsibilities include facilitating the development, review, and approval of statements of work (SOWs) and contracts with named entities, as well as establishing and approving policies and procedures related to the project. Additionally, this role includes participation as a Regional Opioid Council member, serving as a state thought leader, and engaging in high-level leadership decision-making. The budget represents 0.10 FTE, including fringe benefits to cover payroll taxes, unemployment, workers' compensation insurance, health insurance (including vision and dental), as well as PTO and sick leave. Funds will be expended over a 12-month period through regular payroll cycles.	$ 11,000.00
HardBeauty Foundation Director of Operations YR1	Contractual	J. Leadership Planning And Coordination	3. Infrastructure, staffing at government or not-for-profit agencies	N/A	This position is responsible for overseeing key operational and strategic functions, including financial management, fundraising, and resource development, as well as maintaining relationships with the board and external partners. Responsibilities include human resources and team management, collaboration and partnership building, strategic communications, evaluation and reporting, and ensuring effective internal and external communication. Additional duties include staff management and supervision, external relations and networking, problem-solving and crisis management, compliance oversight, and insurance compliance. The budget represents 0.10 FTE, including fringe benefits to cover payroll taxes, unemployment, workers' compensation insurance, health insurance (including vision and dental), as well as PTO and sick leave. Funds will be expended over a 12-month period through regular payroll cycles.	$ 6,233.34

HardBeauty Foundation Director of Grant Management & Operations Support YR1	Contractual	J. Leadership Planning And Coordination	3. Infrastructure, staffing at government or not-for-profit agencies	N/A	This position will provide oversight and implementation of programming, ensuring effective grant management and compliance. Responsibilities include conducting research and outreach as necessary, developing program materials, coordinating logistics, and supporting copy editing, grant writing, and reporting management. The budget represents 0.10 FTE, including fringe benefits to cover payroll taxes, unemployment, workers' compensation insurance, health insurance (including vision and dental), as well as PTO and sick leave. Funds will be expended over a 12-month period through regular payroll cycles.	$ 6,233.34
Be Free Peer Professional YR2	Personnel Services	D. Address The Needs Of Criminal Justice Involved Persons	10. Jail-based treatment, recovery or harm reduction services	N/A	Funding will be shared across multiple staff members to support peer professionals working within the scope of the Be Free program at Douglas County Detention Division (DCDD). This includes responsibilities such as administrative duties, training, outreach, inreach, client and community advocacy efforts, community engagement, staff meetings, supervision, and direct client services. The budget represents 2,080 hours at a rate of $29.00 per hour, with an additional 10% fringe to cover payroll taxes, unemployment, workers' compensation insurance, health insurance (including vision and dental), as well as paid time off and sick leave. These funds will be distributed across peer professionals assigned to this program and expended over a 12-month period through regular payroll cycles.	$ -
Be Free Program Coordinator YR2	Personnel Services	D. Address The Needs Of Criminal Justice Involved Persons	0. Services for people involved in criminal justice system (general)	N/A	This position will provide oversight and direction for the Be Free peer team, ensuring alignment with program objectives and effective service delivery. Responsibilities include coordinating internal and external team communications, collaborating with program partners, and managing program deliverables, including data reporting and outcome tracking for the grants manager. The budget represents 0.25 FTE, with an additional 10% fringe to cover payroll taxes, unemployment, workers' compensation insurance, health insurance (including vision and dental), as well as paid time off and sick leave. Funds will be expended over a 12-month period through regular payroll cycles.	$ 17,875.00
Care Response Peer Professional YR2	Personnel Services	C. Connect People Who Need Help To The Help They Need Connections To Care	10. Peer support specialists and recovery coaches	N/A	Funding will be shared across multiple staff members to support peer professionals working within the scope of the CARE program at Sky Ridge Medical Center. This includes responsibilities such as administrative duties, training, outreach, inreach, client and community advocacy efforts, community engagement, staff meetings, supervision, and direct client services. The budget represents 2080 hours at a rate of $29.00 per hour, with an additional 10% fringe to cover payroll taxes, unemployment, workers' compensation insurance, health insurance (including vision and dental), as well as paid time off and sick leave. These funds will be distributed across peer professionals assigned to this program and expended over a 12-month period through regular payroll cycles.	$ -

Care Response Program Coordinator YR2	Personnel Services	C. Connect People Who Need Help To The Help They Need Connections To Care	11. Expand warm hand-off services to transition to recovery services	N/A	This position will provide oversight and direction for the CARE peer team, ensuring alignment with program objectives and effective service delivery. Responsibilities include coordinating internal and external team communications, collaborating with program partners, and managing program deliverables, including data reporting and outcome tracking for the grants manager. The budget represents 0.25 FTE, with an additional 10% fringe to cover payroll taxes, unemployment, workers' compensation insurance, health insurance (including vision and dental), as well as paid time off and sick leave. Funds will be expended over a 12-month period through regular payroll cycles.	$ 17,875.00
HardBeauty Foundation Executive Director, Chief Innovation Officer YR2	Contractual	J. Leadership Planning And Coordination	3. Infrastructure, staffing at government or not-for-profit agencies	N/A	This position is responsible for overseeing the implementation of project activities, internal and external coordination between HardBeauty staff and provider location heads of staff; facilitating the writing and reviewing of SOWs and contracts with named entities; responsible for approving policies and procedures related to project; Regional Opioid council member, state thought leader, Leadership Engagement and Decision-Making; Budget represents .10 FTE including fringe; Fringe provides payroll taxes, unemployment, and workers compensation insurance; health care insurance which includes vision and dental; PTO and sick time.	$ 16,500.00
HardBeauty Foundation Director of Operations YR2	Contractual	J. Leadership Planning And Coordination	3. Infrastructure, staffing at government or not-for-profit agencies	N/A	This position is responsible for overseeing key operational and strategic functions, including financial management, fundraising, and resource development, as well as maintaining relationships with the board and external partners. Responsibilities include human resources and team management, collaboration and partnership building, strategic communications, evaluation and reporting, and ensuring effective internal and external communication. Additional duties include staff management and supervision, external relations and networking, problem-solving and crisis management, compliance oversight, and insurance compliance. The budget represents 0.10 FTE, including fringe benefits to cover payroll taxes, unemployment, workers' compensation insurance, health insurance (including vision and dental), as well as paid time off and sick leave. Funds will be expended over a 12-month period through regular payroll cycles.	$ 9,350.00
HardBeauty Foundation Director of Grant Management & Operations Support YR2	Contractual	J. Leadership Planning And Coordination	3. Infrastructure, staffing at government or not-for-profit agencies	N/A	This position will oversee and implement programming, ensuring effective grant management and compliance. Responsibilities include conducting research and outreach as needed, developing program materials, coordinating logistics research, copy editing, and reviewing and approving statements of work (SOWs) and contracts with named entities. Additionally, this role will manage grant reporting to ensure accurate and timely submission of deliverables. The budget represents 0.10 FTE, including fringe benefits to cover payroll taxes, unemployment, workers' compensation insurance, health insurance (including vision and dental), as well as paid time off and sick leave. Funds will be expended over a 12-month period through regular payroll cycles.	$ 9,350.00
Technology Infrastructure	Other	C. Connect People Who Need Help To The Help They Need Connections To Care	11. Expand warm hand-off services to transition to recovery services	N/A	Funds will support the work of our technical support, providing intranet assistance to facilitate project referrals, data collection, and compliance with DCDD and Sky Ridge Medical Center privacy standards. Cost is $20,000 for the referral system.	$ 12,852.51

CARE Necessity Packs	Materials & Supplies	B. Support People In Treatment and Recovery	13. Culturally appropriate services	N/A	Funds will support the creation and distribution of at least 300 CARE packages for clients at Sky Ridge Medical Center and DCDD. These client care packs will include essential necessities, comfort items, recovery support program materials, and recovery support tools to assist individuals in their recovery journey. Packages will be distributed in accordance with program policies and entity standards to ensure appropriateness and alignment with institutional guidelines. Costs will cover supplies, packaging, and distribution expenses. Cost is $53.33 *300= 16000	$ 8,588.87
Uniforms	Materials & Supplies	C. Connect People Who Need Help To The Help They Need Connections To Care	11. Expand warm hand-off services to transition to recovery services	N/A	Support the purchase of branded gear for HardBeauty staff to wear during peer engagements at Sky Ridge Medical Center and DCDD. Providing staff with uniforms ensures a professional and identifiable presence, reinforcing program credibility and fostering trust with clients, hospital personnel, and justice system partners. This budget will provide at least 10 staff members with up to $150 worth of branded apparel each, including items such as shirts, jackets, or other necessary attire.	$ -
Program brochures & staff training videos to provide SkyRidge and DCDD Jail	Materials & Supplies	K. Training	1. Staff training and networking for opioid abatement	N/A	Funds will support the development and production of program brochures and staff training videos to be distributed at Sky Ridge Medical Center and DCDD. These materials will educate staff, partners, and participants on program objectives, peer support services, and referral processes, ensuring consistency in service delivery and alignment with program goals. Costs include design, printing, and video production, as well as any necessary distribution expenses over the grant period.	$ -
Indirect Rate	Administrative (shall not exceed 10% of total request)	C. Connect People Who Need Help To The Help They Need Connections To Care	11. Expand warm hand-off services to transition to recovery services	N/A	The 10% indirect cost allocation, totaling $45,380.80, is essential for covering administrative and operational expenses necessary to support the successful implementation of HardBeauty's BeFree and Operation CARE programs. These funds will support indirect costs including financial management and overhead expenses required for program operations within the Douglas County Jail and Sky Ridge Medical Center. Additionally, this allocation will ensure compliance with grant reporting requirements, ROAC support, staff supervision, and program oversight.	$ 20,604.34
					TOTAL AMOUNT REQUESTED	**$ 226,647.76**

Non-Required Budget Supplemental Question

Q1: Is there additional information the COAC should consider when reviewing this budget? If yes, please detail below.

HardBeauty can bill Medicaid for peer services in Region 12. Our main budgetary ask is for funding to launch this program and enhance behavioral health infrastructure by embedding peer recovery services in the Douglas County Detention Division and Sky Ridge Medical Center.

Section IV: Workplan Template

Colorado Opioid Abatement Council

Round 3 Infrastructure Funding Opportunity (2024-25)

Instructions for Workplan

1) Select 3 high-level Goals for the project/program (some examples may include "Expand behavioral health services to 3 new counties" or "Establish a new facility" or "Expand access to opioid antagonists among high-risk populations"
2) For each Goal, list 1-5 Activities (some examples may include "Host quarterly calls with governmental partners" or "Expand staffing within the new facility" or "Stock naloxone kits in mobile kiosks"
3) For each Activity, identify the individual and/or organization responsible for completing the activity (this may be the primary Applicant, one of the implementing organizations, or one of the sub-contractors)
4) For each Activity, identify an Estimated Date of Completion (this must fall within 24 months of the Award Date; Round 3 Infrastructure Awards are estimated to be distributed in Summer/Fall of 2025)
5) For each Activity, include a Deliverable (some examples may include "Sign an integovernmental agreement" or "hire 2 full-time staff members" or "Distribute 2000 naloxone kits")

Goals and Activities should be SMART: Specific, Measurable, Achievable, Realistic, and Timely.*

*Applicants are encouraged to choose Goals and Activities that closely align with their submitted Application. Applicants are also encouraged to reflect on the Approved Uses (see tab 3 of this Excel sheet) when developing these Goals/Activities.

Goal # 1:	***By July 2026, increase the percentage of organizational staff providing direct, nonclinical peer support services in the Douglas County Jail and Sky Ridge Medical Center by seven (Indicator 3.41).***
Goal # 2:	***By July 2026, facilitate transitions for 80% of patients referred to licensed substance use disorder treatment within 30 days of an overdose at Sky Ridge Medical Center (Indicator 5.20).***
Goal # 3:	***Achieve a 20% year over year increase in the number of referrals from HardBeauty to evidence-based SUD treatment programs (Indicator 8.30).***

Goal #1	**By July 2026, increase the percentage of organizational staff providing direct, nonclinical peer support services in the Douglas County Jail and Sky Ridge Medical Center by seven (Indicator 3.41).**			
	Activities (Planned activities to accomplish the Goal)	**Individual and/or Organization Responsible for Completion**	**Estimated Date of Completion**	**Deliverables** [Description of what will be accomplished]
1	Establish MOU and SOW with Douglas County Detention Division (DCDD) and Sky Ridge Medical Center to deliver peer support services.	HardBeauty, DCDD, Sky Ridge Medical Center	July 2025	Signed memorandum of understanding between HardBeauty and DCDD and HB and Sky Ridge and a statement of work outlining the specific services that will be provided by HB
2	Create training videos and program materials for staff to understand peer recovery support work	HardBeauty	July 2026	Training videos and program materials that outline and explain HardBeauty services to the current DCDD and Sky Ridge staff and will be provided to any incoming staff
3	Establish a service delivery calendar with DCDD and Sky Ridge	HardBeauty, Sky Ridge, DCDD	September 2025	Approved and operational calendar specifying days and times of service delivery. This calendar will be reviewed and revised as needed to support the expansion of successful peer programming.
4	Implement regular peer support services in DCDD and Sky Ridge	HardBeauty	September 2025	Ongoing, continued HardBeauty peer support inside the jail and hospital split between seven peers.

Goal #2	**By July 2026, facilitate transitions for 80% of patients referred to licensed substance use disorder treatment within 30 days of an overdose at Sky Ridge Medical Center (Indicator 5.20).**			
	Activities (Planned activities to accomplish the Goal)	**Individual and/or Organization Responsible for Completion**	**Estimated Date of Completion**	**Deliverables** [Description of what will be accomplished]
1	Create referral protocols and use EmpowerLink to track transitions from the emergency department to licensed SUD treatment providers.	HardBeauty and Sky Ridge	August 2025	Documented referral process and data-sharing agreements
2	Formalize MOUs with at least three licensed treatment facilities to ensure seamless patient transitions.	HardBeauty and Sky Ridge	December 2025	Signed MOUs with partner providers
3	Create follow-up procedures to ensure referred patients are connected with treatment providers within 30 days.	HardBeauty	September 2025	Standardized follow-up checklist and tracking system
4	Conduct bi-weekly follow-ups with referred patients and treatment providers to confirm successful linkage to care. Ongoing starting September 2025 to June 2027	HardBeauty	June 2027	Monthly progress reports with transition success rates

Goal #3	**Achieve a 20% year over year increase in the number of referrals from HardBeauty to evidence-based SUD treatment programs (Indicator 8.30).**			
	Activities (Planned activities to accomplish the Goal)	**Individual and/or Organization Responsible for Completion**	**Estimated Date of Completion**	**Deliverables** [Description of what will be accomplished]
1	Create referral protocols and use EmpowerLink to track transitions from the emergency department to licensed SUD treatment providers.	HardBeauty and Sky Ridge	August 2025	Documented referral process and data-sharing agreements
2	Develop partnerships with at least five additional SUD treatment programs to increase referral options.	HardBeauty	June 2026	List of SUD treatment programs clients were referred to
3	Create follow-up procedures to ensure referred patients are connected with treatment providers within 30 days.	HardBeauty	March 2026	Standardized follow-up checklist and tracking system
4	Conduct bi-weekly follow-ups with referred patients and treatment providers to confirm successful linkage to care. Ongoing starting September 2025 to June 2027	HardBeauty	Jun-27	Monthly progress reports with transition success rates

MEETING DATE: August 12, 2025

DESCRIPTION: County Manger Report.

ATTACHMENTS:

County Manager Report 8.12.25

DOUGLAS COUNTY
COLORADO

TO: The Board of County Commissioners
FROM: Douglas J. DeBord, County Manager
DATE: August 12, 2025
RE: **County Manager Report**

- **Douglas County on its way to becoming the first county nationwide to build and operate its own biochar facility, coupled with recycling center -** Imagine a one-stop shop for residents for your household chemicals, slash from a fire mitigation project and old electronics. The Board of Douglas County Commissioners took steps toward that vision on July 23, 2025, breaking ground on a new biochar facility and waste diversion services site to be located near Waste Connections off US 85 in Sedalia. Visit our webpage to read about the timeline and future services for the new facility



- **Stay informed as the Zebulon Project moves forward -** Stay informed every step of the way as your County works with local partners to plan for the future of sports and activities in our community. Find details about Zebulon on our webpage. Check your email subscriber preferences to ensure you're signed up for the Zebulon email news list. Watch this Live Town Hall for more background information on the project.



- **No camping at Sandstone Ranch Open Space, Board of Douglas County Commissioners decides -** Following community feedback and further fire risk analysis, the Board has decided not to pursue camping at Sandstone Ranch any further. “We have heard from citizens that it is necessary we find a balance between providing recreation amenities in Douglas County while also prioritizing public safety," said Commissioner Abe Laydon. Visit our webpage to learn about plans to have citizens lead future discussions about camping on Douglas County open space properties.



- **Cherokee Ranch and Castle is being preserved and protected thanks to your support -** Thanks to your support, a historic landmark will live on in Douglas County. At their July 22 Business Meeting, Douglas County Commissioners approved $575,000 to go toward repairs and to support continued public access at the historic Cherokee Ranch and Castle in Sedalia. The funds will come from the voter-approved Parks, Trails, Historic Resources and Open Space Sales Fund. **Visit our webpage to learn how the funds will be used and how you can visit the historic property.**



Human Services

- **Help us stock the new Douglas County Domestic Violence Safehouse. Donate today! -** Did you know that



1 in 3 women and 1 in 4 men report experiencing domestic violence in their lifetime? That's why in November 2024, Douglas County purchased a facility to be used as a domestic violence shelter, and at the March 25 Business Meeting, the Board of Douglas County Commissioners approved a service agreement and partnership with the nonprofit TESSA to increase the number of safehouse beds in Douglas County. The new facility will open its doors this summer and we are turning to the community to help equip the domestic violence survivors with the supplies they need. **Visit our webpage to learn how you can help**.

Community Services

Activity Report July 17 – August 7, 2025

Douglas County Youth Initiative

- **Douglas County Youth Initiative turns 20 — and you're invited to celebrate!** Over the last 20 years, nearly



3,000 young people in Douglas County have used their voices to better the lives of youth in our community through the Douglas County Youth Initiative. Now, it's time to celebrate the impact this group has had on our community!

Join us at the Millhouse at Philip S. Miller Park in Castle Rock (*1375 W. Plum Creek Pkwy, Castle Rock*) **on Friday, Aug. 15** from **4 to 6 p.m.** for an evening of fun, ice cream, games and celebration as we honor two decades of supporting youth in our community. This event is free and no rsvp is required. **Visit our webpage to learn more about Douglas County's Youth Initiative**.

- **Unbridled Rodeo** - On July 30, the Douglas County Fairgrounds hosted the debut of the *Unbridled Rodeo,* a



first-of-its-kind event designed for individuals with Intellectual and Developmental and Disabilities (IDD), as well as those with lower mobility and sensory sensitivities. The event was made possible through a collaborative partnership between Douglas County and Developmental Pathways.

The rodeo was tailored to ensure accessibility for all and included modified versions of classic activities, including roping, barrel racing, and even a mechanical bull. The welcoming environment allowed participants to enjoy the thrill of the rodeo in a way that respected their individual needs.

Housing

- **Homeless Initiative** – The Homeless Engagement Assistance and Resource Team (HEART) completed the



annual 2025 Summer Point-in-Time (PIT) count on the night of July 28. The PIT captures a snapshot of people sleeping in shelters, temporary housing, and outside on the street, in tents, or in their vehicle on any given night. The annual count helps the County understand the needs of those experiencing homelessness, create solutions for those who are unhoused, and provide data for necessary system improvements, greater impact and funding opportunities. With the assistance of local law-enforcement partners and non-profit agencies, teams targeted parking lots, outdoor spaces, intersections, and transit centers to survey unhoused individuals.

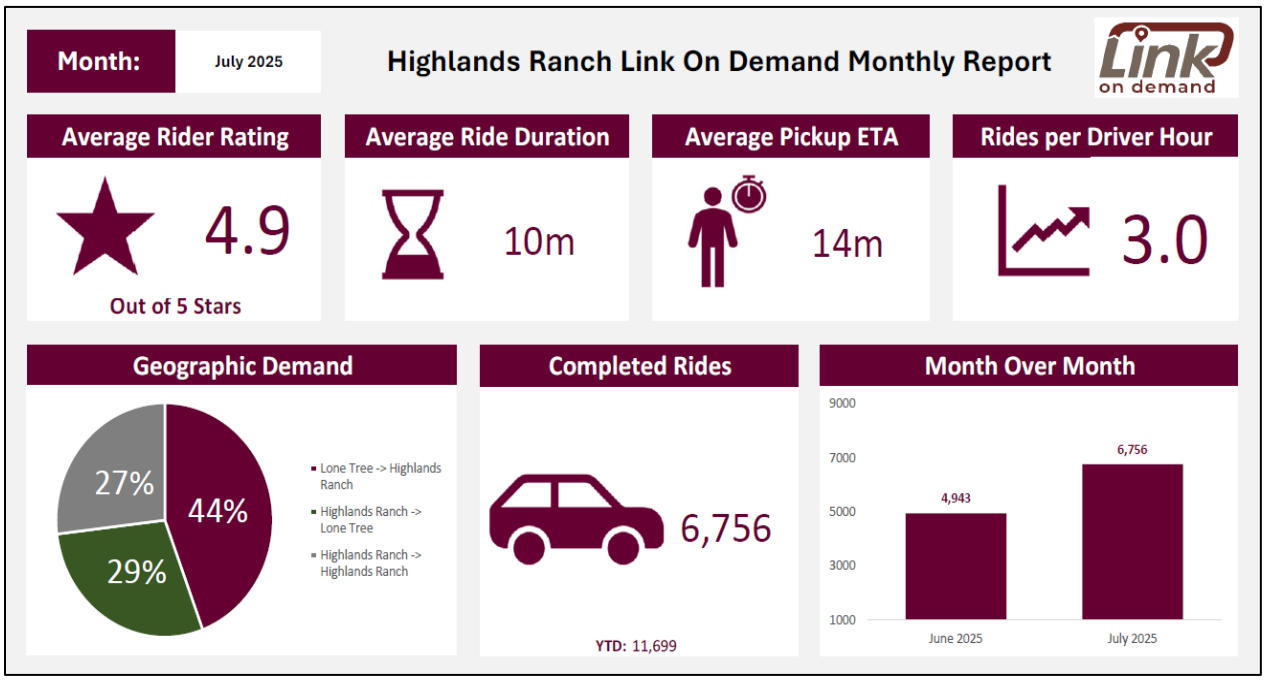
- **Housing Stability Program (HSP) -** The HSP continues to make significant strides in preventing homelessness and supporting households at risk of eviction. The program is designed to prevent homelessness by supporting individuals and families at risk of losing their housing. Since April 2025, the program has successfully prevented the eviction of two households and provided supportive and rent assistance to three additional households. To achieve these outcomes, the program has spent just over $14,000 towards providing these households with the housing stability and supportive services they need to work towards long-term self-reliance.

- **Douglas County (DC) Cares –** The DC Cares program continues to support households experiencing housing instability through transitional housing, rental assistance, and case management services. In the first six months of 2025, six households are being served in the program. Of these, four are residing in DC Cares transitional housing units. A mom and her two kids were recently placed in one of these transitional housing units. Both she and her 19-year-old son are working with a case manager towards the goals of improving their stability through education and employment opportunities.

Programs and Grants

- **Older Adult Services and Transportation -** Services funded through the Denver Regional Council of Governments (DRCOG) completed the most recent program year on June 30. Over the past program year, Douglas County partner organizations provided more than 12,200 home-based service units and more than 17,290 one-way trips. Through provider partnerships, Douglas County was able to leverage County contributions of $33,501 in cash match and $53,752 of in-kind match to provide $975,788 in programming support through grants. For every general fund dollar spent, Douglas County residents received almost $13 in benefits for transportation and older adult services programs.

- **Link On Demand – Highlands Ranch Key Performance Metrics for July 2025**



- **Older Adult Grant Funds and Services for June 2025:**

Grant	# Of Trips/Units	Grant Amount Expended
CDOT MMOF - Transportation	215 trips	$7,403.17
DRCOG 5310 – Transportation DRCOG 5310 – Call Center	576 trips 199 calls	$26,982.60

DRCOG AAA – Homemaker DRCOG AAA – Personal Care DRCOG AAA – Transportation	550.25 units 351.25 units 266.50 trips	$33,614.88
DRCOG HST (FASTER) - Trips DRCOG HST (FASTER) – Call Center	170 trips 299 calls	$7,258.75

Community Outreach

- **Strive to Thrive Event** – Strive to Thrive is a bi-annual resource and service fair, presented by the Community of Care Network, that coincides with the Summer Point-in-Time count. Cherry Hills Community Church hosted the fair on July 29. Douglas County residents were able to access resources and services from 33 local non-profits and providers. The Summer Strive to Thrive is held in coordination with the Foundation for Douglas County Schools backpack drive, Lend A Hand. This year, 389 backpacks were distributed to Douglas County students. The fair offered a hot meal, grocery items, clothing, employment opportunities, emergency assistance applications, health insurance information, and food and nutrition assistance to 476 attendees.



- **SECOR Cares Open House –** Staff attended SECOR Cares Open House in Parker on July 22. SECOR is the County's largest food bank, providing food assistance and other resources to more than 1,100 households each month. The open house provided an opportunity for partners, donors, volunteers and interested community members to learn more about SECOR's efforts to support the most vulnerable residents in our community.



- **Highlands Ranch Senior Expo** – The Highlands Ranch Senior Center has been hosting quarterly senior expos to provide information and resources to older adults in the community. Community Services staff attended the June 17 Expo, handing out brochures about the Link On Demand service and information about the Online Resource Guide. Staff spoke with approximately 60 attendees and received positive feedback from those who had used the Link, as well as excitement from those who were glad that it was available and wanted to utilize it in the future. One woman said that she had macular degeneration and has to get injections in her eyes. She is looking forward to being able to access the Link.





- **Douglas County Fair & Rodeo Parade –** Community Services staff from HEART and Link On Demand participated alongside other Douglas County staff in the Douglas County Fair & Rodeo Parade on July 26. The annual event in Castle Rock provides additional exposure for the various programs offered through the Community Services Department.

- **Link On Demand Presentation at Vi at Highlands Ranch** – Staff was invited to Vi, a senior living community in Highlands Ranch on July 29, to present updates about the Link On Demand transit service. Ryan Arthur fielded questions from attendees and assisted older adults in downloading the application and registering for services.



Community Development

Parks, Trails and Building Grounds

- **Catch-and-Keep Fishing and Use of Electric Trolling Motors for Fishing at Rueter-Hess Reservoir** - Beginning July 1, 2025, Douglas County implemented new recreation rules that improve fishing at Rueter-Hess Reservoir. These new rules allow limited catch-and-keep fishing, marking a key milestone for recreation. Additionally, barbed hooks and scented baits are now allowed. Live bait remains prohibited. The catch-and-keep fishing limits in effect are:
    - Walleye: 16”– 20” with a bag limit of 2 fish per angler
    - Largemouth Bass: 14”–18” with a bag limit of 1 fish per angler
    - Yellow Perch: Over 6” with a bag limit of 5 fish per angler



A Douglas County resident became the first angler to reach the full catch limit of yellow perch. His haul included fish measuring up to 12.5 inches, a promising sign for the reservoir’s thriving ecosystem. Rangers help anglers check the size and species to maintain the health of the fishery. Additionally, trolling electric motors are now allowed when actively engaged in fishing. They must be hand-tilled and rated at no more than 55 pounds of thrust. All watercraft must be launched by hand; trailers are not permitted. For full fishing guidelines and permit requirements, please visit the official Rueter-Hess recreation site https://www.douglas.co.us/rueter-hess-recreation/

- **Volunteer Program Update** - Six events were hosted in July with 32 volunteers providing 64 hours of service.
    - On July 2nd, one volunteer helped paint the box culvert under Castle Pines Parkway, providing two hours of service. The fresh coat of paint made a huge difference!
    - American Family Insurance volunteered at Dotts Park on July 8th with 12 volunteers providing 24 hours of service. At Dotts they painted the trash can, pulled weeds, planted wildflower seeds and refilled the playground mulch. This is the second year of partnership with American Family Insurance.
    - On July 2nd, one volunteer helped paint the box culvert under Parker Road, providing two hours of service.
    - On July 10th, three volunteers provided six hours of service while pruning trail on the East/West Regional Trail.
    - On July 12th, 14 volunteers helped plant six trees at Fairgrounds Regional Park, providing 28 hours of service.
    - On July 14th, one volunteer provided two hours of service for the monthly shoreline cleanup event at Bingham Lake.











- **Volunteer Statistics for 2025:**

2025	# of Hosted Events	# of Volunteers	Hours of Service	Bags of Trash Collected	Trees Planted	Beds Maint	Mullein Weeds Eradicated	Culverts Painted	Miles of Trail Maint
March	2	6	12	5					
April	3	86	243	14	45				
May	6	16	35	2	3	3			1
June	7	17	33	2	6	3	4,250	1	1
July	6	32	64	2	6			2	2
Totals	**24**	**157**	**387**	**25**	**60**	**6**	**4,250**	**3**	**4**

The volunteer program offers the following events in August:

- 8/6 – Trash Pickup at Challenger Regional Park
- 8/9 – Tree Planting at Bayou Gulch Regional Park
- 8/20 – Shoreline Cleanup at Bingham Lake

- **Counter Update as of July 30, 2025:**

Location	2024 totals through July	2025 totals through July
Bayou Gulch Regional Park – Dog Park	11,305	13,200
Bingham Lake	44,979	51,397
Bluffs Regional Park*	86,325	69,744
Cherry Creek Regional Trail – Pinery	14,810	22,186
East/West Regional Trail – Grigs Trailhead	27,384	24,916
East/West Regional Trail – High Point	N/A	23,522
East/West Regional Trail – Monarch Trailhead	10,098	10,932
East/West Regional Trail – Schweiger Ranch	7,712	8,677
East/West Regional Trail – Stepping Stone	18,568	24,037
Fairgrounds Regional Park – Dog Park	29,626	29,399
High Line Canal – East		5,877
High Line Canal – West	20,138	24,400
Rueter-Hess Reservoir – Coyote Run Loop	6,055	8,156
Rueter-Hess Reservoir – Incline Trailhead	41,772	42,808
Rueter-Hess Reservoir – Newlin's Gold	617	1,057
Totals	**319,389**	**360,308**
***Portions of Bluffs were closed in March and April 2025 for construction, including the counter location.**		

Historic Preservation

- **Brew Tour Kick Off at Douglas County Library** - On July 27, the County Curator and repository contractor Todd McMahon attended the Brew Tour Kick Off event at the Castle Rock library. About 300-400 people attended the event which had beer tasting, live music, and lots of shwag. The Repository had a booth with historic beer bottles and a flask from the Cheese Ranch that once existed in Highlands Ranch. The booth also had a case of old matchbooks from the 50's and 60's that all came from the Meltzer Ranch property. This was a great opportunity for the public to engage with staff and County artifacts at a fun event!



- **Franktown Cave Artifacts** - On July 29, the County Curator picked up 18 artifacts from the Franktown Cave archaeological site from the University of Denver. All the artifacts are rare and perishable artifacts typically not found in Colorado. Among the collection are a 3-piece moccasin and yucca sandal. This was a unique opportunity for staff to photograph the artifacts and create a virtual showcase exhibit of the collection on the County's virtual museum before the artifacts return to the University of Denver. The Curator has photographed all the artifacts, and the new showcase exhibit will be released soon.



- **Douglas County Fair Historic Preservation Booth** - On August 1, the County Curator attended the County Fair hosting the Historic Preservation booth with Historic Preservation Board member Mary O'Pry. The booth was filled with historical information on Douglas County. The Curator brought historic Fair and Rodeo ribbons from the 50's and 60's from the Metzler family. Several curious citizens and a college student stopped by the booth and asked great questions.



Public Works

Activity Report July 21 – August 8

Active Projects (Cone Zone Webpage***)***

- **Hess Road Wildlife Crossing Bridge** - This Project rehabilitates portions of the existing bridge that carries Hess Road over a Wildlife crossing. The project includes the removal of portions of the existing structure, asphalt milling, sawing and sealing of bridge joints, waterproofing membrane, hot mix asphalt placement, concrete pavement repair work adjacent to the bridge structure, erosion control, traffic control, and other related items. This project is anticipated to start in late August and will be completed approximately 60 days later.



- **West Frontage Road Relocation (aka Dawson Trails Blvd.)** - The West Frontage Road Relocation (Dawson Trails Boulevard) is part of a series of projects aimed at improving access and safety at the southern end of Castle Rock. Construction started on Sept. 9, 2024. The estimated 18-month road closure will enable crews to safely construct the new interchange and relocate this portion of the West Frontage Road to its permanent location, west of the BNSF Railway tracks.



- **Lincoln Avenue Storm Sewer Replacement Project (Phase II)** - Under Lincoln Ave between Stonegate Pkwy and Keystone Blvd, the current storm sewer system's pipe condition is in poor condition and warrants removal/replacement (located approximately 1,260 LF west of Keystone Blvd). The original storm sewer system was installed in 1984 and has reached the end of its service life. This is Phase II of the project. Phase I of the project removed and replaced the original storm sewer system at the intersections of Stonegate and Lincoln, and Keystone and Lincoln.



- **Grigs Road Paving Project - Douglas County** - The Grigs Road Phase 1 Project (Daniels Park Road to the Trailhead) began construction on July 7, 2025. Traffic control, a full road closure, and a detour are in place. This project is anticipated to be completed in 90 days (by October 15, 2025). Monarch Blvd. will serve as a detour route. Inlets are being constructed, which will be followed by rip-rap installation and rough grading of the road.

  Phase 1 of the Grigs Road Paving Project will involve extending the existing asphalt pavement from Daniels Park Road to the East/West Regional Trailhead and Pavilion parking lot. This section of Grigs Road has a gravel road surface and roadside ditches on both sides for drainage purposes. The project will span one mile in length and will require significant earthwork, installation of new curb and gutter, and the construction of six-inch asphalt pavement. Additionally, drainage enhancements will be implemented throughout the installation of eight new inlet structures. The existing metal pipe culvert crossings will be replaced with upgraded reinforced concrete pipes and flared-end sections.



- **Pine Creek and Highway 67 Culvert Replacement Project** - Two culverts on Pine Creek Rd and three culverts on Douglas County Highway 67 need to be replaced. The existing storm culverts vary in size from 36" diameter to 48" diameter and are made of metal. We are anticipating that this work will occur Fall 2025 – Spring 2026. These culvert replacements will have roadway impacts and travelers to the area should expect long delays.



- **Kendrick Castillo Way / Plum Valley Lane Intersection Signal Project** – This project consists of installing a new traffic signal and making upgrades to meet current ADA requirements at the intersection of Kendrick Castillo Way and Plum Valley Lane. Traffic signal and roadway construction started on May 5, 2025, and traffic control will be in place until early September 2025. Traffic will be reduced to one lane in both north and southbound directions of Kendrick Castillo Way. Traffic control (which includes signage) will start at C-470 and go north to end at County Line Road.



- **US 85 Widening from Highlands Ranch Parkway to C-470** - The US 85 Widening Project is in its final phases of construction and is expected to be completed later this year.

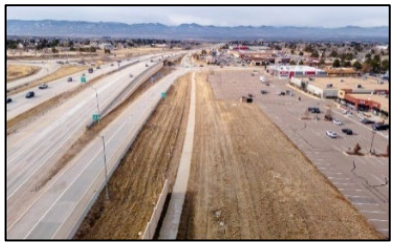
- **Hilltop Road (Legend High School to Crest View Drive) Improvements Project** – For segment 1 of this project, the construction began on April 16, 2025, and the contractor began implementing public notifications on message boards. This is the first of three projects planned over the next few years to reconstruct and widen the Hilltop Road and Singing Hills Road corridors. The project has a 16-month completion date and is anticipated to be finished by September 2026. Phase 2 of Construction is anticipated to begin in 2027; and will take 9 to 12 months to construct. Phase 3 of construction is anticipated to begin in 2029 (pending funding); and will take 12 to 18 months to construct.



  There have been questions from citizens about the new roundabout construction at the intersection of Crestview Drive and Village Road on Hilltop Road, which will eliminate the existing two-way stop-controlled intersection. Here is the map: Roundabout Rendition/Map. Back to School: The speed limit has been decreased to 35 mph through the work zone.

- **Quebec and Park Meadows Drive Intersection Improvements** – Work is underway by Basis Partners, the design consultant. They are working closely with internal and external partners to develop several concept designs for the corridor. Douglas County expects initial recommendations by early August and a final concept design submittal, including cost estimates, by late October.

- **C-470 Trail and University Blvd Pedestrian Grade Separation Project** - Douglas County and CDOT are partnering on advancing the construction of a new bridge to improve pedestrian and cyclist safety by eliminating the need for users of the C-470 Trail to cross University Blvd at-grade. This currently requires four separate roadway crossings, across a total of eight lanes of traffic. The proposed grade separated C-470 Trail crossing will also improve traffic operations, since the numerous bicyclists and pedestrians currently crossing at-grade, adversely impact signal progression along University Blvd and traffic entering or existing the C-470 ramps, especially on the weekends when trail use is highest. HEI Civil started construction on January 27, 2025. The completion date of the project is anticipated to be on or before December 31, 2025.



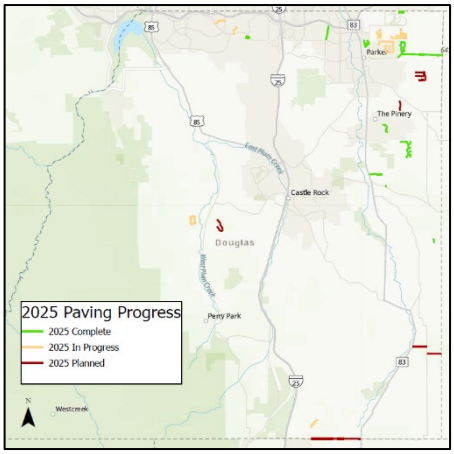
  In order to build the new pedestrian bridge, crews have built a pedestrian detour. Cyclists will be required to dismount and walk through the area. Cyclists and pedestrians should slow down and follow signage through the area. This detour will remain in place throughout the project.



- **I-25 Douglas County Monument Signs** – The Board of County Commissioners hosted a working session on June 30 to review the proposed site locations and design options with the consultant. The Commissioners provided input on both the site locations and design, which the consultant will use to further refine the options. A follow-up meeting will be scheduled in August.

- **Highlands Ranch Pkwy Reconstruction, Broadway to Burntwood** - Olsson has been selected for design; the kick-off meeting occurred on July 3. Olsson has begun the survey and geotechnical work. The 30% design review is scheduled in October. The concrete in this section is in poor condition and reconstruction is planned for 2026, so that the project is complete prior to the Broadway / Highlands Ranch Pkwy safety improvement project planned for 2027.

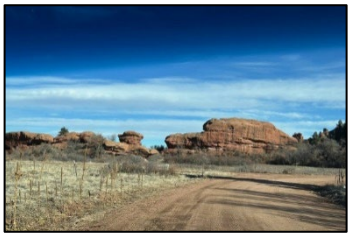
- **2025 Pavement Management Projects**
  - The 2025 Pavement Management projects under contract currently total YTD is $16,884,619.30 and expenditures to date are $7,113,440.66; work is 42% complete.
  - The **2025 Sidewalk Repair Project** has been awarded a contract amount of $3,507,650.00. The project is 99% complete. Work is complete on Gleneagles Village Pkwy and is paused until the fall when additional funds will be added to the contract for additional pavement, curb and gutter repair.
  - The **2025 Asphalt Overlay Project** has been awarded with a contract amount of $13,376,969.30. Construction began on June 2 and the project is 28% completed. Work continues in Ponderosa Hills, Homestead Hills and on Gillian Ave and Steele Ave. Ideal Fencing will continue guardrail installation and repair this summer. Repairs will be performed on Coronado Dr, Rainbow Creek Rd, and on Lincoln Ave and Stonegate Pkwy. A new guardrail will be installed on Russellville Rd near Red Deer Rd.



- **Quebec and Lincoln Turn Lane (Post Office Corner)** - Muller Engineering, the designer of the intersection reconstruction project, provided two concept designs. Douglas County staff reviewed each option and feedback was provided to the design engineer on July 7th. Muller Engineering will provide a new fee estimate for the additional design work and the contract will be amended accordingly.



- **2023 Spring Canyon LID** – The design consultant, TST, is expected to deliver design plans in September. The geotechnical firm has finished soil sampling and is working on the geotechnical report. The project is on track for mid-2026 construction bidding. (Design work performed in advance of finalizing financing will be reimbursed to the County by the lender as part of the construction loan.)



- [County Line Road Widening and Reconstruction (University to Broadway)] - This project will include 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 is anticipated to start in summer 2025.



- **2023 Bannock LID** - The contract with TST for the preliminary design was presented to the Board on June 10th. Notice to proceed for design was June 12th. The geotechnical engineer plans to drill at the end of July and will begin working on the geotechnical report. Once the preliminary design is complete (towards the end of 2025), financing will be executed, and plans will be prepared for bidding. (Design work performed in advance of finalizing financing will be reimbursed to the County by the lender as part of the construction loan.)



Development Review

MS4 and Stormwater Matters:

- **Cherry Creek Basin Water Quality Authority (CCBWQA) - Watershed Plan Updates:** The Technical Advisory Committee and selected subcommittees are currently working with the Authority Manager and consultants to update the Cherry Creek Watershed Plan, which was last updated in 2012. The updated plan will incorporate findings from watershed and reservoir modeling recently completed by the CCBWQA and will provide direction for future watershed actions to improve and protect water quality in Cherry Creek Reservoir.

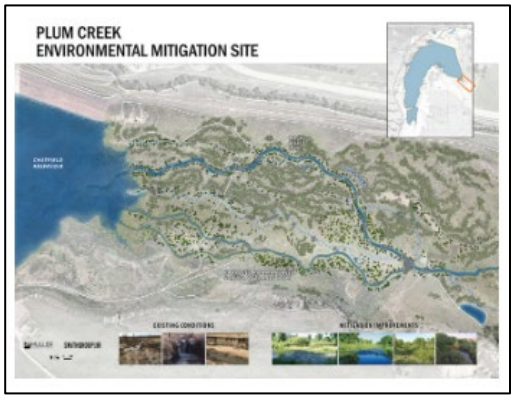
    - **Reach 1 of Cherry Creek:** Muller Engineering is currently working on the 60% design for the Reach 1 Stream Restoration Project. The Authority has been engaged in discussions around securing additional project partners, and is actively seeking Congressionally Directed Spending grant funds for Reach 1.

    - **Cherry Creek Stewardship Partners:** The CCSP Annual Conference is scheduled for September 11th at the PACE Center in Parker, CO. The theme for the 2025 conference is Building Community. Event Registration: Douglas County continues to sponsor the CCSP conference.



- **Chatfield Watershed Authority (CWA) - Water Quality User Fee:** The Water Quality User Fee, tied to the purchase of daily park passes, has brought in a little over $59,000 to the Authority from January to June. The TAC is finalizing a process for consideration and prioritization of water quality projects that could be funded in part by the Water Quality User Fee revenue. The Authority recently published a Park User Fee Frequently Asked Questions document to educate day pass purchasers and to help Chatfield State Park employees convey meaningful information to park attendants.

- **Chatfield Reallocation Mitigation Field Trip:** As part of the August 5 CWA TAC meeting, members participated in a field trip hosted by the Chatfield Reservoir Mitigation Company and Colorado Parks and Wildlife. TAC members toured the on-site Plum Creek mitigation stream restoration project, which was completed in 2017. Field trip attendees observed nature-based solutions, including native vegetation, beaver dam analogs, and rock riffle sections, which were incorporated into the Plum Creek stream restoration project.



Development Projects

- **Sterling Ranch Filing #7-A -** Three Sons Inc. is installing a forebay, and Concrete Curb & Gutter is installing a concrete sidewalk (DV #2023-410).





- **The Fields Subdivision -** Liberty Infrastructure is installing sanitary and storm manholes (DV # 2024-322). (see far right)





- **Pinery Center Parkway – King Soopers -** Fiore and Son's are installing a storm sewer manhole and forebay (DV #2018-453). (see near right)

- **The Trails at Smoky Hill Subdivision -** Iron Woman is installing storm infrastructure (DV #2020-240). (see far right)





- **The Canyons Subdivision -** North Star Concrete is removing and replacing concrete panels (DV #2018-209). (see near right)

Operations and Pavement Management

- **Maintenance Projects**:

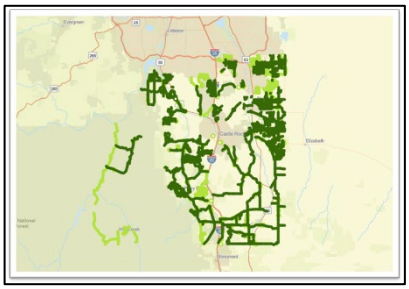
Project	Timeline	Maintenance Details
Emergency Repairs on Monarch Blvd and Lincoln Ave	Aug 4 – Aug 8	Patching asphalt on these roadways
Happy Canyon	July 7 – Aug 31	Laying recycled asphalt millings on Outer Marker Rd
Jackson Creek Rd	July 14 – Aug 7	Installing rip rap for erosion control

- **Emergency Repairs -** During the summer months, sections of heaved concrete on our main roads are monitored carefully by Public Works. This year, a more permanent method has been adopted to address these issues. Over 32 repairs have already been completed using this innovative approach, which involves several key steps:
  - Cutting to Full Depth: Crews begin by cutting the affected area of the road to its full depth. This ensures that the repair is comprehensive and targets the root of the problem.
  - Applying New Gravel: A fresh layer of gravel is added to the subsurface. This step is crucial for providing a stable foundation that supports the overlying materials.
  - Applying Hot Mix: Finally, a hot mix is applied to the surface. This blend creates a smooth driving surface that is durable enough to withstand various weather conditions.
  - The Benefits of these repairs are a smooth driving surface, longevity, and cost-effectiveness, until they can be addressed more permanently through our Pavement Management Program. Repairs have been completed on: Highlands Ranch Pkwy, Quebec St, Colorado Blvd, Lincoln Ave, Centennial Blvd, Monarch Blvd, Dad Clark Dr, University Blvd and Plaza Dr.





- **Roadside Mowing –** The map shows all mowing activities planned for this year. Scheduled mowing is highlighted in light green and completed mowing is highlighted in dark green. YTD - 508 miles have been mowed.



- **Street Sweeping Program:** In July, 506 lane miles were swept and 196 square yards of debris was removed from County roadways.

- **Gravel Road Blading**: In July, 336 lane miles were graded for a total YTD of 1,712 lane miles.

- **Paved Surface Maintenance**: In July, 6,700 pounds of pothole patching material was applied to County roads for a YTD total of 200,154 pounds of cold mix. During the same month, 6,390 pounds of crack sealing material was used for a YTD total of 157,420 pounds of cold mix.

- **Culvert Inspections** - During this reporting period, culvert inspections were completed on 19 county roads. Condition reports from 498 total inspections (YTD):
  - 35 Excellent
  - 183 Good
  - 138 Fair
  - 114 Poor
  - 25 Severe



Building

- **Inspections, Permits and Valuations for July 3 – July 16, 2025**:

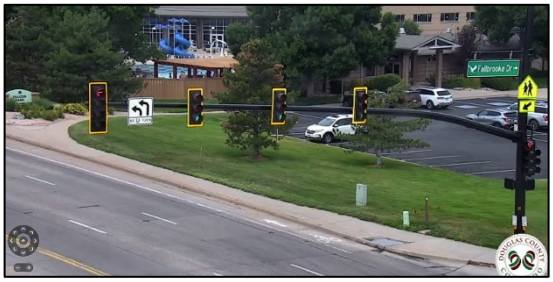
Inspections	
Building	1,341
Electrical	1,174
Mechanical/Plumbing	792
Roofing	200
Permits	
Accessory Use	49
New Commercial	11
Residential Alteration	0
New Residential	31
Roofing	183
Valuations	
Accessory Use	$1,267,667
Commercial	$21,030,554
Residential Alteration	$2,410,612
New Residential	$10,814,362

Traffic

- 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. On average, we approve and issue approximately 25 permits per year, with most events returning from previous years. Additional details for Special Event Permits

- Special Events In Review:
  - 09/06/25 – Repeat Event – ETF2025-027: ADA Tour De Cure Rocky Mountain
  - 09/17/25 – Repeat Event – ETF2025-025: Ponderosa High School Homecoming Parade
  - 09/26/25 – Repeat Event – ETF2025-026: ThunderRidge Homecoming Parade
  - 10/09/25 – New Event – ETF2025-032: Bataan Death March Colorado

- As part of regular maintenance activities this year, staff and our on-call contractor will **apply retroreflective tape to all traffic signal indications** that do not currently have it in the County. Retroreflective tape on traffic signals is a cost-efficient treatment that significantly enhances visibility of signal indications, especially at night and in adverse weather conditions, leading to reduced crashes and improved driver safety. The tape reflects light back to its source, making the signals more noticeable and providing a visual cue for drivers, including those with color vision deficiencies.




Open Space and Natural Resources

- **Join in celebrating and exploring Douglas County's Open Spaces in 2025** - To thank you for 30 years of support for the Parks, Trails, Historic Resources, and Open Space Fund, our Open Space and Natural Resources Department is hosting a series of public events.



Reserve your spot for one of these unique experiences in August:
  - Women on Wheels, Guided Women's Mountain Bike Ride at Lincoln Mountain: 6 p.m. Friday, Aug. 22. Participants must provide their own bike.
  - Star Party at Sandstone Ranch: 6:30 p.m. Friday, Aug. 22.
  - Coffee with a Ranger at Dawson Butte: 9 a.m. Saturday, Aug. 30. No registration required

Please visit our webpage to create an account and register yourself or your family for these rare opportunities. A limited number of spaces are available. Stay tuned to your email and the Douglas County Outdoors Facebook page for more upcoming events.

- **Are you ready to soar into adventure this August?** Download this month's Agents of Discovery mission that will take you and your family on a ranger-guided tour of the forested trails, towering cliffs and endless views at Spruce Mountain Open Space in Larkspur. As you travel, you'll see and learn about the many birds that call Spruce Mountain home. You can participate in this mission on-site or download the version to play at home. **Visit our webpage to get started**.



- **Volunteer Mounted Patrol -** With over 65,000 acres of protected land, 17,000 acres of directly managed land, including 115 miles of trails across Open Space (OS), volunteers play an invaluable role in helping staff patrol and manage these properties. One program is volunteer Mounted Patrol. This is a group of trained equestrians who promote public safety, education, and the protection of the County's land and resources. In 2025 these volunteers have logged over 800 hours so far!

Mounted Patrol assists during Search and Rescue operations, participates in annual fairs and parades and guides public rides on OS. The pictures on the right show Mounted Patrol volunteers marching in the Fourth of July Parade alongside deputies from the Sheriff's office. The picture below shows a public equestrian ride on the guided side of Sandstone Ranch, an event celebrating the 30th Anniversary of OS.





- **Bingham Lake Fishing Derby** - On Sunday July 19th, the Pinery, a community in Northeast Douglas County, hosted a youth fishing derby at Bingham Lake. Full-time and seasonal OS Rangers attended the event. OS staff were joined by two wildlife officers from Colorado Parks and Wildlife (CPW). OS provided 40 ready-to-fish rods and reels for the kids and provided bait. There were 90 kids, aged 4-17, who participated in the derby. OS staff with assistance from CPW measured each fish to determine the winners.



OS staff were excited to work with the Pinery HOA and CPW to help the event run smoothly. The Pinery youth fishing derby is just one example of how OS strives to engage with local communities across the county and with partner organizations.

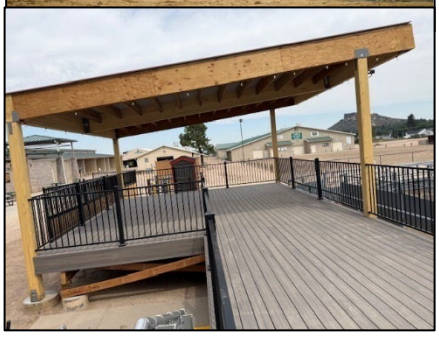
Facilities, Fleet and Emergency Support Services

Douglas County Fairgrounds and James R. Sullivan Events Center

- **Upcoming Fairgrounds Events**: Plum Creek Farmers Market, Douglas County Electronics Recycling Event, Rocky Mountain Book and Paper Fair, Ducks Unlimited Banquet, Western Dressage Event, Geo Caching, Plum Creek Farmers Market, Taste of Douglas County



- **Fair & Rodeo Committee Meetings**:
  - Fair Board 8/21
  - 2025 Event Review: The 2025 Douglas County Fair & Rodeo was a tremendous success, with strong attendance, the fastest PRCA Rodeo ticket sell-out in event history, near-record totals at the Junior Livestock Sale, and even a record-breaking barrel racing time during Sunday's rodeo performance.



Facilities Projects:

- **Fairgrounds:**
  - Fairgrounds Premium Seating Deck: 95% complete (pictured right)
  - Indoor Arena Wall Repair: 40% complete
  - Indoor Arena Ticket Office Updates – 100% complete

- **Justice Center:**
  - Elevator Modernization J, K, L, M – 80% complete
  - DCSO Lobby Control and Records Remodel – 96% complete
- **Lansing Point -** Diversion, Probation, CJS and Health Dept – 99% complete
- **Douglas County Safehouse Remodel -** 90% complete (pictured right)
- **PMC Fire panel replacement** – 100% complete
- **Parks and Trails HVAC update** – 100% complete



Fleet

- **Recently Completed:**
  - Ordered new Treasurer's vehicle
  - In Serviced units 2419, 2502, 2504, 25022 and 26001.
  - Decommissioned units 6001 and 6910.
  - Fair Stage loading platform upgrade (pictured right)



- **Working On:**
  - John Deere Motor Grader lease buyouts.
  - 2026 Budget Fleet Replacements

- **Fleet Acquisitions:**
  - 2024 Asset Replacements & ADDs (85 assets)
    - Budgeted – 2 PO; 24 at upfitter, 43 received
    - Additional/Unbudgeted – 4 at upfitter, 8 received
    - Risk Mgt Replacement – 4 received
  - 2025 Asset Replacements & ADDs (75 assets)
    - Budgeted – 11 PO, 33 at upfitter, 20 received
    - Additional/Unbudgeted – 1 PO, 6 received
    - Risk Management – 2 in process, 1 at upfitter, 1 received

Safety and Security / Emergency support Services

- The Douglas County Fair & Rodeo Security Command was a great success. We look forward to partnering with the Fair & Rodeo staff again next year.

Arapahoe/Douglas Works!

Successes/Highlights

- A/D Works! was awarded the **Adult Education and Literacy Act (AELA) grant**, which is a state grant that supports Adult Education programming. With this grant, A/D Works! plans to expand GED services and offer in-person and online classroom instruction. A/D Works! will be hiring two instructors, one will conduct 12-week cohort classes, and the other will conduct year-long rolling enrollment classes that are more self-guided.

- A/D Works! was also awarded the **Homeless Veterans Reintegration Program (HVRP) grant**. This is a federal grant that aims to reduce homelessness for veterans through employment programming, including work-based learning, training, supportive services, and strong partnerships with housing and homeless resources.

- The DC Youth Employment Program has started the program year strong with **3 new enrollments in the month of July**. A/D Works! is continuing to work hard on outreach and establishing new relationships with community partners, such as Diversion, and hopefully soon, Foster Care.

- Josh Vanterpool, the Aviation Pathway Developer at the Douglas County School District's Legacy Campus participated in the **Colorado Space Business RoundTable Teacher Externship program**. A/D Works! recruited Josh to the program and was able to provide him with a stipend for his participation in the externship as part of the Innovation Project.



Events

- Jamie Fisher, Business Services Manager, and Ruth McCormick presented **"Your Roadmap for Hiring and Retaining Talent"** at the Parker Chamber Symposium's "Small Business Survival" on July 10th.

Commissioner Work Sessions – July 22, 2025

- **South Metro Fire Update (SMFR)** – A presentation was made by South Metro Fire Rescue, addressing their financial challenges due to legislative changes and increased operational costs, exploring potential solutions like a mill levy increase or sales tax, and highlighting their critical role in emergency services and inter-agency collaboration, particularly concerning wildfire response. The Commissioners expressed interest in exploring opportunities for more partnership with SMFR for ariel support but additional ariel support is not in its current budget. They are focusing on maintaining existing services and expanding to growing areas with the District that requires significant investment in new stations and personnel. Informational only – no action required.

- **Douglas County Zoning Resolution PD Amendment Process –** Planning staff presented proposed amendments to streamline the PD Amendment process and align with State Statute. The changes discussed were: Pre-Submittal meeting requirement to layout the process upfront; optional initial staff review to avoid surprises; amend approval criteria to align with Statutes; eliminate mailing of courtesy notices and rely on referrals and HOA notifications; eliminate mail-published notice for administrative PD review for minor amendments with minimal impact; assign public hearing date for major PD amendment at closure of referral period rather than after referral period; eliminate PC hearing for major PD amendments and to directly to the Board of County Commissioners to align with Statue requirement; and eliminate request for posted hearing notice signs and rely instead on referral and newspaper notices. Commissioners requested minor modifications to the proposed changes that will be included when it goes out on referral.
  Motion **-** Direct staff to push out for referral the changes to the DC Zoning Resolution with the further amendment proposed by Commissioner Van Winkle in the revised Section 1519.03. Passes 3-0.

- **Promotion of Agritourism Opportunities in Douglas County –** The Board heard Planning's proposal to promote agritourism, aiming to simplify processes for property owners with the vision to leverage the County's agricultural heritage and provide opportunities for property owners to engage in agritourism, make agritourism more accessible and easier to understand for residents, and to align with state-level agritourism grant funding streams. Commissioners expressed strong support for the initiative and wanted to assure coordination with Historic Resources and Communications staff to reach target audiences.
  Motion **-** Suspend any regulatory enforcement that would impair or impede the opportunities for agritourism to proceed pending additional information and documentation from the staff, pending completion of this project. Staff will bring requests to the Board for review and the Board can grant waivers and suspend enforcement for activities consistent with the agritourism intent, rather than catching resident in a violation during the legislative process. Passes 3-0.

Commissioner Administrative Session – July 22, 2025

- **Water Plan Schedule** – Staff proposed a revised schedule for the County's Comprehensive Water Plan, prioritizing the creation of a complete draft plan by the Water Commission before broad public engagement, to ensure more meaningful and productive workshops. The discussion included the approach, rationale, public access, timeline, Water Commission's Role, and data collection needed.

Commissioners provide feedback and expressed a desire for a more abbreviated timeline with due consideration for quality over haste. They also requested regular status updates and supported presenting the revised plan to the Water Commission and relying on their expertise to produce a successful plan for the citizens.

- **Sandstone Ranch Camping-Discussion on Next Steps –** Discussion included the Commissioners intent to propose a resolution to formally prohibit camping at Sandstone Ranch due to significant public opposition, primarily driven by wildfire risk concerns and inadequate transportation infrastructure for evacuations. The resolution will also direct staff to identify high wildfire risk boundaries for future guidance on camping locations and develop a citizen-led task force to work with them in that effort. The resolution will be introduced at today's Business Meeting.

- **Fair Schedule -**The Board reviewed the schedule of activities they will be attending at the Fair for details on times and locations.

- **Boards and Commissions Appointments –** Commissioners discussed two candidates for Planning Commission in District 1. They will speak to the candidates and follow up with appointments.

- **Correspondence/Citizen Issues –** The Board reviewed citizen correspondence covering a range of issues, including poultry regulations, recreational improvements in Larkspur, historical event planning, property disputes, dust complaints and building/road maintenance issues.

Commissioner Work Session – July 28, 2025

- **Legal Updates – Executive Session – No Notes**

Commissioner Work Session – July 29, 2025

- **Liquor Licensing Authority and Massage Facility Licensing Authority – Member Appointment Process –** This topic was being discussed at the request of Commissioners that expressed an interest in moving away from direct Board oversight to a more streamlined, possibly magistrate-led process. The purpose is to increase efficiency, reduce potential for political influence and ensure consistent application of regulations. A proposed solution discussed is appointing either an attorney that would be paid a small fee every month or a Magistrate. The Board will work with the County Attorney to communicate the criteria to an attorney or magistrate. Based on potential cost, the Attorney's office will explore the magistrate option, develop criteria and bring a proposal back to the Board. Consideration of whether the magistrate would also handle the massage facility licensing was raised. Further discussion will be scheduled in the coming weeks.

- **Regulating Large Day-Care Homes –** Staff proposes to amend the zoning resolution to streamline both child an adult day-care facilities by aligning local zoning regulations with State law (HB21-1222) and facilitating the expansion of needed care options. The difference in child and adult day-care facility was discussed that is confusing under the current regulations.
  Motion – Bring forward a regulation amendment to clean up the zoning resolution. Passes 3-0.

- **Proposed Shoplifting Ordinance Discussion –** This discussion focused on a desire to establish an ordinance that shifts the perception of retail theft from a minor offense to a serious crime, encourage timely reporting and evidence preservation by businesses, and strengthen collaboration between law enforcement and the business community. Retail theft has changed in recent years and is now seen as blatant theft of more and larger expensive items with little punishment. Merchants report thefts differently and surveillance tapes are not preserved, making it difficult to prosecute repeat offenders. The discussion included potential penalties, communication strategy, in cooperation with the DA and Sheriff's Office, conduct meetings with business stakeholders for input, with the goal to educate and change behavior, not victimizing businesses.

The Board proposed changes to language provided and Legal will review with the Sheriff and DA to begin the ordinance process.

Commissioner Administrative Session – July 29, 2025

- **Boards and Commissions Discussion –** Discussion continued related to vacancies and candidates for the Planning Commission regular member and alternate in District 1 and Commissioner Teal introduced a candidate for at-large vacancy on COSAC that the other commissioners will meet with before decisions are made.

- **Other Administrative Matters** – Staff will schedule time to discuss opioid communications and the "Fix Forest Act" support letter to Senator Hickenlooper was approved.

Commissioner Work Session – August 5, 2025

- **Update from Castle Rock Water and Parker Water** - The Sedalia lift station and wastewater project, a vital initiative for water and wastewater management, encountered significant financial hurdles when its cost estimate at the 30% design completion phase indicated a potential rise to $18.8 million. This estimate by the contractor design engineer team, Garver and SJ Lewis, presented a substantial increase from the $14 million ARPA funding initially available, creating a possible funding gap of up to $4.8 million. To address this, Castle Rock Water proactively proposed an amendment to their intergovernmental agreement with Douglas County, offering to cover this funding gap up to $4.8 million in additional funding if necessary for the project's successful completion. The financial implications and strategic nature of this proposed amendment led to a motion to enter an executive session to discuss matters potentially subject to negotiation. Following the executive session, the board affirmed that Castle Rock Water had brought forward "a very good solution."
  Motion – To enter an executive Session to discuss matters potentially subject to negotiation. Passes 3-0.
- **Legal Updates – Executive Session – No Notes**
- **BOCC Administrative** - The Douglas County board followed up discussion on the SCFD Cultural Council's recommendations for grant funding, having been provided with additional details, including the number of Douglas County residents served by each applicant. After reviewing the recommendations, a motion was made to certify the funding plan for 2025 SCFD grant funds. As a result of past feedback from the board and agreement from other jurisdictions, a significant action taken for future funding cycles is the modification of the scoring rubric to give higher weighted scores to an organization's impact and the number of residents served. The board also plans to actively encourage Douglas County-based organizations serving more residents to request greater amounts of funding in the future and will work with SCFD to reach out to new eligible organizations within the county.
  Regarding funding decisions and associated costs, the SCFD Cultural Council utilizes a scoring rubric with five factors, one of which considers the impact and number of residents served. This rubric directly influences the percentage of requested funding an organization receives: scores between 90-100% secure 100% funding, 80-90% receive 90%, and 70-80% receive 80%. Board members highlighted a "stark contrast" where organizations serving many Douglas County residents, such as Highlands Ranch HRCA requesting approximately $6,100, received relatively small amounts compared to other organizations serving far fewer people but requesting tens of thousands of dollars. For general operating support grants, organizations are typically limited to requesting no more than 30% of their operating budget, a guideline the cultural council adheres to prevent over-reliance on grant funding. It was also clarified that funds cannot be rolled over to next year and must be utilized within the identified period.
  Motion – To certify the funding plan for 2025 SCFD grant funds. Passes 2-1, Commissioner Laydon a no.

Planning Services Activity Report

Completed Projects

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	07/18/25	2096 S Interstate 25	10.44 acres to be Light Industrial (LI) and 4.42 acres to be A-1.	Zoning Map Change	DR2025-002
3	07/22/25	Chatfield Farms Filing 1-A, 2nd Amd, Lot 117D	TNT Fireworks Stand, 8361 N Rampart Range Rd.	Seasonal Use	SU2025-006
2	07/22/25	Canyons Far South Multiple Tracts 3-7-66	Second referral request from the Town of Castle Rock for a Canyons Far South Residential Site Plan.	External Referral	RE2025-107
2	07/22/25	East Plum Creek Trail Annexation	Referral Request - Town of Castle Rock for an annexation of the East Plum Creek Trail.	External Referral	RE2025-114
3	07/22/25	Highlands Ranch Filing 16, Lot 3	Discount Fireworks Stand, 2530 E County Line Rd.	Seasonal Use	SU2025-002
3	07/22/25	Highlands Ranch Filing 142, Lot 5	TNT Fireworks Stand, 9579 S University Blvd Bldg #5 Unit #100.	Seasonal Use	SU2025-003
3	07/22/25	Highlands Ranch Filing 128A, Lot 1	TNT Fireworks Stand, 6675 Business Center Dr.	Seasonal Use	SU2025-005
3	07/22/25	Highlands Ranch Filing 127A, 4th Amd, Lot 9A-1A	TNT Fireworks Stand, 9255 S Broadway.	Seasonal Use	SU2025-004
3	07/22/25	Country Palace, 3rd Amd, Lot 1A-1A, 5th Amd	Request for a Use by Special Review Amendment to lease the facility to a private school.	Administrative Amendment	US2024-017
3	07/23/25	5997 Ron King Trail, 1st Modification	Request for modification to change location for a mobile trailer unit.	SIP Modification	SP2025-055
3	07/24/25	Solstice Filing 1, 3rd Amd Tracts J1A & J2A 1st Revision	Request to add amenities to The Solstice Highline House Community Club.	SIP Revision	SP2024-105
2	07/24/25	Rocchio Luly Ex Parcel 2, 8th Amd	Update and extend existing cell tower by 65' for FM radio antennas.	USR Amendment	US2024-010
1	07/24/25	Inverness Sub Filing 9, 1st Mod	Change in use for a portion of an office building to youth theater.	SIP Modification	SP2025-053
1	07/24/25	EdgeConneX Holdings LLC	Request for BPPT Rebate Incentive Agreement & Fee Waiver for EdgeConneX Holdings LLC	Construction Fee Waiver	ED2025-003-003
2	07/25/25	Castle Pines R-60 Subdivision, 1st Amd, Lot 1, 2nd Mod	Request for a Site Improvement Plan (SIP) Modification for replacing the parking lot lighting.	SIP Modification	SP2025-049
3	07/25/25	Highlands Ranch Filing 121C, Tract C, 2nd Modification	Eligible Facilities Request to remove and replace existing equipment.	SIP Modification	SP2025-043
2	07/28/25	Legends Club, Tract D1	Request for an administrative variance for telecommunication facility equipment.	Administrative Variance	VA2025-007
3	07/29/25	Highlands Ranch Filing 122W, 1st Amd, Tract B, 2nd Mod	Request to remove and replace equipment on existing tower.	SIP Modification	SP2025-030

Dist.	Date	Project Title	Project Description	Project Type	Project No.
3	08/01/25	Sterling Ranch Planned Development, 10th Amendment	Remove the limits on the number of dwelling units permitted within D1-D3 PAs. The total number of dwelling units allowed within the entirety of the PD remains unchanged at 12,050 units.	Planned Development - Administrative Amendment	ZR2025-003
2	08/01/25	Canyonside Preliminary Plan 1, Amendment 1	Second Referral request from the City of Castle Pines for the updated Canyonside Preliminary Plan 1, Amendment 1.	External Referral	RE2025-126
3	08/01/25	Sterling Ranch Planned Dev, 9th Amd	Alter current building height language and to update language and tables related to parks.	Planned Development - Admin Amd	ZR2025-002
2	08/04/25	Canyons Far South Filing 2, 2nd Referral	2nd request - Town of Castle Rock for the final plat of Canyons Far South Filing 2.	External Referral	RE2025-121
2	08/04/25	Canyons Far South Filing 1, 2nd Referral	2nd request - Town of Castle Rock for the final plat of Canyons Far South Filing 1.	External Referral	RE2025-120

Referrals

Dist.	Date	Project Title	Project Description	Project Type	Project No.
3	06/25/25	Erickson Filing 1, 8th Amendment	Request for an Administrative Replat for a Lot Line Vacation to combine two lots.	Administrative Replat	SB2025-024
3	06/27/25	Reynolds Ind'l Park, 4th Amd, Lot 26A, 2nd Rev	Build addition to existing commercial site.	SIP Revision	SP2025-015
3	06/27/25	Sterling Ranch Planned Development, 10th Amendment	Remove the limits on the number of dwelling units permitted within D1-D3 PAs. The total number of dwelling units allowed within the entirety of the PD remains unchanged at 12,050 units.	Planned Development - Administrative Amendment	ZR2025-003
2	06/27/25	Woodmoor Mtn Filing 1, Lot 35	Request for variance to reduce street setback from 40' to 19' due to a construction error.	Variance	VA2025-008
2	07/02/25	3640 N State Highway 67	Entertainment Event Permit for fundraising event and concert for 250 people.	Minor Ent Event	EE2025-005
2	07/03/25	Legends Club, Tract D1	Request for an administrative variance for telecommunication facility equipment.	Administrative Variance	VA2025-007
2	07/07/25	13350 South Perry Park Road	Veterans Mental Health event with expected attendance of 200-300 individuals.	Minor Ent Event	EE2025-004
1	07/08/25	Bloom Preliminary Plan	Request to subdivide into 32 single family residential lots.	Preliminary Plan	SB2025-017
3	07/08/25	5377 N State Highway 67	Request to change use from residence to office.	Site Imp Plan	SP2025-050
3	07/09/25	John Adams Academy Exemption	Plat of single lot of 26.07 acres for conveyance to a public charter school.	Exemption	EX2025-005
3	07/10/25	Highlands Ranch Filing 103A, 1st Amd	Request to adjust boundaries between one lot and two tracts.	Administrative Replat	SB2025-021
2	07/11/25	Twin Oaks Road and Clarkes Circle Road Vacations	Request to vacate portions of Twin Oaks Road and Clarkes Circle to allow for Metro District gate installation.	Roadway Vacation	SB2025-026

Dist.	Date	Project Title	Project Description	Project Type	Project No.
1	07/11/25	Crest View, 2nd Amendment	Request to subdivide an existing single family residential lot into 2 lots.	Replat	SB2025-020
3	07/14/25	Highlands Ranch Planned Dev, 81st Amd	Add uses and adjust planning areas in OSCA.	Planned Dev - Major Amendment	ZR2025-004
2	07/15/25	Monte Ridge, 2nd Amendment	Request for a lot line vacation to combine two lots.	Administrative Replat	SB2025-025
1	07/16/25	Grand View Estates, Lot 3 and southern ½ of Lot 2, Block 24	Request for a Lot Line Vacation between Lot 3 and southern half of Lot 2 to accommodate construction of house.	Administrative Replat	SB2025-027
2	07/17/25	6310 Dakan Road	Permit for a 1-day fundraising Event for 300 people for Forever Colorado BBQ (Colorado Cattlemen's Agricultural Land Trust).	Minor Entertainment Event	EE2025-006
2	07/17/25	Bears Den Rural Site Plan, 2nd Exemption	Request for keeping of more than 4 household pets (kennel or aviary).	Use by Special Review	US2025-012
1	07/21/25	Stonegate Filing 2, 2nd Amd, Tract A	Request for broadband equipment building.	Site Imp Plan	SP2025-052
1	07/21/25	Compark Business Campus Metro Dist, 1st Amd	Compark Business Campus Metro District, 1st Amendment.	Material Modification	SV2025-006
3	07/25/25	3280 Redstone Park Cir, 6th Revision	Remove and replace a personal wireless communications facility with a new structure that's 7' from the existing location.	SIP Revision	SP2025-054
2	07/28/25	9560 S East Cherry Creek Rd	Request to allow 14 horse lessons per day.	Use by Special Review	US2025-003
3	07/28/25	Sterling Ranch Filing 3A 3rd Amd, Lot 324-A	Request for wayfinding entry monument in Sterling Ranch Prospect Village.	Location and Extent	LE2025-010
3	07/28/25	Sterling Ranch Filing 7A, Tract U	Construction of a 5.58-acre park within Filing 7A of Sterling Ranch.	Location and Extent	LE2025-011
2	07/29/25	Pinery West Underground Feeder Extension	Request for a Location and Extent (L&E) to construct a new underground distribution feeder that is 1.80 miles in length.	Location and Extent	LE2025-012
2	07/29/25	1433 Lake Gulch Rd	Request for a Minor Entertainment Event for a seasonal pumpkin patch.	Major Ent Event	EE2025-008
3	07/30/25	Town of Sedalia, Block 7, Lots 9-14	Request to convert a restaurant to an event center use with shows and classes.	Use by Special Review	US2025-009
3	07/30/25	Blakeland Ind'l Park, 3rd Amd, Lot 4A & 4B	Request to combine two commercial lots into one lot.	Administrative Replat	SB2025-016
2	07/31/25	Elk Ridge Estates Exemption, 9th Amd	Adjust residential building envelope (Lot 25) in a Rural Site Plan community.	Exemption	EX2025-006
1	07/31/25	RidgeGate Zone 3 Water Main	RRMD to construct a water main to support development within the City of Lone Tree.	Location and Extent	LE2025-009
3	07/31/25	6359 Airport Rd	Permit a 2-day Colorado Highland Games Festival in September.	Major Ent Event	EE2025-007
2	08/01/25	Castleton Center Filing 2, Lot LI-7	Create 26 condo units ranging between 8798 sq ft and 6433 sq ft.	Administrative Replat	SB2025-028
2	08/04/25	7522 S. Pinery Drive, 1st Revision	Change the use of the property to include Veterinary Services.	SIP Revision	SP2025-061

Upcoming BOA Hearings

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	09/16/25	Woodmoor Mtn Ranch Filing 1, Lot 35	Reduce street setback from 40' to 19' due to a construction error.	Variance	VA2025-008

Upcoming PC Hearings

Dist.	Date	Project Title	Project Description	Project Type	Project No.
3	08/18/25	Sterling Ranch Filing 3A 3rd Amd Lot 324-A	Request for wayfinding entry monument in Sterling Ranch Prospect Village.	Location and Extent	LE2025-010
3	08/18/25	Sterling Ranch Filing 7A, Tract U	Construct a 5.58-acre park within Filing 7A of Sterling Ranch.	Location and Extent	LE2025-011
2	08/18/25	Pinery West Underground Feed	Construct a new underground distribution feeder that is 1.80 miles in length.	Location and Extent	LE2025-012
2	08/18/25	Twin Oaks Road and Clarkes Circle Road Vacations	Request to vacate portions of Twin Oaks Road and Charles Circle to allow for Metro District gate installation.	Roadway Vacation	SB2025-026
1	08/18/25	Cottonwood Metro Dist 1st Amd	Approval of a service plan amendment for Cottonwood Metropolitan District.	New Service Plan	SV2025-004
2	09/08/25	Ridgegate Zone 3 Water Main	RRMD to construct a water main to support development within the City of Lone Tree.	Location and Extent	LE2025-009
1	09/08/25	Pinery Meadows Preliminary Plan	40 attached and 96 detached single-family lots on 39.5 acres	Preliminary Plan	SB2025-009

Upcoming BCC Land Use Hearings or Meetings

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	08/12/25	Keene Ranch Planned Dev, 3rd Amd	Change fencing standards relating to allowed distance from right-of-way.	Planned Dev - Major Amd	ZR2023-007
3	08/12/25	Highlands Ranch Planned Dev, 80th Amd	Request for a Major Amendment to Planning Area 85 of the Highlands Ranch Planned Development to add residential units.	Planned Dev - Major Amendment	ZR2025-001
3	08/12/25	John Adams Academy Exemption	Exemption plat for a single lot of 26.07 acres for conveyance to a public charter school.	Exemption	EX2025-005
1	08/12/25	Pinery Meadows Metro District	Hearing for consideration of, and Board action on, a New Service Plan	New Service Plan	SV2025-003
2	08/12/25	Ramblewood Metro District – New Service Plan	Request for a hearing for consideration of, and Board action on, a New Service Plan for Ramblewood Metropolitan District.	New Service Plan	SV2025-002
1	08/12/25	Piney Lake Trails Metro Dist 1 & 2 – Amd & Restated Service Plan	Request for a hearing for consideration of, and Board action on, an Amended and Restated Service Plan for Piney Lake Trails Metropolitan District Nos. 1 &2.	New Service Plan	SV2025-001
2	08/12/25	Allen Exemption	Request to legalize a parcel on 7.02 acres created by deed in 1999.	Exemption	EX2025-004
2	08/12/25	Fee Waiver Request from the DCSO	Fee Waiver: $4,400 for Rueter-Hess Reservoir for Employee & Family Wellness Day 2025.	Fee Waiver	
1	08/12/25	Fields Filing 3	7 single-family residential lots and public right-of-way on 297.45 acres.	Final Plat	SB2024-068

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	08/26/25	Sundown Oaks Metropolitan District – New Service Plan	Meeting to set the hearing date for Sundown Oaks Metropolitan District – New Service Plan.	New Service Plan	SV2025-005
2	08/26/25	Ramblewood Planned Dev	Rezone from A-1 and RR to PD for future subdivision and residential development.	Rezoning – Planned Dev	ZR2024-031
1	08/26/25	BPPT Incentive Agreement: Douglas County and Dillon Companies, LLC	Request for Business Personal Property Tax Rebate Incentive Agreements.	BPPT Incentive	ED2025-004
3	08/26/25	Wildcat Regional Park Land Disposal	Transfer of 202-acre Wildcat Regional Park to the HRCA for passive open space uses.	MI	MI2025-015
1	08/26/25	Pinery Meadows Metropolitan District – New Service Plan	New Service Plan for Pinery Meadows Metropolitan District.	New Service Plan	SV2025-003
1	08/26/25	Piney Lake Trails Metro Dist 1 & 2	Piney Lake Trails Metropolitan District Nos. 1 and 2, 1st Amendment.	Material Service Plan Mod	SV2025-001
3	09/09/25	6359 Airport Road	5-year Major Entertainment Event for Colorado Scottish Festival.	Major Ent Event	EE2025-008
1	09/09/25	Twin Oaks Rd & Clarkes Cir Vacations	Vacate portions of Twin Oaks Rd & Clarkes Cir to allow for Metro District gate installation.	Roadway Vacation	SB2025-026
1	09/09/25	Cottonwood Metro District, 1st Amd	Set the hearing date of September 23, 2025, for Cottonwood Metropolitan District.	Material Service Plan Mod	SV2025-004
1	09/23/25	Pinery Meadows Preliminary Plan	40 attached and 96 detached single-family lots on 39.5 acres	Preliminary Plan	SB2025-009

Pre-submittals

Dist.	Date	Project Title	Project Description	Project Type	Project No.
1	07/16/25	Stroh Ex, 1st Amd, Most Parcel A & B1	Allow a mixed-use development.	CMP Amendment	PS2025-152
2	07/16/25	Klein Commercial Park, Lot 1	Establish an On-Line Auction house.	Site Imp Plan	PS2025-151
2	07/18/25	Monte Vista Estate, Lot 25	Right-of-Way vacation for the western 30' section of the old Faver Dr within Lot 25.	Roadway Vacation	PS2025-159
2	07/18/25	Trinity Acres Per LLV, Lot 1A	CORE's alternative to a back-up power generation site for 144 gas powered generators	Location and Extent	PS2025-147
3	07/18/25	6222 N Roxborough Park Rd (Multiple)	Dominion Water & Sanitation to install 16" raw water line approx 3 miles in length.	Location and Extent	PS2025-157
1	07/22/25	Parker Hills Estates, Lot 8	Expand the parking lot from 85 spaces to 131 spaces.	SIP Revision	PS2025-156
1	07/22/25	Pinery Village Filing 1, Part Lot 3	Allow an automotive repair and mini-storage mixed use facility.	CMP Amendment	PS2025-155
1	07/23/25	9345 Double Angel Rd	Construct a 50' x 190' PEMB for storage and batting lanes.	USR Amendment	PS2025-158
2	07/24/25	2968 N. State Highway 83	CMP Amendment and/or Rezoning for a permanent construction mgt company office.	CMP Amendment	PS2025-160

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	07/25/25	4587 N Perry Park Rd	Douglas Land Conservancy proposes an event for up to 300 people on Sept 20, 2025.	Minor Ent Event	PS2025-163
2	07/29/25	1395 Waverton Rd	Create and operate a private dog kennel with training for law enforcement agencies.	Use by Special Review	PS2025-161
1	08/05/25	8855 E Parker Rd	Rezoning to a mix of Estate Residential & Rural Residential allowing up to 14 homes.	Rezoning	PS2025-162
2	08/05/25	625 E Happy Canyon Rd	Allow mixed use development of residential and commercial space.	Rezoning	PS2025-164
2	08/05/25	Public ROW in Sage Port Filing 2	ROW vacation to build a driveway instead of extending the dead-end road up to standards	Roadway Vacation	PS2025-169

Streamline Pre-submittals

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	07/22/25	Perry Park Filing 2, Lot 3, Blk 3	Utility easement vacation to allow for an unobstructed new build.	Administrative Replat	PS2025-153

New Applications

Dist.	Date	Project Title	Project Description	Project Type	Project No.
3	07/16/25	5997 Ron King Trail, 1st Modification	Request for modification to change location for a mobile trailer unit.	SIP Modification	SP2025-055
2	07/16/25	Canyons Far South Filing 1, 2nd Referral	2nd referral request - Town of Castle Rock for the final plat of Canyons Far South Filing 1.	External Referral	RE2025-120
2	07/16/25	Canyons Far South Filing 2, 2nd Referral	Second referral request - Town of Castle Rock for the final plat.	External Referral	RE2025-121
3	07/17/25	5997 Ron King Trail	Appeal of the administrative approval of Site Improvement Plan Revision (SP2022-135).	Appeal	VA2025-009
3	07/18/25	Highlands Ranch Filing 25-B, Lot 4, 2nd Rev, 1st Mod	Request to expand storefront area of existing commercial structure.	SIP Modification	SP2025-056
3	07/18/25	9609 B S University Blvd, 3rd Mod	Eligible Facilities Request (EFR) to remove and replace existing antennas and equipment.	SIP Modification	SP2025-057
2	07/21/25	Dawson Trails King Soopers Site Development Plan	Referral request - Town of Castle Rock for a Site Development Plan (SDP) in Dawson Trails for a 99,000 square foot grocery store.	External Referral	RE2025-122
2	07/21/25	Meadows Filing 20, Phase 1, 16th Amd, Block 3, Lot 2A-3A	Referral request - Town of Castle Rock for a new Site Development Plan (SDP) for Meadows Town Center Restaurant and Bar.	External Referral	RE2025-123
3	07/23/25	9609F S University Blvd, 2nd Mod	Replace existing antennas and equipment supporting antennas on a cell tower.	SIP Modification	SP2025-058
3	07/23/25	Highlands Ranch Filing 118M, Lot 5, 2nd Modification	Eligible Facilities Request (EFR) to add 3 radios, 1 hybrid cable and 6 diplexers to existing cell site.	SIP Modification	SP2025-059
3	07/23/25	Range Metropolitan District	Range Metropolitan District Service Plan, 1st Amendment.	Material Modification	SV2025-007
	07/23/25	Kroger - Lone Tree King Soopers	Request for Business Personal Property Tax Rebate Incentive Agreements.	Economic Development	ED2025-004
2	07/23/25	1433 Lake Gulch Rd	Seasonal pumpkin patch.	Major Ent Event	EE2025-008

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	07/24/25	Castleton Center Filing 2, Lot LI-7	Create 26 condo units ranging between 8798 sq ft and 6433 sq ft.	Administrative Replat	SB2025-028
1	07/24/25	RidgeGate Zone 3 Water Main	RRMD to construct a water main to support development within the City of Lone Tree.	Location and Extent	LE2025-009
3	07/24/25	9495A North Rampart Range Road	Accommodate a pole barn built 5.7 feet into the required setback.	Administrative Variance	VA2025-010
2	07/25/25	Castleton Center Filing 1, 1st Mod	Request for a change of use for kennel and dog day care.	SIP Modification	SP2025-060
3	07/25/25	Sterling Ranch Filing 7A, Tract U	Construction of a 5.58-acre park	Location and Extent	LE2025-011
3	07/25/25	Sterling Ranch Filing 3A, 3rd Amd, Lot 324A	Request for wayfinding entry monument in Sterling Ranch Prospect Village.	Location and Extent	LE2025-010
2	07/25/25	Castle Meadows, Filing 1	Second Referral request - Town of Castle Rock for the plat of Castle Meadows, Filing 1.	External Referral	RE2025-125
2	07/25/25	Canyonside Sub Filing 2, 3rd Amd	City of Castle Pines for a Final Plat Vacation	External Referral	RE2025-124
2	07/28/25	Canyonside Preliminary Plan 1, Amendment 1	Second Referral request from the City of Castle Pines for the updated Canyonside Preliminary Plan 1, Amendment 1	External Referral	RE2025-126
2	07/29/25	Lot 1-4 & Tract for Meadows 19, Lot 1, Filing 1, 1st Amd	External referral request from the Town of Castle Rock for a Site Development Plan for a 9.99-acre car dealership.	External Referral	RE2025-127
2	07/29/25	Pinery West Underground Feeder Extension	Request for a Location and Extent (L&E) to construct a new underground distribution feeder that is 1.80 miles in length.	Location and Extent	LE2025-012
	07/29/25	PD DCZR Amd, Section 15	Proposed amendments to the Douglas County Zoning Resolution for PD Section 15.	Document and Regulation	DR2025-005
2	07/30/25	7522 S. Pinery Drive, 1st Revision	Change the use of the property to include Veterinary Services.	SIP Revision	SP2025-061
3	08/01/25	3900 Grace Blvd, 15th Revision	Request to add 7,500 SF food pantry building to existing church.	SIP Revision	SP2025-062
	08/05/25	East Aurora Parkway ISP	2nd Request - City of Aurora: Road connection due to the approved Prairie Point Master Plan	External Referral	RE2025-128

New Miscellaneous Jobs

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	07/16/25	1650 S County Hwy 67, Bobbitt	Primary Residence, 3 bedrooms, 6 occupants max - License No. STR2025	Short-Term Rental	MI2025-016
3	07/28/25	Chatfield Basin WRF - CDPHE Site Application	CDPHE Site Approval Application for Dominion's Chatfield Basin Water Reclamation Facility Refurbishment Project.	MI	MI2025-017

New Sign Permits

Dist.	Date	Project Title	Project Description	Project No.
1	07/17/25	Meridian Office Park Filing 1, 38th Amd, Tract A	Meridian Lansing - 9192 White Ridge	SG2025-079

Dist.	Date	Project Title	Project Description	Project No.
3	07/22/25	Highlands Ranch Filing 20, 10th Amd, Lot 2A	Venture Martial Arts - 541 W Highlands Ranch Pkwy Unit #106	SG2025-080
3	07/25/25	Highlands Ranch Filing 122Z, 1st Amd, Lot 150A	Uni Sushi - 3982 Red Cedar Dr Unit #A	SG2025-081
3	07/28/25	Chatfield Farms Filing 1-A, 2nd Amd, Lot 117D	Peak Veterinary Hospital - 8361 N Rampart Range Rd Bldg #B Unit #B103	SG2025-085
3	07/28/25	Highlands Ranch Filing 141, 8th Amd, Lot 4B1	Tazikis Mediterranean Cafe - 1601 Mayberry Dr Unit #101	SG2025-082 – 2025-084
3	07/30/25	Highlands Ranch Filing 154, 1st Amd, Most Lot 2A	Grace Presbyterian Church - 7900 Hope Pl	SG2025-086 – 2025-088
3	07/31/25	Province Center Filing 1A, 2nd Amd, Lot A-4	State Farm Jodi Stoker - 8796 S Colorado Blvd Unit #C	SG2025-089 & 2025-090

Liquor Licenses

Dist.	Date	License Type	Business Name & Address	License No.
3	07/29/25	Beer & Wine	Uni Sushi - 3982 Red Cedar Dr Unit #A	LL2025-057
3	07/29/25	Retail Liquor Store - Transfer	Wildcat Wine & Spirits – 3996A Red Cedar Dr	LL2025-058

Special Event Liquor Permits

Dist.	Date	Event Name	Permittee Name & Event Address	Permit No.
3	07/22/25	Sounds to Die For	Highlands Ranch Cultural Affairs Assoc-4800 McArthur Ranch Rd	LL2025-049
2	07/23/25	Vino in the Village	Castle Pines Chamber of Commerce - 880 W Happy Canyon R #K	LL2025-050
3	07/25/25	Dueling Pianos	Highlands Ranch Cultural Affairs Assoc-4800 McArthur Ranch Rd	LL2025-052
3	07/25/25	Mountainfilm on Tour	Highlands Ranch Cultural Affairs Assoc-4800 McArthur Ranch Rd	LL2025-053
3	07/25/25	Oaked & Smoked	Highlands Ranch Comm Scholarship Fund- 9568 S University Blvd	LL2025-051
2	07/28/25	Ladies Auxiliary Welcome Night	St Francis of Assisi Knights of Columbus Council 8909 - 2746 Fifth St	LL2025-056
3	07/28/25	Colorado Highland Games	St. Andrew Society of Colorado - 6359 Airport Rd	LL2025-054
2	07/30/25	Knights of Columbus Wine Tasting	Knights of Columbus Council 8909 - 2746 Fifth St	LL2025-059
3	08/01/25	Theology on Tap Beerfest	Grace Presbyterian Church - 7900 Hope Pl	LL2025-060

Engineering Services Bid Calendar

Project Description	Plans Available to Contractors	Contractor Pre-Bid Conference	Project Bid Opening	Tentative BCC Approval Date
Geopolymer Lining Project SP 2025-019	Jul. 21, 2025	Jul. 30, 2025	Aug. 12, 2025	Sept. 9, 2025

This project consists of repair of 1,494 linear feet of 90”-126” CMP storm and 201 linear feet of 54” CMP storm in various locations within Highlands Ranch & Roxborough Village with geopolymer lining and minor site work as needed per site.