BOARD OF COUNTY COMMISSIONERS BUSINESS MEETING
TUESDAY, SEPTEMBER 24, 2024
AGENDA

Tuesday, September 24, 2024 **1:30 PM** **Hearing Room**

Disclaimer - This packet is provided for informational purposes only and is subject to change. Some documents may have been unavailable at the time this agenda was prepared. For additional information, contact the responsible staff person.

Meetings Can Be Attended in Person or Remotely. See Instructions for Remote Participation at www.douglas.co.us/government/commissioners/meetings-and-agendas/

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 September as Workforce Development Month.
DJ Beckwith, Principal Planner — *Department of Community Development*

Attachments: Staff Report - Workforce Development Month Resolution

3. Consent Agenda

a. Approval of Vouchers September 17, 2024
Andrew Copland, Director of Finance — *Finance Department*

Attachments: 09.17.24 BOCC

b. Approval of Vouchers September 24, 2024
Andrew Copland, Director of Finance — *Finance Department*

Attachments: 09.24.24 BOCC

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

Attachments: Abatement Settlement Approval Attachment - September 2024.pdf
Abatement Settlement Approval Resolution - September 2024.pdf

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

Attachments: Abatement Approval Resolution - September 2024.pdf
Abatement Approval Resolution Attachment

e. Following the Recommendation of the Assessor's Office to Settle BAA Appeals.
Ashley Chamberlain, Paralegal — *County Attorney*

Attachments: Board Memo 09.24.24.pdf

f. Resolution Making an Appointment to the Douglas County Community Services Block Grant Tripartite Board.
Dru Campbell, Office Manager — *County Administration*

Attachments: Resolution Making an Appointment to the Douglas County Community Services Block Grant Tripartite Board

g. Resolution Certifying Costs of Prosecuting Crimes Alleged to Have Been Committed by Persons in the Custody of the Department of Corrections.
Andrew Copland, Director of Finance — *Finance Department*

Attachments: 2024 Cost of Prosecution

h. Finalize the Sale of the County Property Located at 9228 Park Meadows Drive, Lone Tree, CO.
Tim Hallmark, Director, FFESS — *Facilities and Fleet & Emergency Support Services*

Attachments: Appraisal_9228 Park Meadows Dr_Report

i. Intergovernmental Agreement Between Douglas County Clerk and Recorder and the Town of Castle Rock Authorizing Coordination for the General Election, November 5th, 2024.
Codie Winslow, Chief Deputy Clerk & Recorder — *Clerk and Recorder*

Attachments: Town of Castle Rock 2024 General Election IGA

j. Intergovernmental Agreement Between Douglas County Clerk and Recorder and the Douglas County School District RE-1 Authorizing Coordination for the General Election, November 5th, 2024.
Codie Winslow, Chief Deputy Clerk & Recorder — *Clerk and Recorder*

Attachments: DCSD_2024_GeneralElectionIGA

k. Intergovernmental Agreement Between Douglas County Clerk and Recorder and the Town of Parker Authorizing Coordination for the General Election, November 5th, 2024.
Codie Winslow, Chief Deputy Clerk & Recorder — *Clerk and Recorder*

Attachments: TownofParker_2024_GeneralElectionIGA

l. Intergovernmental Agreement Between Douglas County Clerk and Recorder and the Regional Transportation District Authorizing Coordination for the General Election, November 5th, 2024.
Codie Winslow, Chief Deputy Clerk & Recorder — *Clerk and Recorder*

Attachments: RTD 2024 General Election IGA

m. AXON Justice Premier and AXON Interview for the 23rd District Attorney's Office in the Amount of $176,798.56 for 2024.
Mike Wise, Sr. Manager Application Services — *Information Technology*

Attachments: Axon EJSA 1,529,490.70 Evidence Justice Services Agreement 09062024

n. Department of Justice, Byrne Discretionary Grant Award in the Amount of $963,000.00 with a Match Amount of $332,763.00 for a Project Total of $1,295,763.00.
Rand Clark, CCAP, NCRT, Community Services Manager — *Department of Community Development*

Attachments: Staff Report- DOJ Grant

o. 2024 Colorado Department of Transportation Multi-Modal Option Program Funds Contract in the Amount of $161,713.00 with an In-Kind Match of $161,713.00 for a Project Total of $323,426.00.
Allison Cutting, Community Services Supervisor — *Department of Community Development*

Attachments: Staff Report- 2024 CDOT MMOF Funds

p. Public Contract for Forest Maintenance on Dawson Butte Open Space in an Amount not to Exceed $185,700.00.
Dan Dertz, Director of Open Space & Natural Resources — *Open Space*

Attachments: BOCC Agenda Item - Deer Creek Forestry PCS Final.pdf

q. Construction Contract for Services with Empire Carpentry for $350,000.00.
Brittany Cassell, Curator — *Department of Community Development*

Attachments: Staff Report- Empire Carpentry Construction Contract

r. State Historical Fund Grant Application for Greenland Post Office Restoration in the Amount of $170,099.00 and a County Contribution of $56,700.00.
Brittany Cassell, Curator — *Department of Community Development*

Attachments: Staff Report- SHF Grant Application

s. 2024-2025 Colorado Department of Human Services, Jail Based Behavioral Health Services Program Amendment #5 in the Amount of $688,550.00.
Phil Domenico, Captain — *Sheriff*

Attachments: 23 IBEH 174449- Am 5 - (193632) - Douglas County - BHAS - JBBS

t. Resolution Adopting a Revised Fee Schedule for the Douglas County Sheriff's Office Pursuant to Section 30-1-104, C.R.S. - Fees for Sheriff, Section 18-1.2-106(4) C.R.S. - Work Release Fees, and Section 24-72-306, C.R.S. - Copies, Printouts or Photographs of Criminal Justice Records - Fees Authorized
Tommy Barrella, Captain — *Sheriff*

Attachments: Sheriff Fees Resolution for BOCC Meeting 092424
GOP-A-805 - Fee Schedules Update for September BOCC Meeting 092424 FINAL

u. Contract with Savio for In-Home Services Funded by a Substance Abuse and Mental Health Services Administration Grant for an Enhanced Model of Mental/Behavioral Service Delivery for a Term Ending September 29, 2025, with a Maximum Amount of $382,920.00 of Congressional Directive Spending with Oversight from Substance Abuse and Mental Health Services Administration.
Laura Ciancone, Douglas County Mental Health Division Manager — *County Administration*

Attachments: PCS_SAVIO_SAMHSA
6H79FG001006-01M002-Noa
Enhanced Model of Services RFP
SAVIO_SAMHSA RFP Response 2024

v. Term Extension: Substance Abuse and Mental Health Services Administration, Grant for an Enhanced Model of Mental/Behavioral Service Delivery.
Laura Ciancone, Douglas County Mental Health Division Manager — *County Administration*

Attachments: 6H79FG001006-01M002-Noa

w. Contract with Family Tree for GOALS Program in the Amount of $250,000.00.
Erin Johnson, Manager, Self-Sufficiency & Family Support — *Human Services*

Attachments: Family Tree GOALS

ab. Acceptance of Real Property and Personal Property Reports from the Douglas County Assessor.
Toby Damisch, Assessor — *Assessor*

Attachments: CBOE Memo Assessor Appeal 2024
2024 Assessor Report to the CBOE

x. Additional Funding to Grant Award from the Colorado Department of Public Health and Environment to Douglas County to Advance the East Plum Creek Stabilization at Lowell Ranch Through the Douglas County Conservation District Colorado Agricultural Leadership Foundation Property South of Castle Rock; and Approval of Change Order No. 1 to the Construction Contract with 53 Corporation, LLC, that is Associated with this Project (PO #2024014). Douglas County Project Number SP 2023-025.

Zachary Humbles, P.E., Special Projects Engineer — *Department of Public Works Engineering*

Attachments: 53 Corp - Change Order 1 PO 2024014 - CDPHE_SP2023-025
1st Agreement DouglasCounty_CPNMD_DO-230808-1_PlumbCreek_SEPAgreement 31JUL2024
2nd agreement - Douglas County_Flatiron_East Plum Creek_SEPMod#3_31JUL2024

y. Budget Reallocation Associated with Advancing the Construction of the C-470 Trail & University Blvd. Pedestrian Grade Separation Project, Douglas County Project Number CI 2021-020.

Arthur E. Griffith, P.E., Transportation Capital Project Manager — *Department of Public Works Engineering*

z. Agreement with Xcel Energy for Gas Utility Relocation Associated with the Hilltop Road Improvement Project in the Amount of $1,723,850.00, Douglas County Project Number CI 2020-029.

Benjamin Pierce, P.E., Capital Improvement Projects Supervisor — *Department of Public Works Engineering*

Attachments: XCEL-Agreement-Hilltop-Rd-September-24-2024

aa. Construction Contract with Insituform Technologies, dba C&L Water Solutions, Inc. (C&L) for the 2024 Highlands Ranch Small Storm Sewer UV CIPP Lining Project in the Amount of $129,144.00, Douglas County Project Number SP 2024-014.

Deborah E. Kula, P.E., Special Projects Engineer — *Department of Public Works Engineering*

Attachments: SHORT FORM CONSTRUCTION CONTRACT - OVER $100K

ac. Resolution Approving the Draw in the Amount of $32,031.00 on Irrevocable Letter of Credit No. HACH699583OS, issued by BMO Bank, N.A., In Connection with Stone Creek Ranch Filing 1, Village A, Phase 1, OFF-SITE Performance Security. Douglas County Project Number DV 2014-380.
Janet Peterson, Engineering Agreements Technician — *Department of Public Works Engineering*

Attachments: Stone Creek Ranch Filing 1, Vill A - Correspondence

ad. Resolution Approving the Draw in the Amount of $41,338.00 on Irrevocable Letter of Credit No. HACH699584OS, issued by BMO Bank, N.A., In Connection with Stone Creek Ranch Filing 1, Village A, Phase 1, EAST OFF-SITE Performance Security. Douglas County Project Number DV 2014-380.
Janet Peterson, Engineering Agreements Technician — *Department of Public Works Engineering*

Attachments: Stone Creek Ranch Filing 1, Vill A - Correspondence

ae. Resolution Approving the Draw in the Amount of $147,573.00 on Irrevocable Letter of Credit No. HACH699585OS, issued by BMO Bank, N.A., In Connection with Stone Creek Ranch Filing 1, Village A, Phase 1, WEST OFF-SITE Performance Security. Douglas County Project Number DV 2014-380.
Janet Peterson, Engineering Agreements Technician — *Department of Public Works Engineering*

Attachments: Stone Creek Ranch Filing 1, Vill A - Correspondence

af. Resolution Approving the Draw in the Amount of $39,704.00 on Irrevocable Letter of Credit No. 109337-182, issued by Flagstar Bank, FSB., In Connection with Roxborough Downs Filing 2, 5th Amendment, Warranty Performance Security. Douglas County Project Number DV 2016-330.
Janet Peterson, Engineering Agreements Technician — *Department of Public Works Engineering*

Attachments: Roxborough Downs Filing 2, 5th Amd. Correspondence

4. Regular Agenda

a. Intergovernmental Agreement with the Town of Parker Regarding Cost Sharing for the Construction of the Lincoln Avenue Widening and Improvement Project (Jordan to Parker Road), Douglas County Project Number CI 2024-020.
Arthur E. Griffith, P.E., Transportation CIP Manager — *Department of Public Works Engineering*

Attachments: Parker-signed-IGA-9M-constr-funds

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.
- Obscenity and any comments calling for criminal or violent action are prohibited.
- Commissioner comments, if any, will follow all citizen comments.

6. Commissioner Comments

7. Other Business

8. County Manager

a. County Manager Report.

Attachments: County Manager Report 9.24.24

9. Adjournment

The Next Business Meeting Will be Held on Tuesday, October 8, 2024 @ 1:30 p.m.

MEETING DATE: September 24, 2024

STAFF PERSON RESPONSIBLE: DJ Beckwith, Principal Planner

DESCRIPTION: Resolution Proclaiming September as Workforce Development Month.

SUMMARY: The request is for approval of a Resolution proclaiming September as Workforce Development Month.

REVIEW:

Terence T Quinn - FYI	Notified - FYI	9/11/2024
Kati Carter	Approve	9/11/2024
Jeff Garcia	Approve	9/17/2024
Andrew Copland	Approve	9/17/2024
Doug DeBord	Approve	9/19/2024
Samantha Hutchison - FYI	Notified - FYI	9/19/2024

ATTACHMENTS:

Staff Report - Workforce Development Month Resolution

DOUGLAS COUNTY
COLORADO

Resolution Approval
Staff Report

DATE: SEPTEMBER 12, 2024

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: **RESOLUTION PROCLAIMING SEPTEMBER AS WORKFORCE DEVELOPMENT MONTH**

BOARD OF COUNTY COMMISSIONERS BUSINESS MEETING: SEPTEMBER 24, 2024 @ 1:30 PM

REQUEST

The Arapahoe / Douglas Works! Workforce center operates as our region's publicly funded workforce center with resources for job seekers and businesses alike. The National Association of Workforce Development Professionals (NAWDP) has announced September as Workforce Development Month in an ongoing annual tradition to bring attention to the services provided to our community through these centers.

In honor of the workforce development centers work, the attached Resolution is provided to proclaim September 2024 as Workforce Development Month.

ATTACHMENTS **PAGE**

Resolution Proclaiming Workforce Development Month 2

RESOLUTION NO. R-024-

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

A RESOLUTION PROCLAIMING WORKFORCE DEVELOPMENT MONTH DURING SEPTEMBER 2024

WHEREAS, the world of work continues to evolve rapidly and Douglas County's current and future workforce remains critical to our economy and prosperity. The dedicated workforce development professionals of Arapahoe/Douglas Works!, in partnership with many organizations throughout the County, work tirelessly to deliver no-cost workforce solutions to support individuals on their path to employment and help businesses find the talent they need; and

WHEREAS, how and where we work is forever changing, due to advancements in technology, automation, artificial intelligence, globalization, and sustainable energy. A/D Works! offers an array of tools to be successful in today's job market, including resources and workshops, one-on-one employment counseling, labor market navigation and training assistance; and

WHEREAS, A/D Works! worked with more than 17,000 different individuals and partnered with more than 1,800 businesses by providing workforce development services from July 1, 2023 through June 30, 2024. Saving local businesses an estimated $6.32 million through their free services. This collaborative effort helped businesses find the skilled workers they need and provide jobseekers with access to in-demand, growing career pathways. For every $1 dollar of public money spent, the return was $9.22 in new worker earnings directly attributable to the value of Arapahoe/Douglas Works! services; and

WHEREAS, acknowledging that the work landscape continues to evolve means our workforce development strategies must also evolve. A/D Works! has partnered with the Colorado Apprenticeship Hub to expand and support registered apprenticeship programs within the state, offering additional services to employers and jobseekers; and

WHEREAS, A/D Works! has been the recipient of numerous awards including, the Mark Sanders Award for Exceptional Veteran Services, the Economic Development Council of Colorado's Partner of the Year, the Colorado Workforce Development Council's High Performing Board Recognition, the Arapahoe/Douglas Workforce Development Board and the Douglas County EDC Large Sized Business of the Year demonstrates the impact workforce development has on the County's workforce; and

WHEREAS, the last two years have seen the highest use of the Arapahoe/Douglas Works! Workforce Center with access to in-demand and growing career pathways for finding and recruiting skilled workers; and

NOW, THEREFORE, BE IT RESOLVED, THAT THE BOARD OF COUNTY COMMISSIONERS FOR THE COUNTY OF DOUGLAS, STATE OF COLORADO, hereby proclaim that September 2024, shall be commemorated as Workforce Development Month.

PASSED AND ADOPTED this 24th day of September 2024, in Douglas County, Colorado.

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

BY:_____
George Teal, Chair

ATTEST: _____
Hayley Hall
Deputy Clerk to the Board

MEETING DATE: September 24, 2024

STAFF PERSON RESPONSIBLE: Andrew Copland, Director of Finance

DESCRIPTION: Approval of Vouchers September 17, 2024

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

Vouchers	$ 7,896,695.03
Electronic Funds Transfers	$
Handwritten Checks	$ 117,244.92
Purchasing Card Charges	$ 929,141.65
Election Judges	$
TOTAL:	**$ 8,943,081.60**

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	Approve	9/10/2024
Jeff Garcia	Escalated	9/16/2024
Amy Williams	Escalated	9/17/2024
Christy Gordon	Approve	9/18/2024
Doug DeBord	Approve	9/18/2024

ATTACHMENTS:

09.17.24 BOCC

Payment Number	Payment Date	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
104111	09/18/24	ACACIA KOA CONSULTING LLC	91	100	800900	TECHNOLOGY FUND	443600	Other Professional Services	1,800.00	CONSULTING SERVICES
104112	09/18/24	ACORN PETROLEUM INC	1268912	100	19910	FLEET MAINTENANCE	436150	Fleet Tanks Fuel	21,122.34	FUEL DROP CASTLE ROCK
			1269875	100	19910	FLEET MAINTENANCE	436150	Fleet Tanks Fuel	17,371.85	FUEL DROP CASTLE ROCK
			1269877	100	19910	FLEET MAINTENANCE	436150	Fleet Tanks Fuel	8,428.95	FUEL DROP SOUTHEAST FACILITY
								Total Payment	**46,923.14**	
104113	09/18/24	ADVANCED NETWORK MANAGEMENT	BD0070486	100	800900	TECHNOLOGY FUND	444500	Software/Hardware Supp./Maint.	7,019.48	DCSO ENGINEERING TRAFFIC MANAGEMENT SUPPORT
			BD0070486	100	800900	TECHNOLOGY FUND	474800	Other Machinery & Equip.	27,618.94	DCSO ENGINEERING TRAFFIC MANAGEMENT HARDWARE
			BD0069045	100	802009	IT INFRASTRUCTURE	474500	Computer Equipment	1,403.78	SANDSTONE STARLINK
								Total Payment	**36,042.20**	
104114	09/18/24	ADVANCED PROPERTY MAINTENANCE	41207	250	53500	OPEN SPACE	444700	Other Repair & Maint. Service	1,055.00	MOWING SERVICES
104115	09/18/24	ADVOCATES FOR CHILDREN CASA	AUG2024	210	44175	JUVENILE JUSTICE SVCS/1451	455200	Direct Relief Payments	7,180.13	AUG 2024 JUVENILE SERVICES
			AUG2024	210	44175	JUVENILE JUSTICE SVCS/1451	443600	Other Professional Services	9,816.84	AUG 2024 JUVENILE SERVICES
								Total Payment	**16,996.97**	
104116	09/18/24	ALFRED BENESCH & COMPANY	291800	230	800438	HESS RD BRIDGE REPAIR	478300	Major Maint. Repair Projects	7,651.50	HESS RD BRIDGE REPAIR
			292413	230	800267	WATERTON ROAD	473100	Roads, St., Drainage-Eng.	551.80	WATERTON RD BRIDGE
			292420	230	800129	I-25 FRONTAGE RD(TOMAH-DAWSON)	473100	Roads, St., Drainage-Eng.	5,651.10	WEST FRONTAGE RD RELOCATION
			292410	200	800503	EMERGENCY STORM DRAINAGE	443600	Other Professional Services	11,608.22	OMEGA CIR & PINERY
								Total Payment	**25,462.62**	
104117	09/18/24	ALL ANIMAL RECOVERY	2209	100	32100	WASTE TRANSFER SITES	443600	Other Professional Services	2,650.00	ANIMAL RECOVERY
104118	09/18/24	AM SIGNAL LLC	M28850	200	31650	ENG-ITS/TRAFFIC SIGNAL OPS	436300	Traffic Signal Parts	2,945.04	TRAFFIC SIGNAL SYSTEMS
104119	09/18/24	ARAPAHOE/DOUGLAS WORKS WORKFORCE CENTER	1800007711TANF	210	44400	TANF BLOCK GRANT	443600	Other Professional Services	3,150.52	JUL 2024 TANF CASE MANAGEMENT
			1800007711TANF	210	44400	TANF BLOCK GRANT	443600	Other Professional Services	8,781.03	JUL 2024 TANF CASE MANAGEMENT
								Total Payment	**11,931.55**	
104120	09/18/24	ARMORED KNIGHTS INC	8977	210	44100	ADMINISTRATION BLOCK GRANT	447500	Other Purchased Services	121.00	ARMORED CAR SERVICES
			8854	100	13100	TREASURER	443530	Other Bank Fees	310.30	ARMORED CAR SERVICES
			8976	100	12400	MOTOR VEHICLE	444400	Service Contracts	930.90	ARMORED CAR SERVICES
			8980	100	13100	TREASURER	443530	Other Bank Fees	310.30	ARMORED CAR SERVICES
								Total Payment	**1,672.50**	
104121	09/18/24	ASA PROCESS SERVICE		210	44150	ADULT PROTECTION	447500	Other Purchased Services	85.00	PROCESS SERVICES
				210	44500	CHILD WELFARE	447500	Other Purchased Services	10.00	PROCESS SERVICES
			JULY2024CS	210	44900	CHILD SUPPORT ENFORCEMENT	447500	Other Purchased Services	275.00	PROCESS SERVICES
								Total Payment	**370.00**	
104122	09/18/24	AXIOM HUMAN RESOURCE SOLUTIONS	145699	210	44100	ADMINISTRATION BLOCK GRANT	433210	Computer Supplies	165.88	SEP 2024 USER FEE
104123	09/18/24	BRANNAN AGGREGATES	CI2024003APP4/2024572	230	800117	CONTRACTED MAINTENANCE	478200	Major Maint. of Assets	444,279.00	2024 ASPHALT OVERLAY
			CI2024003APP4/2024573	200	31400	MAINTENANCE OF CONDITION	478200	Major Maint. of Assets	277,500.00	2024 ASPHALT OVERLAY
			CI2024003APP4RTNG	200	800100	CONTRACTED MAJOR ROAD MAINT	211810	Retainage Payable	(150,797.77)	2024 ASPHALT OVERLAY
			CI2024003APP4/2024151	200	800100	CONTRACTED MAJOR ROAD MAINT	478200	Major Maint. of Assets	115,146.55	2024 ASPHALT OVERLAY
			CI2024003APP4/2024151	200	800100	CONTRACTED MAJOR ROAD MAINT	478200	Major Maint. of Assets	2,733,239.09	2024 ASPHALT OVERLAY
								Total Payment	**3,419,366.87**	
104124	09/18/24	BROWN, WILLIAM	080224	100	11200	COUNTY ATTORNEY	445300	Travel Expense	22.24	MILEAGE REIMBURSEMENT
104125	09/18/24	BUREK, BRAD	091824-092124PERDIEM	100	21116	REGULATORY TRAINING	445300	Travel Expense	177.00	PRECISION IMMOBILIZATION TECHNIQUE TRAINING, ATLANTA, GA
104126	09/18/24	CAMERON JAMES COATES LLC	41	100	800900	TECHNOLOGY FUND	432100	Contract Work/Temporary Agency	3,080.00	OPEN SPACE DOCUMENT MANAGEMENT

Payment Number	Payment Date	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
104127	09/18/24	CCMSI	160767IN	620	19400	UI/WC/DISABILITY SELF-INS.	458400	Workers Compensation Claims	167.61	AUG 2024 WC DEDUCTIBLES
104128	09/18/24	CCMSI	161032IN	620	19400	UI/WC/DISABILITY SELF-INS.	449700	Review Fees/Bonds	551.25	AUG 2024 WC ADMIN FEES
104129	09/18/24	CCP INDUSTRIES INC	IN05066729	200	31600	ENG - TRAFFIC SIGNS/STRIPING	433400	Operating Supplies	118.00	ABSORBENT PAD
104130	09/18/24	CENTER COPY BOULDER, INC.	67913	100	802014	MENTAL HEALTH INITIATIVE	440100	Printing/Copying/Reports	33.60	BUSINESS CARDS
			67915	100	21500	DETENTION	440100	Printing/Copying/Reports	126.00	BUSINESS CARDS
								Total Payment	**159.60**	
104131	09/18/24	CERTIFIED BUSINESS SERVICES	37789	100	21500	DETENTION	433200	Office Supplies	851.26	DETENTION SUPPLIES
104132	09/18/24	CHATO'S CONCRETE LLC	81924	630	19450	LIABILITY AND PROPERTY INS.	458100	Insurance Claims-Property	8,650.00	INSURANCE CLAIM
			CI2024001APP5/2024240	250	861601	LINCOLN MOUNTAIN	478200	Major Maint. of Assets	19,700.00	2024 SIDEWALK REPAIR PROGRAM
			CI2024001APP5/2024241	250	807010	SPRUCE MT RD TURN LANES	478300	Major Maint. Repair Projects	22,450.00	2024 SIDEWALK REPAIR PROGRAM
			CI2024001APP5/2024239	250	53700	LOCAL PARKS - SALES TAX	478200	Major Maint. of Assets	4,240.00	2024 SIDEWALK REPAIR PROGRAM
			CI2024001APP5/2024243	200	800853	SCHOOL & PEDESTRIAN SAFETY PRJ	478300	Major Maint. Repair Projects	115,650.00	2024 SIDEWALK REPAIR PROGRAM
			CI2024001APP5RTNG	200	800100	CONTRACTED MAJOR ROAD MAINT	211810	Retainage Payable	(34,268.25)	2024 SIDEWALK REPAIR PROGRAM
			CI2024001APP5/2024237	200	800100	CONTRACTED MAJOR ROAD MAINT	478200	Major Maint. of Assets	77,192.71	2024 SIDEWALK REPAIR PROGRAM
			CI2024001APP5/2024237	200	800100	CONTRACTED MAJOR ROAD MAINT	478200	Major Maint. of Assets	446,132.29	2024 SIDEWALK REPAIR PROGRAM
			822242	100	12500	ELECTIONS AND REGISTRATION	443600	Other Professional Services	1,800.00	CONCRETE PAD - PARKER WATER
			822243	100	12500	ELECTIONS AND REGISTRATION	443600	Other Professional Services	2,600.00	CONCRETE PAD FOR CAMERA POLE
								Total Payment	**664,146.75**	
104133	09/18/24	CITY OF AURORA	AUG2024	100	100	GENERAL FUND	214515	Due to Aurora - Auto Use Tax	57,258.96	MV SALES TAX - AUG 2024
			AUG2024	100	100	GENERAL FUND	214514	Due to Aurora - MV License Fee	1,165.19	MV LICENSE FEES - AUG 2024
								Total Payment	**58,424.15**	
104134	09/18/24	CITY OF CASTLE PINES	AUG2024	100	100	GENERAL FUND	214516	Due to Castle Pines MV License	4,361.76	MV LICENSE FEES - AUG 2024
			AUG2024	100	100	GENERAL FUND	214517	Due to Castle Pines Auto Use	193,366.94	MV SALES TAX - AUG 2024
								Total Payment	**197,728.70**	
104135	09/18/24	CITY OF LITTLETON	AUG2024	100	100	GENERAL FUND	214506	Due to Littleton-Auto Use Tax	8,813.56	MV SALES TAX - AUG 2024
			AUG2024	100	100	GENERAL FUND	214503	Due to Littleton-MV License	619.02	MV LICENSE FEES - AUG 2024
								Total Payment	**9,432.58**	
104136	09/18/24	CITY OF LONE TREE	AUG2024	100	100	GENERAL FUND	214504	Due to Lone Tree-MV License	3,948.53	MV LICENSE FEES - AUG 2024
104137	09/18/24	COLORADO CHILLER SERVICES	7265	100	19150	JUSTICE CENTER FACILITY MGMT	444400	Service Contracts	430.00	SERVICE CALL
104138	09/18/24	COLORADO COMMUNITY MEDIA	118530	200	800437	BRIDGE REPAIR PROJECTS	440200	Newspaper Notices/Advertising	55.28	LEGAL AD, BIDS & SETTLEMENT
			118531	100	11100	OFFICE OF THE BOARD	440200	Newspaper Notices/Advertising	894.17	COUNTY COMMISSIONERS PROCEEDINGS
								Total Payment	**949.45**	
104139	09/18/24	COLORADO DEPARTMENT OF HEALTH & ENVIRONMENT	AUG2024	100	100	GENERAL FUND	214406	Due to State-PH Marriage Licen	1,299.00	MARRIAGE LICENSE FEES - AUG 2024
104140	09/18/24	COLORADO DEPARTMENT OF HUMAN SERVICES	AUG2024	100	100	GENERAL FUND	214411	Due to State-HS Marriage Licen	8,660.00	MARRIAGE LICENSE FEES - AUG 2024
104141	09/18/24	COLORADO DEPARTMENT OF STATE	AUG2024	100	100	GENERAL FUND	214430	Due to State - eRecording	10,316.00	E-RECORDING FEES - AUG 2024
104142	09/18/24	COLORADO DOORWAYS INC	1003296	100	33190	OTHER GENERAL GOVT. BLDGS.	436600	Other Repair & Maint. Supplies	3,068.12	OPERATOR REPAIR - LOUVIERS
104143	09/18/24	CORE ELECTRIC COOPERATIVE	81598201A/082024	100	55200	FAIRGROUND OPERATIONS	450210	Electric	19.83	500 FAIRGROUNDS RD - EAST GROUNDS
104144	09/18/24	CROSS, COREY	082624-082924PERDIEM	100	18100	IT ADMINISTRATION	445300	Travel Expense	193.20	IT MEETING, CASTLE ROCK, CO
			082624-082924	100	18100	IT ADMINISTRATION	445300	Travel Expense	365.70	TRAVEL REIMBURSEMENT
								Total Payment	**558.90**	

Payment Number	Payment Date	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
104145	09/18/24	DAVID R KEMP PLUS INC	7952	100	55200	FAIRGROUND OPERATIONS	444700	Other Repair & Maint. Service	2,050.00	FAIRGROUNDS PAINTING
104146	09/18/24	DEER CREEK FORESTRY LLC	30034	296	861572	AMERICAN RESCUE PLAN ACT	447500	PURCH SVCS/FMWRM Wildfire	3,000.00	ARPA WILDFIRE PROGRAM
			30033	296	861572	AMERICAN RESCUE PLAN ACT	447500	PURCH SVCS/FMWRM Wildfire	5,000.00	ARPA WILDFIRE PROGRAM
								Total Payment	**8,000.00**	
104147	09/18/24	DENVER TRAINING GROUP	DK082024LA	200	31100	ROAD AND BRIDGE ADMIN	446100	Conference,Seminar, Train Fees	4,382.00	APPRECIATION IN WORKPLACE TRAINING
104148	09/18/24	DIGISTREAM DENVER INC	INV206415X7S1B6	630	19450	LIABILITY AND PROPERTY INS.	458150	Insurance Claims-Liability	500.00	INSURANCE CLAIM
104149	09/18/24	DLH ARCHITECTURE LLC	22058	100	33215	JUSTICE CNTR FACIL IMPRVMNTS	472300	Improvements	1,382.50	DESIGN SERVICES - CRIME LAB
104150	09/18/24	DOUGLAS COUNTY DEPUTY SHERIFF'S ASSOCIATION	11916	250	53500	OPEN SPACE	432100	Contract Work/Temporary Agency	2,176.00	SECURITY SERVICES
			11914	210	44100	ADMINISTRATION BLOCK GRANT	447500	Other Purchased Services	8,908.00	AUG 2024 DHS SECURITY
			11915	100	21825	COOPERATORS INCIDENTS	447510	Emergency Response Services	14,180.00	FIRE ASSIGNMENT BACKFILL
			11892	100	100	GENERAL FUND	211400	A/P - General	340.00	SECURITY SERVICES
			11854	100	100	GENERAL FUND	211400	A/P - General	816.00	SECURITY SERVICES
								Total Payment	**26,420.00**	
104151	09/18/24	DUMB FRIENDS LEAGUE	284	100	19220	ANIMAL CONTROL - DDFL	447500	Other Purchased Services	15,289.00	JUL 2024 ANIMAL SERVICES
104152	09/18/24	EAN SERVICES LLC	36857711	295	861300	RMHIDTA MGMT & COORDINATION	445300	Travel Expense	171.47	TRAINING RENTAL
			36857711	295	861350	RMHIDTA TRAINING	457200	Instructor Travel	172.18	TRAINING RENTAL
								Total Payment	**343.65**	
104153	09/18/24	ECE CONSULTING WITH KATIE	090424	217	861619	TSQI CSQI GAE FUNDING	443600	Other Professional Services	1,800.00	EARLY CHILDHOOD COUNCIL CONTRACTOR
			090424	217	861627	EARLY CHILDHOOD COUNCIL CRRSA	432100	Contract Work/Temporary Agency	448.00	EARLY CHILDHOOD COUNCIL CONTRACTOR
			090424	217	861615	CHILD CARE DEVELOPMENT BLOCK G	443600	Other Professional Services	1,680.00	EARLY CHILDHOOD COUNCIL CONTRACTOR
			090424	217	861624	EARLY CHILDHOOD COUNCIL PDG	443600	Other Professional Services	448.00	EARLY CHILDHOOD COUNCIL CONTRACTOR
								Total Payment	**4,376.00**	
104154	09/18/24	ECONOLITE CONTROL PRODUCTS INC	INV225485	200	31650	ENG-ITS/TRAFFIC SIGNAL OPS	436300	Traffic Signal Parts	109.00	SIGNAL WIRES AND PLUGS
104155	09/18/24	ENVIROTECH SERVICES INC	CD202418314	200	31400	MAINTENANCE OF CONDITION	448800	Dust Suppressant	24,824.28	SOIL STABILIZATION PRODUCT
104156	09/18/24	ERO RESOURCES CORPORATION	105580	330	870057	MOORE ROAD FACILITY	443600	Other Professional Services	2,677.50	CHEMOURS PHASE 2 TESTING
104157	09/18/24	EXCEL ELITE LABS LLC	201	210	44500	CHILD WELFARE	447500	Other Purchased Services	170.00	TESTING SERVICES
104158	09/18/24	FELSBURG, HOLT AND ULLEVIG	42102	230	800461	COUNTY LINE/HOLLY TO BROADWAY	473100	Roads, St., Drainage-Eng.	16,681.94	DESIGN SERVICES - COUNTY LINE RD+
			42181	200	800506	STORMWATER PRIORITY PROJECTS	443600	Other Professional Services	2,970.00	DESIGN SERVICES - LINCOLN AVE
			42130	200	31660	TRAFFIC SIGNAL ASSET MGMT PROG	443400	General Engineering Services	14,323.68	BIKE MAP
								Total Payment	**33,975.62**	
104159	09/18/24	FISHER, JENNIFER JEAN	080324-082924	217	861057	TPEP - TOBACCO PREV & ED PROG	445300	Travel Expense	296.07	MILEAGE REIMBURSEMENT
104160	09/18/24	FRONTIER FIRE PROTECTION	74290	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	235.00	EXTINGUISHER EXCHANGE
			76041	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	860.00	EXTINGUISHER EXCHANGE
								Total Payment	**1,095.00**	
104161	09/18/24	FURUTA, ELLIE	080124-083024	217	861457	IMMUNIZATION & VACCINATN CHILD	445300	Travel Expense	98.56	MILEAGE REIMBURSEMENT
104162	09/18/24	GIGI DODSON WHALEN LLC	11	217	861615	CHILD CARE DEVELOPMENT BLOCK G	432100	Contract Work/Temporary Agency	4,900.00	EARLY CHILDHOOD COUNCIL CONTRACTOR
104163	09/18/24	GOUDY, MALISA	080124-082724	100	19100	FACILITIES ADMINISTRATION	445300	Travel Expense	45.96	TRAVEL REIMBURSEMENT
104164	09/18/24	GOVCONNECTION INC	75628030	100	800900	TECHNOLOGY FUND	444550	Software/Hardware Subscription	16,572.00	NETMOTION 2024 ENTERPRISE SOFTWARE
			75628047	100	18900	SOFTWARE MAINTENANCE	444550	Software/Hardware Subscription	110,480.00	NETMOTION 2024 ENTERPRISE SOFTWARE
								Total Payment	**127,052.00**	

Payment Number	Payment Date	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
104165	09/18/24	GRIFFIN, SIERRA	080624-082724	210	44550	CHILD WELFARE ADDTL ALLOCATION	445300	Travel Expense	199.07	MILEAGE REIMBURSEMENT
104166	09/18/24	HARPER, TY	082524-083024	100	18100	IT ADMINISTRATION	445300	Travel Expense	1,007.60	TRAVEL REIMBURSEMENT
			082524-083024PERDIEM	100	18900	SOFTWARE MAINTENANCE	445300	Travel Expense	269.10	IT MEETING, CASTLE ROCK, CO
								Total Payment	**1,276.70**	
104167	09/18/24	HDR ENGINEERING INC	1200645536	230	800156	HILLTOP RD (REATA-SINGING HILL	473100	Roads, St., Drainage-Eng.	50,394.86	DESIGN SERVICES - HILLTOP RD
104168	09/18/24	HEIKKINEN, SYDNEY	071824-082824	210	44500	CHILD WELFARE	445300	Travel Expense	81.07	JUL 2024 MILEAGE REIMBURSEMENT
			071824-082824	210	44500	CHILD WELFARE	445300	Travel Expense	72.36	AUG 2024 MILEAGE REIMBURSEMENT
								Total Payment	**153.43**	
104169	09/18/24	HODITS, SARAH	071124-082624	210	44500	CHILD WELFARE	445300	Travel Expense	13.40	AUG 2024 MILEAGE REIMBURSEMENT
			071124-082624	210	44500	CHILD WELFARE	445300	Travel Expense	62.98	JUL 2024 MILEAGE REIMBURSEMENT
								Total Payment	**76.38**	
104170	09/18/24	HOLCIM-WCR INC	720020500	200	31400	MAINTENANCE OF CONDITION	448200	Aggregate Products	4,022.29	ROAD BASE SOUTHEAST STOCK
			720046595	200	31400	MAINTENANCE OF CONDITION	448300	Asphalt & Asphalt Filler	2,538.35	ASPHALT FOR PATCHING
			720012404	200	31400	MAINTENANCE OF CONDITION	448200	Aggregate Products	16,241.85	ROAD BASE SOUTHEAST STOCK
			720053394	200	31400	MAINTENANCE OF CONDITION	448300	Asphalt & Asphalt Filler	2,564.19	ASPHALT FOR PATCHING
			720046594	200	31400	MAINTENANCE OF CONDITION	448200	Aggregate Products	45,142.17	ROAD BASE SOUTHEAST STOCK
			720039406	200	31400	MAINTENANCE OF CONDITION	448300	Asphalt & Asphalt Filler	1,714.82	ASPHALT FOR PATCHING
			720039408	200	31400	MAINTENANCE OF CONDITION	448200	Aggregate Products	5,476.32	ROAD BASE CASTLE ROCK STOCK
			720039407	200	31400	MAINTENANCE OF CONDITION	448200	Aggregate Products	7,939.51	ROAD BASE SOUTHEAST STOCK
			720012405	200	31400	MAINTENANCE OF CONDITION	448200	Aggregate Products	4,705.91	ROAD BASE AND RIP RAP CASTLE ROCK STOCK
								Total Payment	**90,345.41**	
104171	09/18/24	INTELLECTUAL TECHNOLOGY INC	IN361371	100	710	TREASURER'S AGENCY FUND	121431	KIOSK NSF per ITI	181.20	RETURNED CHECK
104172	09/18/24	INTERMOUNTAIN SALES OF DENVER INC	31785	200	31600	ENG - TRAFFIC SIGNS/STRIPING	474800	Other Machinery & Equip.	5,595.00	SINKER DRILL
104173	09/18/24	JANI KING OF COLORADO	DEN08240507	100	55200	FAIRGROUND OPERATIONS	344201	Equipment Use Fees	198.00	JANITORIAL SERVICES
			DEN08240506	100	55200	FAIRGROUND OPERATIONS	344201	Equipment Use Fees	198.00	JANITORIAL SERVICES
								Total Payment	**396.00**	
104174	09/18/24	JOHN ELWAY CHEVROLET	297177	220	22120	FLEET - LEA	474300	Cars, Vans, Pickups	51,141.00	2024 CHEVY TAHOE
			297178	220	22120	FLEET - LEA	474300	Cars, Vans, Pickups	51,141.00	2024 CHEVY TAHOE
			297179	220	22120	FLEET - LEA	474300	Cars, Vans, Pickups	51,141.00	2024 CHEVY TAHOE
								Total Payment	**153,423.00**	
104175	09/18/24	JON P DICKEY LLC	24DC16	100	24100	BUILDING DEVELOPMENT SERVICES	443600	Other Professional Services	14,385.00	CONTRACT ROOFING INSPECTIONS
				100	24100	BUILDING DEVELOPMENT SERVICES	443600	Other Professional Services	14,190.00	CONTRACT ROOFING INSPECTIONS
								Total Payment	**28,575.00**	
104176	09/18/24	KALIHER, MEGHAN	080124-082924	210	44550	CHILD WELFARE ADDTL ALLOCATION	445300	Travel Expense	248.64	MILEAGE REIMBURSEMENT
104177	09/18/24	KNOTH III, JOHN F	072624-082324REIMBURSEMEN	220	800595	MOUNTED PATROL	447500	Other Purchased Services	140.00	TRAVEL & FARRIER EXPENSE REIMBURSEMENT
			072624-082324REIMBURSEMEN	220	800595	MOUNTED PATROL	433400	Operating Supplies	200.00	TRAVEL & FARRIER EXPENSE REIMBURSEMENT
			072624-082324REIMBURSEMEN	220	800595	MOUNTED PATROL	445300	Travel Expense	101.84	TRAVEL & FARRIER EXPENSE REIMBURSEMENT
								Total Payment	**441.84**	
104178	09/18/24	KNOTHEAD TREE AND LAWN CARE	18264	200	31400	MAINTENANCE OF CONDITION	444700	Other Repair & Maint. Service	2,275.00	TREE SERVICES
			18263	200	31400	MAINTENANCE OF CONDITION	444700	Other Repair & Maint. Service	2,450.00	TREE SERVICES
								Total Payment	**4,725.00**	
104179	09/18/24	LANGUAGE TESTING INTERNATIONAL	L90464IN	100	21600	RECORDS	447900	Recruitment Costs	63.00	TESTING SERVICES
104180	09/18/24	LEE, MICHAEL	080624-082924	210	44550	CHILD WELFARE ADDTL ALLOCATION	445300	Travel Expense	574.78	MILEAGE REIMBURSEMENT
			080624-082924	210	44550	CHILD WELFARE ADDTL ALLOCATION	445300	Travel Expense	7.47	CLIENT PURCHASE REIMBURSEMENT
								Total Payment	**582.25**	

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104181	09/18/24	LIGHTING ACCESSORY & WARNING SYSTEMS	24679	220	22120	FLEET - LEA	474300	Cars, Vans, Pickups	2,235.00	VEHICLE UPFIT
			24705	220	822110	SWAT TEAM	474300	Cars, Vans, Pickups	12,761.79	VEHICLE UPFIT
								Total Payment	**14,996.79**	
104182	09/18/24	LIGHTING RESOURCES LLC	5110696	100	19150	JUSTICE CENTER FACILITY MGMT	443600	Other Professional Services	495.00	JUSTICE CENTER FLUORESCENT LAMP RECYCLING
104183	09/18/24	LIVING CENTER LLC	919	100	44500	CHILD WELFARE	443100	Medical, Dental & Vet Services	95.00	ERGONOMIC EVALUATIONS
			919	100	14100	ASSESSOR ADMINISTRATION	443100	Medical, Dental & Vet Services	95.00	ERGONOMIC EVALUATIONS
			919	100	13100	TREASURER	443100	Medical, Dental & Vet Services	95.00	ERGONOMIC EVALUATIONS
			919	100	18200	PROGRAM MANAGEMENT	443100	Medical, Dental & Vet Services	95.00	ERGONOMIC EVALUATIONS
								Total Payment	**380.00**	
104184	09/18/24	MCCLARNON, DAWN	HUMANSEXUALITY	100	17100	HR ADMIN	446200	Tuition Reimbursement	838.00	TUITION REIMBURSEMENT
104185	09/18/24	MEADOR, ERIKA	082024	217	861451	WIC - WOMEN, INFANT, CHILDREN	445300	Travel Expense	23.05	MILEAGE REIMBURSEMENT
104186	09/18/24	MOTOROLA SOLUTIONS INC	8281961079	220	22120	FLEET - LEA	474350	Capital Com.SystemsRadio	37,084.24	ALL BAND RADIOS
104187	09/18/24	MYHRE, ABIGAYLE	080224-082024	210	44550	CHILD WELFARE ADDTL ALLOCATION	445300	Travel Expense	157.52	MILEAGE REIMBURSEMENT
104188	09/18/24	OLDCASTLE INFRASTRUCTURE	110314253	200	31400	MAINTENANCE OF CONDITION	448700	Other Constr/Maint. Materials	4,550.00	INLETS FOR ICE MITIGATION PROJECT
104189	09/18/24	OPTUM FINANCIAL INC	540101243	100	17100	HR ADMIN	443600	Other Professional Services	1,254.00	RETIREMENT ACCOUNT SERVICES
			540101243	100	17100	HR ADMIN	443600	Other Professional Services	636.00	RETIREMENT ACCOUNT SERVICES
								Total Payment	**1,890.00**	
104190	09/18/24	OUTPUT SERVICES INC	P2073	100	12400	MOTOR VEHICLE	439200	Postage & Delivery Svc.	11,500.00	POSTAGE - MV RENEWAL CARDS
104191	09/18/24	PATTERSON TRANSCRIPTION COMPANY	109203	100	11200	COUNTY ATTORNEY	443200	Legal Services	666.00	TRANSCRIPTION SERVICES
104192	09/18/24	PEAK OFFICE FURNITURE INC	74698	330	33190	OTHER GENERAL GOVT. BLDGS.	438400	C.A.-Furniture/Office Systems	7,850.40	HIGH BACK CHAIRS
			74699	330	33190	OTHER GENERAL GOVT. BLDGS.	438400	C.A.-Furniture/Office Systems	10,990.56	HIGH BACK CHAIRS
			74700	330	33190	OTHER GENERAL GOVT. BLDGS.	438400	C.A.-Furniture/Office Systems	2,355.00	OFFICE FURNITURE
			74684	210	44100	ADMINISTRATION BLOCK GRANT	474400	Furniture & Office Equipment	51,755.73	OFFICE FURNITURE
								Total Payment	**72,951.69**	
104193	09/18/24	PICTOMETRY INTERNATIONAL CORPORATION	US442432	100	18900	SOFTWARE MAINTENANCE	444500	Software/Hardware Supp./Maint.	123,821.35	PICTOMETRY EAGLEVIEW 2024 SOFTWARE
104194	09/18/24	PINERY WATER DISTRICT	9052024	200	31400	MAINTENANCE OF CONDITION	448600	Bulk Water	4,653.49	BULK WATER ROAD MAINTENANCE
104195	09/18/24	PINYON ENVIRONMENTAL INC	305879	100	60100	NATURAL RESOURCES	443600	Other Professional Services	4,159.09	CULTURAL/HISTORICAL SURVEYS
104196	09/18/24	PROCTOR, KELSEY	081924-083124	210	44500	CHILD WELFARE	445300	Travel Expense	10.01	TRAVEL REIMBURSEMENT
			081924-083124	210	44500	CHILD WELFARE	445300	Travel Expense	350.22	MILEAGE REIMBURSEMENT
								Total Payment	**360.23**	
104197	09/18/24	RELATE FAMILY THERAPY & COUNSELING	18445	210	44500	CHILD WELFARE	443600	Other Professional Services	420.00	THERAPY SERVICES
104198	09/18/24	RESPEC CONSULTING & SERVICES	INV07241418	200	800506	STORMWATER PRIORITY PROJECTS	443600	Other Professional Services	4,642.71	PINERY POND VEGETATION INSPECTIONS
			INV07241416	200	800506	STORMWATER PRIORITY PROJECTS	443600	Other Professional Services	2,688.75	GIS UPDATES
								Total Payment	**7,331.46**	
104199	09/18/24	RONCAGLIA, KATHLEEN	080724-083024	210	44150	ADULT PROTECTION	445300	Travel Expense	231.15	MILEAGE REIMBURSEMENT
104200	09/18/24	ROTHERHAM JR, ROBERT H	080224-080424REIMBURSEMEN	220	800595	MOUNTED PATROL	433400	Operating Supplies	150.00	TRAVEL & FARRIER EXPENSE REIMBURSEMENT
104201	09/18/24	ROYAL PROCESS SERVING & PARALEGAL SERVICES	34775	100	11200	COUNTY ATTORNEY	439200	Postage & Delivery Svc.	65.00	PROCESS SERVICES
104202	09/18/24	RUNBECK ELECTION SERVICES INC	247686	100	12500	ELECTIONS AND REGISTRATION	440100	Printing/Copying/Reports	68,035.00	PRINTING INSERTS, STICKERS

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104203	09/18/24	RUSH TRUCK LEASING, DENVER	3038544980	220	822110	SWAT TEAM	444300	Equipment Rental	772.50	TRUCK RENTAL
104204	09/18/24	SANDOVAL ELEVATOR COMPANY LLC	9583	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	232.00	ELEVATOR PREVENTATIVE MAINTENANCE
			9583	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	116.00	ELEVATOR PREVENTATIVE MAINTENANCE
			9583	100	19175	HIGHLANDS RANCH SUBSTATION FAC	444400	Service Contracts	116.00	ELEVATOR PREVENTATIVE MAINTENANCE
			9583	100	19150	JUSTICE CENTER FACILITY MGMT	444400	Service Contracts	1,621.00	ELEVATOR PREVENTATIVE MAINTENANCE
			9583	100	55200	FAIRGROUND OPERATIONS	444400	Service Contracts	116.00	ELEVATOR PREVENTATIVE MAINTENANCE
			9583	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	116.00	ELEVATOR PREVENTATIVE MAINTENANCE
			9583	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	116.00	ELEVATOR PREVENTATIVE MAINTENANCE
			9583	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	83.00	ELEVATOR PREVENTATIVE MAINTENANCE
			9583	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	116.00	ELEVATOR PREVENTATIVE MAINTENANCE
			9583	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	116.00	ELEVATOR PREVENTATIVE MAINTENANCE
								Total Payment	**2,748.00**	
104205	09/18/24	SENERGY PETROLEUM LLC	SEN878205	100	19910	FLEET MAINTENANCE	436100	Oil & Lubrication	726.00	DIESEL EXHAUST FLUID FOR PARKER
			SEN878203	100	19910	FLEET MAINTENANCE	436100	Oil & Lubrication	484.73	DIESEL EXHAUST FLUID FOR CASTLE ROCK
								Total Payment	**1,210.73**	
104206	09/18/24	SHELBOURN ENTERPRISES LLC	1301	200	800506	STORMWATER PRIORITY PROJECTS	478300	Major Maint. Repair Projects	2,150.00	STORM SEWER CLEANING PROJECT
			1301	200	800506	STORMWATER PRIORITY PROJECTS	478300	Major Maint. Repair Projects	2,350.00	STORM SEWER CLEANING PROJECT
								Total Payment	**4,500.00**	
104207	09/18/24	SHUMS CODA ASSOCIATES	18234	100	24100	BUILDING DEVELOPMENT SERVICES	447270	Elevator Witness Test	200.00	ELEVATOR WITNESS TEST
			18232	100	24100	BUILDING DEVELOPMENT SERVICES	447270	Elevator Witness Test	500.00	ELEVATOR WITNESS TEST
			18233	100	24100	BUILDING DEVELOPMENT SERVICES	447270	Elevator Witness Test	200.00	ELEVATOR WITNESS TEST
			18231	100	24100	BUILDING DEVELOPMENT SERVICES	447270	Elevator Witness Test	400.00	ELEVATOR WITNESS TEST
			18235	100	24100	BUILDING DEVELOPMENT SERVICES	447270	Elevator Witness Test	400.00	ELEVATOR WITNESS TEST
			18229	100	24100	BUILDING DEVELOPMENT SERVICES	447270	Elevator Witness Test	200.00	ELEVATOR WITNESS TEST
			18230	100	24100	BUILDING DEVELOPMENT SERVICES	447270	Elevator Witness Test	200.00	ELEVATOR WITNESS TEST
			18253	100	24100	BUILDING DEVELOPMENT SERVICES	447280	New Elevator Installations	550.00	ELEVATOR PLAN REVIEW
			18254	100	24100	BUILDING DEVELOPMENT SERVICES	447280	New Elevator Installations	1,100.00	ELEVATOR PLAN REVIEW
			18240	100	24100	BUILDING DEVELOPMENT SERVICES	447270	Elevator Witness Test	600.00	ELEVATOR WITNESS TEST
			18247	100	24100	BUILDING DEVELOPMENT SERVICES	447280	New Elevator Installations	850.00	ELEVATOR PLAN REVIEW
			18248	100	24100	BUILDING DEVELOPMENT SERVICES	447280	New Elevator Installations	550.00	ELEVATOR PLAN REVIEW
			18249	100	24100	BUILDING DEVELOPMENT SERVICES	447280	New Elevator Installations	550.00	ELEVATOR PLAN REVIEW
			18250	100	24100	BUILDING DEVELOPMENT SERVICES	447280	New Elevator Installations	1,650.00	ELEVATOR PLAN REVIEW
			18251	100	24100	BUILDING DEVELOPMENT SERVICES	447280	New Elevator Installations	550.00	ELEVATOR PLAN REVIEW
			18252	100	24100	BUILDING DEVELOPMENT SERVICES	447280	New Elevator Installations	550.00	ELEVATOR PLAN REVIEW
			18238	100	24100	BUILDING DEVELOPMENT SERVICES	447270	Elevator Witness Test	400.00	ELEVATOR WITNESS TEST
			18237	100	24100	BUILDING DEVELOPMENT SERVICES	447270	Elevator Witness Test	200.00	ELEVATOR WITNESS TEST
			18236	100	24100	BUILDING DEVELOPMENT SERVICES	447270	Elevator Witness Test	200.00	ELEVATOR WITNESS TEST
								Total Payment	**9,850.00**	
104208	09/18/24	SIERRA TRANSPORTATION & TECHNOLOGIES LLC	8183	200	31600	ENG - TRAFFIC SIGNS/STRIPING	436500	Sign Parts & Supplies	4,890.00	SIGN POST DRIVE BASE
			8178	200	31660	TRAFFIC SIGNAL ASSET MGMT PROG	474800	Other Machinery & Equip.	15,696.00	ADVANCED WARNING SYSTEM TRAFFIC
								Total Payment	**20,586.00**	
104209	09/18/24	SIGN SOLUTIONS USA	413184	200	31600	ENG - TRAFFIC SIGNS/STRIPING	436500	Sign Parts & Supplies	4,960.74	STOP SIGNS
104210	09/18/24	SOUTHLAND MEDICAL LLC	INV123599	100	23100	CORONER	433400	Operating Supplies	272.06	CORONER SUPPLIES
104211	09/18/24	SPAULDING, MELINDA	081924-082624	210	44500	CHILD WELFARE	445300	Travel Expense	80.40	MILEAGE REIMBURSEMENT
104212	09/18/24	SPRADLIN PRINTING INC	23818	100	55250	COUNTY FAIR	440100	Printing/Copy/Fair Mkt & Spon	81.00	BUSINESS CARDS
104213	09/18/24	SUMMIT PATHOLOGY	240903AU1003	100	23100	CORONER	443560	Forensic Testing	234.50	HISTOLOGY
104214	09/18/24	SWARCO REFLEX LLC	900282967	200	31600	ENG - TRAFFIC SIGNS/STRIPING	448500	Paint & Road Striping	26,400.00	RETROREFLECTIVE GLASS BEADS

Payment Number	Payment Date	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
104215	09/18/24	THOMAS, LORA L	061824-082924	100	11100	OFFICE OF THE BOARD	445300	Travel Expense	1,022.45	JUN-AUG 2024 MILEAGE REIMBURSEMENT
104216	09/18/24	TOWN OF CASTLE ROCK	AUG2024	100	100	GENERAL FUND	214502	Due to Castle Rock-Auto U-Tax	904,767.92	MV SALES TAX - AUG 2024
			AUG2024	100	100	GENERAL FUND	214501	Due to Castle Rock-MV License	22,693.35	MV LICENSE FEES - AUG 2024
								Total Payment	**927,461.27**	
104217	09/18/24	TOWN OF LARKSPUR	AUG2024	100	100	GENERAL FUND	214507	Due to Larkspur-Auto Use Tax	855.00	MV SALES TAX - AUG 2024
			AUG2024	100	100	GENERAL FUND	214512	Due to Larkspur-MV License	81.40	MV LICENSE FEES - AUG 2024
								Total Payment	**936.40**	
104218	09/18/24	TOWN OF PARKER	AUG2024	100	100	GENERAL FUND	214505	Due to Parker - Auto Use Tax	463,544.65	MV SALES TAX - AUG 2024
			AUG2024	100	100	GENERAL FUND	214513	Due to Parker - MV License	16,910.61	MV LICENSE FEES - AUG 2024
			1004691	100	861580	SB22-145 COMMUNITY SAFETY	443600	Other Professional Services/TR	5,577.78	GRANT FUNDED CRT OFFICER
								Total Payment	**486,033.04**	
104219	09/18/24	TRANS AERO LIMITED	3505A	100	19275	COUNTY EMERGENCY PREPAREDNESS	443600	Other Professional Services	62,514.20	FIRE EMERGENCY RESPONSE & TRAINING
			3505A1	100	21825	COOPERATORS INCIDENTS	447510	Emergency Response Services	92,540.20	HELICOPTER SERVICES
			3505	100	19275	COUNTY EMERGENCY PREPAREDNESS	443600	Other Professional Services	3,275.40	AUG 2024 EMERGENCY FIRE RESPONSE
								Total Payment	**158,329.80**	
104220	09/18/24	TRBOVICH, VIKTORIA	082024-082924	217	861451	WIC - WOMEN, INFANT, CHILDREN	445300	Travel Expense	14.74	MILEAGE REIMBURSEMENT
104221	09/18/24	ULINE	182110474	200	31600	ENG - TRAFFIC SIGNS/STRIPING	433500	Clothing & Uniforms	1,122.00	SAFETY GLOVES
			182110474	200	31600	ENG - TRAFFIC SIGNS/STRIPING	433400	Operating Supplies	628.88	OFFICE SAFETY SHOP SUPPLIES
			182110474	200	31600	ENG - TRAFFIC SIGNS/STRIPING	433200	Office Supplies	44.00	DRY ERASE BOARD
								Total Payment	**1,794.88**	
104222	09/18/24	UMB BANK	COM101410/083124	220	822150	FALSE ALARM REDUCTION PROGRAM	443550	Banking Service Fees	465.06	AUG 2024 LOCKBOX FEES
104223	09/18/24	UNCC - UTILITY NOTIFICATION CENTER OF COLORADO	224080472	100	30200	ENGINEERING	443600	Other Professional Services	2,247.18	AUG 2024 UTILITY NOTIFICATION SERVICES
104224	09/18/24	VARNER, JESSICA	071624-071924	217	861462	CDC INFRASTRUCTURE OPHP	445300	Travel Expense	126.18	MILEAGE REIMBURSEMENT
104225	09/18/24	WAGNER RENTS	B6150901	200	31400	MAINTENANCE OF CONDITION	474100	Heavy Equipment	42,554.00	COMPACTOR
			B6148201	200	31000	FUND ADMIN.-ROAD BRIDGE	474100	Heavy Equipment	174,970.00	EXCAVATOR
			B6149601	200	31000	FUND ADMIN.-ROAD BRIDGE	474100	Heavy Equipment	36,955.00	TRAILER
								Total Payment	**254,479.00**	
104226	09/18/24	WESTERN PAPER DISTRIBUTORS	4941146	100	19125	FACILITIES MANAGEMENT	433900	Janitorial Supplies	5,794.61	JANITORIAL SUPPLIES
104227	09/18/24	WESTON, GARY L	080324-082824	296	861583	ARPA - VETERAN'S MENTAL HEALTH	443600	Other Professional Services	975.00	AUG 2024 VSO STIPEND
104228	09/18/24	WILLIAMS SCOTSMAN INC	9021740649	100	19275	COUNTY EMERGENCY PREPAREDNESS	444300	Equipment Rental	1,687.50	HELICOPTER MOBILE OFFICE
104229	09/18/24	Y2K ENGINEERING LLC	2699	200	31660	TRAFFIC SIGNAL ASSET MGMT PROG	443400	General Engineering Services	5,187.00	PLANNING GRANT
522091	09/17/24	AAPEX LEGAL SERVICES LLC	20242258	210	44500	CHILD WELFARE	443600	Other Professional Services	546.65	TRANSCRIPTION SERVICES
522092	09/17/24	ABERBOOK, SUSAN	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	62.80	REGISTRATION REFUND
522093	09/17/24	ABMDI-AMERICAN BOARD OF MEDICOLEGAL DEATH INVESTIGATORS	082324	100	23100	CORONER	446100	Conference,Seminar, Train Fees	150.00	TESTING SERVICES
			06192024	100	23100	CORONER	446100	Conference,Seminar, Train Fees	400.00	TESTING SERVICES
								Total Payment	**550.00**	
522094	09/17/24	AUTOMATED LOGIC CONTRACTING SERVICES	530334	100	19180	UNIFIED METROPOLITAN FORENSIC	444700	Other Repair & Maint. Service	350.00	SYSTEM REPAIR - CRIME LAB
522095	09/17/24	BACK COUNTRY INVESTMENTS LLC	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	485.07	REGISTRATION REFUND
522096	09/17/24	BEYOND THE BADGE LLC	072024DCSO	100	861025	POMH DC PEACE OFFICER COUNSEL	443600	Other Professional Services	6,700.00	MENTAL HEALTH SERVICES

Payment Number	Payment Date	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
522097	09/17/24	CAPPELLO, CHRISTOPHER AND JENNA	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	366.17	REGISTRATION REFUND
522098	09/17/24	CARMONA, FABIOLA	DC001702	100	100	GENERAL FUND	221610	Sec. Deposit Refund-Fairground	100.00	SECURITY DEPOSIT REFUND
522099	09/17/24	CARROLL, DOUGLAS	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	90.00	REGISTRATION REFUND
522100	09/17/24	CDIA-COLORADO DRUG INVESTIGATORS ASSOCIATION	294	295	861305	RMHIDTA INTELLIGENCE	446100	Conference,Seminar, Train Fees	1,125.00	CONFERENCE REGISTRATION
522101	09/17/24	COLORADO DEPARTMENT OF EARLY CHILDHOOD	090424	217	861618	E&E GAE FUNDING	334600	Other State Grants	3.00	EARLY CHILDHOOD COUNCIL CONTRACTOR
522102	09/17/24	COLORADO EARLY CHILDHOOD CONSULTING LLC	1159	217	861627	EARLY CHILDHOOD COUNCIL CRRSA	443600	Other Professional Services	90.00	EARLY CHILDHOOD COUNCIL CONTRACTOR
			1159	217	861618	E&E GAE FUNDING	443600	Other Professional Services	112.00	EARLY CHILDHOOD COUNCIL CONTRACTOR
								Total Payment	**202.00**	
522103	09/17/24	COLORADO PAINT COMPANY	90071317	200	31600	ENG - TRAFFIC SIGNS/STRIPING	448500	Paint & Road Striping	37,650.00	WHITE TRAFFIC PAINT
522104	09/17/24	COLORADO PUBLIC HEALTH ASSOCIATION	200000629	217	861456	MCH-MATERNAL & CHILD HEALTH	446100	Conference,Seminar, Train Fees	389.00	CONFERENCE REGISTRATION
522105	09/17/24	COLORADO SECRETARY OF STATE	AUG2024	100	100	GENERAL FUND	214410	Due to State-Voter Confidntlty	2.50	VOTER CONFIDENTIALITY - AUG 2024
522106	09/17/24	CONTACT WIRELESS	40591946	100	18900	SOFTWARE MAINTENANCE	444500	Software/Hardware Supp./Maint.	1,189.89	TEXTING SERVICE
522107	09/17/24	CORRAL, NATASHA	080524-082224	210	44500	CHILD WELFARE	445300	Travel Expense	319.05	MILEAGE REIMBURSEMENT
522108	09/17/24	COVA TREE	16698	296	861572	AMERICAN RESCUE PLAN ACT	447500	PURCH SVCS/FMWRM Wildfire	412.50	ARPA WILDFIRE PROGRAM
522109	09/17/24	DEAL, CELESTE	042624-083024	245	47100	RUETER-HESS REC OPS & MAINT	445200	Metro Area Meeting Expense	65.93	MILEAGE REIMBURSEMENT
522110	09/17/24	DENVER HEALTH & HOSPITAL AUTHORITY	NT4302	100	23100	CORONER	443560	Forensic Testing	396.90	MEDICAL SERVICES
522111	09/17/24	DICKHAUT, RICK LYNN	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	383.02	REGISTRATION REFUND
522112	09/17/24	EMPLOYMENT MATTERS LLC	2775	100	17200	HR EMPLOYEE AND ORG DEVLP	446500	Other Training Services	1,975.00	LEVELING UP ENGAGEMENT TRAINING
522113	09/17/24	EMR ENTERPRISES LLC	2402501	200	800100	CONTRACTED MAJOR ROAD MAINT	443600	Other Professional Services	8,445.00	GRADING, EROSION & SEDIMENT CONTROL SERVICES
			2402301	200	31400	MAINTENANCE OF CONDITION	443600	Other Professional Services	21,600.00	SUGAR CREEK CULVERT MITIGATION
								Total Payment	**30,045.00**	
522114	09/17/24	ESCOBEDO, MARISOL	DC001735	100	100	GENERAL FUND	221610	Sec. Deposit Refund-Fairground	200.00	SECURITY DEPOSIT REFUND
522115	09/17/24	EWING IRRIGATION PRODUCTS INC	23156663	100	60100	NATURAL RESOURCES	433400	Operating Supplies	193.63	GARDEN SUPPLIES - ORCHARD
522116	09/17/24	EXTRA PACKAGING LLC	131394	100	23100	CORONER	433400	Operating Supplies	5,295.53	CORONER SUPPLIES
522117	09/17/24	FALCONE REFRIGERATION INC	14001	100	33110	WILCOX BUILDING	444700	Other Repair & Maint. Service	4,228.28	COOLER REPAIR
			14000	100	33110	WILCOX BUILDING	444700	Other Repair & Maint. Service	1,015.00	COOLER REPAIR
			13999	100	33110	WILCOX BUILDING	444700	Other Repair & Maint. Service	2,775.00	COOLER REPAIR
								Total Payment	**8,018.28**	
522118	09/17/24	FLINTCO LLC	090324	100	24100	BUILDING DEVELOPMENT SERVICES	322500	Building Permits	5,853.45	PERMIT REFUND
522119	09/17/24	HERRERA, RANFERI	DC001629	100	100	GENERAL FUND	221610	Sec. Deposit Refund-Fairground	200.00	SECURITY DEPOSIT REFUND
522120	09/17/24	HUTMAN, BRETT	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	78.83	REGISTRATION REFUND
522121	09/17/24	IMAGEFIRST	264503976	100	23100	CORONER	443600	Other Professional Services	52.07	LAUNDRY SERVICE

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522122	09/17/24	JEFFERSON COUNTY DEPARTMENT OF HUMAN SERVICES	083124	210	44500	CHILD WELFARE	443600	Other Professional Services	9,874.85	HOME STUDY SERVICES
522123	09/17/24	JOHNSON, KATHRYN	24T1588	100	19700	COMMUNITY JUSTICE SERVICES	342216	CJS-Post EM	50.00	GPS FEE REFUND
522124	09/17/24	KIEWIT INFRASTRUCTURE COMPANY	MV REFUND/090424	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	430.15	REGISTRATION REFUND
522125	09/17/24	KIEWIT INFRASTRUCTURE COMPANY	9100829062	200	31400	MAINTENANCE OF CONDITION	448300	Asphalt & Asphalt Filler	1,719.62	ASPHALT FOR PATCHING
522126	09/17/24	MACPHEE, MICHAEL & PAMELA	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	426.64	REGISTRATION REFUND
522127	09/17/24	MARTIN GARAGE DOORS OF COLORADO INC	55019	250	53500	OPEN SPACE	444700	Other Repair & Maint. Service	69.00	TRIP CHARGE
522128	09/17/24	MERIDIAN METROPOLITAN DISTRICT	10009300/090124	100	19180	UNIFIED METROPOLITAN FORENSIC	450230	Water & Sewer	115.82	8555 DOUBLE HELIX CT
522129	09/17/24	MORGAN, ALICIA	070124-082924	210	44500	CHILD WELFARE	445300	Travel Expense	277.25	JUL 2024 MILEAGE REIMBURSEMENT
			070124-082924	210	44500	CHILD WELFARE	445300	Travel Expense	235.90	AUG 2024 MILEAGE REIMBURSEMENT
								Total Payment	**513.15**	
522130	09/17/24	NOVITAS COMMUNICATION	202404301	100	55250	COUNTY FAIR	440200	ADV/Fair Mkt & Spons	3,099.07	APR 2024 ADVERTISING SERVICES
			2024073101	100	55250	COUNTY FAIR	440200	ADV/Fair Mkt & Spons	6,881.81	JUL 2024 ADVERTISING SERVICES
			202403311	100	55250	COUNTY FAIR	440200	ADV/Fair Mkt & Spons	6,193.57	MAR 2024 ADVERTISING SERVICES
			202406301	100	55250	COUNTY FAIR	440200	ADV/Fair Mkt & Spons	6,405.12	JUN 2024 ADVERTISING SERVICES
			202402281	100	55250	COUNTY FAIR	440200	ADV/Fair Mkt & Spons	7,673.50	FEB 2024 ADVERTISING SERVICES
			2024080501	100	55250	COUNTY FAIR	440200	ADV/Fair Mkt & Spons	5,816.39	AUG 2024 ADVERTISING SERVICES
			202405311	100	55250	COUNTY FAIR	440200	ADV/Fair Mkt & Spons	4,543.88	MAY 2024 ADVERTISING SERVICES
								Total Payment	**40,613.34**	
522131	09/17/24	PERRY PARK WATER & SANITATION DISTRICT	082724	200	31400	MAINTENANCE OF CONDITION	448600	Bulk Water	30,407.00	BULK WATER ROAD MAINTENANCE
522132	09/17/24	PHAM, BRIANA Q D & GOTAY, EMERSON A.	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	70.03	REGISTRATION REFUND
522133	09/17/24	PHIL LONG FORD OF DENVER LLC	189018	200	31400	MAINTENANCE OF CONDITION	474300	Cars, Vans, Pickups	77,218.00	2024 FORD F350
522134	09/17/24	POSTMORTEM PATHOLOGY SERVICES INC	2408DOU	100	23100	CORONER	443100	Medical, Dental & Vet Services	23,630.00	AUG 2024 AUTOPSIES
522135	09/17/24	RAISE THE FUTURE	SINV102989	210	44500	CHILD WELFARE	443600	Other Professional Services	2,068.33	FOSTER & ADOPT SERVICES
522136	09/17/24	RESENDEZ, GENEVIE	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	50.00	REGISTRATION REFUND
522137	09/17/24	ROADSAFE TRAFFIC SYSTEMS	211798A	200	31600	ENG - TRAFFIC SIGNS/STRIPING	436200	Equip. & Motor Vehicle Parts	441.00	TRAFFIC SIGNAL PARTS
522138	09/17/24	ROCKY MOUNTAIN ASPHALT EDUCATION CENTER	L24120	100	30200	ENGINEERING	446100	Conference,Seminar, Train Fees	550.00	TESTING/EXAM SERVICES
522139	09/17/24	SKAGGS COMPANIES INC	100A2458691	220	22100	PATROL-LEA	433500	Clothing & Uniforms	144.00	UNIFORMS
522140	09/17/24	SOUTH PARK EMBROIDERY	13087	250	53500	OPEN SPACE	433500	Clothing & Uniforms	144.00	UNIFORM EMBROIDERY & BADGES
522141	09/17/24	STONEGATE VILLAGE METROPOLITAN DISTRICT	7816/083124	100	51100	PARK MAINTENANCE	450230	Water & Sewer	223.14	CHALLENGER PARK - RECREATION CENTER IRRIGATION
			5053/083124	100	51100	PARK MAINTENANCE	450230	Water & Sewer	21,308.82	CHALLENGER PARK - SOFTBALL FIELD IRRIGATION
								Total Payment	**21,531.96**	
522142	09/17/24	UNIFIRST CORPORATION	2260111865	100	19910	FLEET MAINTENANCE	433500	Clothing & Uniforms	53.80	UNFORM SERVICE
			2260111805	100	19910	FLEET MAINTENANCE	433500	Clothing & Uniforms	153.90	UNFORM SERVICE
								Total Payment	**207.70**	
522143	09/17/24	URBAN LABORATORIES LLC	090124	210	44500	CHILD WELFARE	447500	Other Purchased Services	19.80	TESTING SERVICES

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522144	09/17/24	VAUGHN CONCRETE PRODUCTS INC	96252	200	31400	MAINTENANCE OF CONDITION	448700	Other Constr/Maint. Materials	12,864.00	INLETS FOR ICE MITIGATION
522145	09/17/24	WEGNER, NATHAN WILLIAM	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	241.95	REGISTRATION REFUND
522146	09/17/24	WEST FORK CONSTRUCTION LLC	SP2023005APP6RTNG	230	800437	BRIDGE REPAIR PROJECTS	211810	Retainage Payable	24,583.50	REGISTRATION REFUND
522147	09/17/24	CHAPMAN, DOUG	060324-082624	100	18100	IT ADMINISTRATION	445300	Travel Expense	41.88	MILEAGE REIMBURSEMENT
522148	09/17/24	GLOBAL UNDERGROUND CORPORATION	DV2022268	200	200	ROAD AND BRIDGE	221630	Escrow Payable	2,500.00	ESCROW RELEASE
522149	09/17/24	HUDICK EXCAVATING INC	DV2022268	200	200	ROAD AND BRIDGE	221630	Escrow Payable	5,000.00	ESCROW RELEASE
522150	09/17/24	PINNACLE STORAGE INVESTMENTS LLC	DV2021258	200	200	ROAD AND BRIDGE	221630	Escrow Payable	2,500.00	ESCROW RELEASE
522151	09/17/24	REAL SOCCER AKA DOUGLAS COUNTY SOCCER	DV2010217	200	200	ROAD AND BRIDGE	221630	Escrow Payable	18,687.60	ESCROW RELEASE
522152	09/17/24	SKY RIDGE MEDICAL CENTER	2024REBATE	100	65500	ECONOMIC DEVELOPMENT SERVICES	453250	BPPT Rebate	17,995.26	2023 BUSINESS TAX REBATE
522153	09/17/24	SNYDER BUILDING CONSTRUCTION LLC	DV2023359	200	200	ROAD AND BRIDGE	221630	Escrow Payable	4,357.00	ESCROW RELEASE
522154	09/17/24	TALLMAN GULCH METROPOLITAN DISTRICT	234706102010	230	800156	HILLTOP RD (REATA-SINGING HILL	471300	Right-of-Way-Permanent	94,558.00	HILLTOP RD RIGHT-OF-WAY
522155	09/17/24	TSCHUMPER, REBEKAH	070324-081624	210	44500	CHILD WELFARE	445300	Travel Expense	23.45	JUL 2024 MILEAGE REIMBURSEMENT
			070324-081624	210	44500	CHILD WELFARE	445300	Travel Expense	148.47	AUG 2024 MILEAGE REIMBURSEMENT
								Total Payment	**171.92**	
522156	09/17/24	WEEKLY, DARREN	101824-102324PERDIEM	100	21100	SHERIFF ADMINISTRATION	445300	Travel Expense	434.50	INTERNATIONAL ASSOCIATION OF CHIEFS OF POLICE CONFERENCE, BOSTON, MA
								Grand Total:	**7,896,695.03**	

HANDWRITES

Payment Number	Payment Date	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
104098	09/04/24	CORE ELECTRIC COOPERATIVE	81598201/071824	100	55200	FAIRGROUND OPERATIONS	450210	Electric	90.11	500 FAIRGROUNDS RD - EAST GROUNDS
			81598201/061924 CR	100	55200	FAIRGROUND OPERATIONS	450210	Electric	(109.94)	500 FAIRGROUNDS RD - EAST GROUNDS
			81598201/082024	100	55200	FAIRGROUND OPERATIONS	450210	Electric	201.56	500 FAIRGROUNDS RD - EAST GROUNDS
								Total Payment	**181.73**	
104107	09/10/24	COMBAT CARTRIDGE INC	24210	100	824100	SORT TEAM	433700	Firearm Supplies	7,374.50	FIREARM SUPPLIES
104108	09/10/24	CROSS LINE CONSTRUCTION	231808	240	33215	JUSTICE CNTR FACIL IMPRVMNTS	472300	Improvements	33,831.50	CLERK OF THE COURTS REMODEL
			231808	240	33215	JUSTICE CNTR FACIL IMPRVMNTS	472300	Improvements	5,884.50	CLERK OF THE COURTS REMODEL
			231808	240	33215	JUSTICE CNTR FACIL IMPRVMNTS	472300	Improvements	5,284.00	CLERK OF THE COURTS REMODEL
								Total Payment	**45,000.00**	
104109	09/10/24	DEVELOPMENTAL PATHWAYS INC	AUG2024	215	45100	DEVELOPMENTAL DISABILITIES-ADM	443600	Other Professional Services	38,197.74	MILL LEVY DISTRIBUTION FOR AUG 2024
104110	09/10/24	INTERPRET SITE LLC	1013	250	53600	HISTORIC RESOURCES	443600	Other Professional Services	5,492.50	REPOSITORY CONTRACT WORK
			1012	250	53600	HISTORIC RESOURCES	443600	Other Professional Services	5,024.50	REPOSITORY CONTRACT WORK
								Total Payment	**10,517.00**	
522085	09/05/24	RHODES, BRANDON J	090824-091124PERDIEM	100	19700	COMMUNITY JUSTICE SERVICES	446100	Conference,Seminar, Train Fees	227.00	NATIONAL ASSOCIATION OF PRETRIAL SERVICES AGENCIES CONFERENCE, NEW ORLEANS, LA
522086	09/09/24	ELKCO PROPERTIES	SD2023006BLDG8910	100	100	GENERAL FUND	221632	Landscape Surety	15,460.00	LANDSCAPE SURETY RETURN
522087	09/09/24	XCEL ENERGY	5389108889/081624	200	31650	ENG-ITS/TRAFFIC SIGNAL OPS	450250	Traffic Signal Utilities	286.95	VEHICLE MESSAGE SIGN
								Grand Total:	**117,244.92**	

Payment Number	Payment Date	Vendor Name	Invoice Number	Amount	Remark
104106	09/09/24	J P MORGAN CHASE BANK	090424	929,141.65	2024 PCARD PURCHASES - 090424
				929,141.65	

J.P.Morgan

JPMORGAN CHASE BANK NA
P.O. BOX 15918
MAIL SUITE DE1-1404
WILMINGTON DE 19850

ACCOUNT NUMBER	[redacted]
PAYMENT DUE DATE	09/18/2024
AMOUNT DUE	$929,141.65
CURRENT BALANCE	$929,141.65

Remit To: JPMORGAN CHASE BANK NA
P.O. BOX 4475
CAROL STREAM, IL 60197-4475

AMOUNT ENCLOSED $

DOUGLAS COUNTY GOVT
CAROLYN RIGGS
100 THIRD STREET
SUITE 130
CASTLE ROCK CO 80104-2425

** □□□□□□□

[redacted]

PLEASE TEAR PAYMENT COUPON AT PERFORATION

STATEMENT MESSAGES

COMMERCIAL ACCOUNT SUMMARY

ORGANIZATION NAME: DOUGLAS COUNTY GOVT

ACCOUNT NUMBER: [redacted]

CLOSING DATE	09-04-24
CREDIT LIMIT	2,000,000
AVAILABLE CREDIT	1,070,858

FOR CUSTOMER SERVICE CALL:
1-800-316-6056

FOR TTY/TDD SERVICE CALL:
1-800-955-8060

SEND BILLING INQUIRIES TO:

JPMORGAN CHASE BANK NA
COMMERCIAL CARD SOLUTIONS
P.O. BOX 2015
MAIL SUITE IL1-6225
ELGIN, IL 60121

PREVIOUS BALANCE	826,885.03
PURCHASES AND OTHER CHARGES	940,797.61
CASH ADVANCES	.00
CREDITS	11,655.96
PAYMENTS	826,885.03-
LATE PAYMENT CHARGES	.00
CASH ADVANCE FEE	.00
FINANCE CHARGES	.00
NEW BALANCE	**929,141.65**
TOTAL PAYMENT DUE	929,141.65
DISPUTED AMOUNT	.00

Spend Analysis by Merchant

Run Date: 09/05/2024

Report ID: 10013

Posting Date: 08/05/2024 - 09/04/2024

DOUGLAS COUNTY GOVT
CAROLYN RIGGS
100 THIRD STREET
CASTLE ROCK, CO 80104-2425 USA

Merchant Name	Amount	Amount % Of Total	Average Amount	Count	Count % Of Total
PINNACOL ASSURANCE	153,111.16	16.08	38,277.79	4	4.00
TOWN OF CASTLE ROCK	81,588.61	8.57	13,598.10	6	6.00
CENTENNIAL WATER SANI	23,039.41	2.42	2,094.49	11	11.00
WICKED COLLISION CENTE	22,942.29	2.41	5,735.57	4	4.00
FS COM INC	21,383.00	2.25	7,127.67	3	3.00
OJ WATSON	18,149.70	1.91	1,814.97	10	10.00
COLORADOLAND TIRE 7301	16,545.33	2.17	1,378.78	12	12.00
ALL TRUCK AND TRAILER	14,896.83	1.91	551.73	27	27.00
HONEY BUCKET	14,825.00	1.56	14,825.00	1	1.00
A & E TIRE 81	13,553.62	1.42	1,505.96	9	9.00
INSIGHT PUBLIC SECTOR	12,756.66	1.34	3,189.17	4	4.00
GOVCONNECTION	10,152.03	1.07	725.15	14	14.00
PURCELL TIRE AND SERVI	10,122.00	1.06	1,687.00	6	6.00
WCI*WC OF COLORADO	10,074.98	1.06	5,037.49	2	2.00
CELLEBRITE INC.	9,000.00	0.94	4,500.00	2	2.00
UNITED SITE SERVICES	8,975.65	0.94	345.22	26	26.00
L.A.W.S.	8,499.96	0.89	1,416.66	6	6.00
CINTAS CORP	8,495.33	0.89	447.12	19	19.00
S&S COMM CITY	7,969.93	0.84	3,984.97	2	2.00
RED HILL SUPPLY-SOURCE	7,847.90	0.82	1,569.58	5	5.00
UNITED AIRLINES	7,793.10	0.82	338.83	23	23.00
BI, INC AP	6,356.25	0.67	6,356.25	1	1.00
STREETLOGIC PRO	6,077.04	0.64	6,077.04	1	1.00
MURDOCH'S RANCH&HOME #	5,543.89	0.58	426.45	13	13.00
COLORADO PETROLEUM	5,373.20	0.56	2,686.60	2	2.00
CAMFIL USA, INC	5,043.68	0.53	5,043.68	1	1.00
LA QUINTA INN AND SUITES	5,006.00	0.73	455.09	11	11.00
THOMSON WEST*TCD	4,987.18	0.52	2,493.59	2	2.00
INTERSTATE BATTERIES P	4,809.13	0.50	1,202.28	4	4.00

Merchant Name	Amount	Amount % Of Total	Average Amount	Count	Count % Of Total
HSS	4,698.00	0.49	4,698.00	1	1.00
CENTER COPY PRINTING	4,581.76	0.48	218.18	21	21.00
GRAINGER	4,563.02	0.48	182.52	25	25.00
WPY*GRACIE UNIVERSITY	4,500.00	0.47	1,500.00	3	3.00
IN *CENTRIFUGE TRAININ	4,350.00	0.46	2,175.00	2	2.00
SOURCE MANAGEMENT	4,269.63	0.45	152.49	28	28.00
TRANE SUPPLY-111621	4,257.88	0.45	2,128.94	2	2.00
TEXAS ROADHOUSE #2195	4,225.00	0.44	4,225.00	1	1.00
FSP*MDI TRUCKS OF NORT	4,193.53	0.44	4,193.53	1	1.00
EVENT PRO SOFTWARE	4,165.00	0.44	2,082.50	2	2.00
SQ *AUTO GLASS WORKS	3,990.00	0.42	234.71	17	17.00
IN *HUNDLEYLLC	3,915.00	0.41	3,915.00	1	1.00
GENERATOR SOURCE LLC	3,749.52	0.39	3,749.52	1	1.00
HOME2 SUITES BY HILTON	3,738.68	0.39	1,246.23	3	3.00
EBAY O*06-11923-10041	3,705.41	0.39	3,705.41	1	1.00
SOUTHWEST AIRLINES	3,662.57	0.55	146.50	25	25.00
STANLEY ACCESS TECHNOL	3,577.31	0.38	3,577.31	1	1.00
4 RIVERS EQUIPMENT	3,552.63	0.37	1,184.21	3	3.00
THE PIONEER MANUFACTUR	3,519.69	0.37	3,519.69	1	1.00
KING SOOPERS #0125	3,427.66	0.36	311.61	11	11.00
CO DEPT OF PUBLIC SAFE	3,420.42	0.36	3,420.42	1	1.00
HOLCIM ACM MGMT INC	3,397.10	0.36	3,397.10	1	1.00
STOP STICK, LTD.	3,353.00	0.35	3,353.00	1	1.00
BAVCO	3,331.40	0.35	1,665.70	2	2.00
POTESTIO BROTHERS EQUI	3,326.45	0.35	475.21	7	7.00
INLAND TRUCK PARTS	3,211.57	0.34	3,211.57	1	1.00
THE HOME DEPOT #1531	3,175.15	0.36	72.16	44	44.00
AVTECH ELECTRONICS INC	3,145.55	0.33	393.19	8	8.00
FIREQUICK PRODUCTS INC	3,019.50	0.32	3,019.50	1	1.00
BEAVER RUN RESORT	2,983.50	0.31	298.35	10	10.00
WAGNER EXCHANGE, LLC	2,967.05	0.31	370.88	8	8.00
KUBAT EQUIPMENT DENVER	2,964.17	0.31	1,482.09	2	2.00
IN *THE POO CREW	2,947.85	0.31	1,473.93	2	2.00
FOG FINE ART LLC	2,860.00	0.30	2,860.00	1	1.00
N-EAR, INC.	2,804.64	0.29	2,804.64	1	1.00
SQ *FLIPPIN FLAPJACKS	2,770.00	0.29	2,770.00	1	1.00
COMBINED SYSTEMS INC	2,685.00	0.28	895.00	3	3.00
LIFELOC TECHNOLOGIES	2,664.19	0.28	2,664.19	1	1.00
AMZN MKTP US*RU3NJ39D0	2,620.73	0.28	2,620.73	1	1.00

Merchant Name	Amount	Amount % Of Total	Average Amount	Count	Count % Of Total
PEAK OFFICE FURNITURE	2,574.27	0.27	2,574.27	1	1.00
FIRST RESPONDER COMMUN	2,565.64	0.27	2,565.64	1	1.00
COURTYARD BY MARRIOTT	2,557.92	0.27	511.58	5	5.00
ECKART NOBLESVILLE	2,429.26	0.26	1,214.63	2	2.00
WHELEN ENGINEERING CO	2,421.60	0.25	2,421.60	1	1.00
DENVER METRO CHAMBER	2,401.00	0.25	1,200.50	2	2.00
AMZ*JOHN M ELLSWORTH	2,376.58	0.25	1,188.29	2	2.00
THINBLUELINEUSA	2,319.50	0.24	1,159.75	2	2.00
BOBCAT PARKER	2,255.74	0.24	322.25	7	7.00
SQ *ALL ACCESS, INC	2,237.98	0.23	1,118.99	2	2.00
RSD - CENTENNIAL#74	2,184.50	0.23	436.90	5	5.00
FASTSIGNS 371801	2,138.22	0.22	356.37	6	6.00
INTERSTATE BATTERIES	2,089.00	0.22	2,089.00	1	1.00
CRASH DATA GROUP	2,073.70	0.22	1,036.85	2	2.00
WESTSIDE TOWING	2,048.50	0.22	120.50	17	17.00
FAIRFIELD INN	2,018.12	0.21	1,009.06	2	2.00
AMAZON.COM*RU13K9GT0	2,000.00	0.21	2,000.00	1	1.00
4IMPRINT, INC	1,991.47	0.21	1,991.47	1	1.00
CDW GOVT #AA1133B	1,950.12	0.20	1,950.12	1	1.00
ENTERPRISE RENT-A-CAR	1,930.65	0.20	643.55	3	3.00
WAVE - *MRS SHRED AMER	1,898.60	0.20	949.30	2	2.00
CASFM	1,838.62	0.19	1,838.62	1	1.00
SAFERESTRAINTS.COM	1,834.12	0.19	1,834.12	1	1.00
CMC RESCUE	1,819.00	0.19	1,819.00	1	1.00
CORE ELECTRIC COOPERAT	1,816.86	0.19	201.87	9	9.00
LOS VOLCANES MEXICAN R	1,807.23	0.19	1,807.23	1	1.00
LOWES #02274*	1,773.87	0.25	110.87	16	16.00
MCCOY SALES CORPORATIO	1,713.36	0.18	856.68	2	2.00
BOBS ELECTRIC MOTOR SE	1,695.65	0.18	1,695.65	1	1.00
RANEY'S LLC	1,662.76	0.17	1,662.76	1	1.00
PRUWITT GATES LLC	1,646.80	0.17	548.93	3	3.00
SQ *COLORADO CUSTOM ST	1,624.48	0.17	1,624.48	1	1.00
IDEMIA IDENTITY &	1,595.00	0.17	1,595.00	1	1.00
NORTH AMERICAN RESCUE	1,564.57	0.16	1,564.57	1	1.00
AMAZON.COM*RK11V9PG0	1,550.00	0.16	1,550.00	1	1.00
SQ *KENZ & LESLIE DIST	1,543.20	0.16	1,543.20	1	1.00
CURIO HOTELS	1,539.04	0.16	769.52	2	2.00
AMAZON MKTPL*RM2ZF3O70	1,518.40	0.16	1,518.40	1	1.00
GRACIE UNIV	1,500.00	0.16	1,500.00	1	1.00

Merchant Name	Amount	Amount % Of Total	Average Amount	Count	Count % Of Total
HAMPTON INN HOTELS	1,468.26	0.15	183.53	8	8.00
FRONT RANGE KUBOTA - K	1,466.66	0.15	733.33	2	2.00
MCCANDLESS TRUCK CENTE	1,461.24	0.15	365.31	4	4.00
AMZN MKTP US*RF4AU3W82	1,408.88	0.15	1,408.88	1	1.00
E 470 EXPRESS TOLLS	1,401.70	0.15	350.43	4	4.00
IN *TREESOURCE LLC	1,401.64	0.15	1,401.64	1	1.00
IN *CASTLE ROCK CHAMBE	1,400.00	0.15	1,400.00	1	1.00
ABILITY CENTER	1,389.57	0.15	1,389.57	1	1.00
COLORADO CORONERS ASSO	1,387.14	0.15	231.19	6	6.00
MAINTENANCE RESOURCES	1,380.00	0.14	1,380.00	1	1.00
X2INDUSTRIES.COM	1,350.63	0.14	1,350.63	1	1.00
WCI*WASTE CONNECTIONS	1,344.81	0.14	1,344.81	1	1.00
SHERWIN WILLIAMS 70745	1,339.13	0.14	267.83	5	5.00
MS* GRAVITYHAUSBRECKE	1,338.12	0.14	446.04	3	3.00
BUDGET RENT-A-CAR	1,334.38	0.14	1,334.38	1	1.00
KIMCO USA, INC.	1,299.47	0.14	1,299.47	1	1.00
HARBOR FREIGHT TOOLS 2	1,271.92	0.13	635.96	2	2.00
MHC-KW-SOUTH DENVER MO	1,270.02	0.13	1,270.02	1	1.00
CROWN EQUIPMENT CORP	1,250.00	0.13	1,250.00	1	1.00
CENTURYLINK LUMEN	1,248.87	0.13	312.22	4	4.00
BOWMAN CONSTRUCTION SU	1,231.57	0.13	1,231.57	1	1.00
JRBADGES	1,214.00	0.13	1,214.00	1	1.00
HARBOR FREIGHT TOOLS29	1,211.90	0.13	302.98	4	4.00
HELENA 35221	1,200.00	0.13	1,200.00	1	1.00
CDW GOVT #AA21S8R	1,186.40	0.12	1,186.40	1	1.00
SP MOTIVERSITY	1,152.00	0.12	1,152.00	1	1.00
TRITECH FORENSICS	1,147.36	0.12	1,147.36	1	1.00
SPI*DENVER WATER	1,144.82	0.12	572.41	2	2.00
SUPPLYCACHE.COM	1,143.95	0.12	1,143.95	1	1.00
FRONTIER FIRE PROTECTI	1,136.00	0.12	1,136.00	1	1.00
AT&T BILL PAYMENT	1,130.40	0.12	565.20	2	2.00
PY *IAFE	1,114.00	0.12	222.80	5	5.00
CHARLES D JONES/ENGLE	1,097.00	0.12	1,097.00	1	1.00
RESIDENCE INN	1,093.00	0.11	546.50	2	2.00
STARLINK INTERNET	1,074.77	0.11	179.13	6	6.00
MARSHALL & SWIFT	1,062.95	0.11	1,062.95	1	1.00
AIS	1,050.00	0.11	1,050.00	1	1.00
HOLIDAY INNS	1,047.92	0.11	523.96	2	2.00
IN *MALCO AUTO SUPPLY	1,042.43	0.11	208.49	5	5.00

Merchant Name	Amount	Amount % Of Total	Average Amount	Count	Count % Of Total
VISTAPRINT	1,032.40	0.11	516.20	2	2.00
LUBRICATION ENGINEERS	1,025.68	0.11	1,025.68	1	1.00
VUE*COMPTIA MRKETPLCE	1,005.00	0.11	1,005.00	1	1.00
OPENGOV.COM	999.00	0.10	999.00	1	1.00
SQ *STEP SEVEN, INC.	995.00	0.10	995.00	1	1.00
FRONTIER	988.88	0.10	247.22	4	4.00
RAINMASTER	948.40	0.10	474.20	2	2.00
AMAZON.COM*ZT36Q74H0	946.99	0.10	946.99	1	1.00
PIONEER MATERIALS WEST	945.60	0.10	472.80	2	2.00
USA CLEAN BY JON-DON	943.39	0.10	471.70	2	2.00
MAVERICK LABEL	938.35	0.10	938.35	1	1.00
NATIONAL INSTITUTE OF	912.00	0.10	228.00	4	4.00
FARIS MACHINERY	902.55	0.09	902.55	1	1.00
GDP*MATT BLESSINGER	900.00	0.09	300.00	3	3.00
AMAZON MKTPL*R42YV4VZ2	895.00	0.09	895.00	1	1.00
ANSELL HEALTHCARE PROD	882.11	0.09	441.06	2	2.00
DICKEYS BBQ CO0768	876.96	0.09	292.32	3	3.00
CGHSFOA	850.00	0.09	850.00	1	1.00
EXTRA SPACE 1458	846.99	0.09	282.33	3	3.00
WWW.CAFERIO.COM	843.67	0.09	421.84	2	2.00
AMZN MKTP US*RK6SU1662	840.51	0.09	840.51	1	1.00
CARLA VISTA SL LLC	840.00	0.09	840.00	1	1.00
MOUNTAIN SALES & SERV	840.00	0.09	840.00	1	1.00
QED, INC	813.04	0.09	271.01	3	3.00
AMAZON MKTPL*RU78Z8FT2	805.66	0.08	805.66	1	1.00
HAVIS INC	797.00	0.08	797.00	1	1.00
FBI LEEDA INC	795.00	0.08	795.00	1	1.00
CDW GOVT #AA1B49Y	791.34	0.08	791.34	1	1.00
APHA EDONOREDUEPUBS	790.00	0.08	790.00	1	1.00
SAFARILAND	789.00	0.08	263.00	3	3.00
GOOGLE *CLOUD LJ5KV7	781.40	0.08	781.40	1	1.00
PANERA BREAD #202448 O	777.13	0.08	194.28	4	4.00
AMAZON MKTPL*ZT20K8JF2	775.88	0.08	775.88	1	1.00
FSP*PARTY LIFE RENTS	775.50	0.08	775.50	1	1.00
THETRANZONICCOMPANIES	773.91	0.08	386.96	2	2.00
AMERICAN FLOOR MATS	771.10	0.08	771.10	1	1.00
IN *CDS COLORADO SPRIN	769.47	0.08	769.47	1	1.00
MIL+SPEC LINER	765.00	0.08	765.00	1	1.00
ATT* BILL PAYMENT	764.73	0.08	191.18	4	4.00

Merchant Name	Amount	Amount % Of Total	Average Amount	Count	Count % Of Total
THE HOME DEPOT #1516	759.98	0.09	190.00	4	4.00
IN *HEATHER I. DUFFEY,	758.33	0.08	758.33	1	1.00
HELM-FORD DIAG SOFTWAR	750.00	0.08	750.00	1	1.00
PAYPAL *TRAINERSEDG	750.00	0.08	375.00	2	2.00
CALIBRE PRESS	739.54	0.08	739.54	1	1.00
MOUNTAIN VIEW ELECTRIC	718.12	0.08	718.12	1	1.00
CELLHIRE USA	715.34	0.08	119.22	6	6.00
TLO TRANSUNION	711.00	0.07	355.50	2	2.00
KEYSTONE RESV	709.77	0.07	709.77	1	1.00
HEALTH EDUCATION ASSOC	709.25	0.07	709.25	1	1.00
BIG R OF MONUMENT	708.03	0.07	708.03	1	1.00
SOCIETYFORHUMANRESOURC	699.00	0.07	349.50	2	2.00
SAMSCLUB #6634	695.65	0.07	695.65	1	1.00
AT&T PAYMENT	684.65	0.07	228.22	3	3.00
E&C PRECAST CONCRETE I	684.00	0.07	684.00	1	1.00
ORACLE AMERICA, INC.	679.92	0.07	339.96	2	2.00
DEN PUBLIC PARKING	678.00	0.07	96.86	7	7.00
BEVEL GARDNER ASSOCIAT	675.00	0.07	225.00	3	3.00
KENDO	675.00	0.07	675.00	1	1.00
VZWRLSS*MY VZ VB P	674.29	0.07	674.29	1	1.00
ROLL-RITE LLC	662.82	0.07	662.82	1	1.00
KD KANOPY	661.00	0.07	661.00	1	1.00
USPS.COM CLICKNSHIP	656.53	0.07	21.18	31	31.00
TST*COLONNAS PIZZA- PA	653.94	0.07	653.94	1	1.00
AMAZON.COM*RU82Q9J70	651.98	0.07	651.98	1	1.00
(PC) 1872 CED	651.78	0.07	217.26	3	3.00
AMZN MKTP US*RU2973VM2	643.60	0.07	643.60	1	1.00
AMZN MKTP US*RF33R3UN2	637.65	0.07	637.65	1	1.00
CANDLEWOOD SUITES	628.05	0.07	628.05	1	1.00
AXON	626.00	0.07	626.00	1	1.00
AN TOYOTA SCION ARAPHA	621.25	0.07	621.25	1	1.00
BEST SIGN WORKS INC	600.00	0.06	600.00	1	1.00
HD SIGNS	600.00	0.06	600.00	1	1.00
PAYPAL *FACO	595.00	0.06	595.00	1	1.00
COLORADOCHAPTERICC.ORG	587.10	0.06	587.10	1	1.00
AMAZON.COM*RF6K39X31	580.00	0.06	580.00	1	1.00
GLOBAL PROPANE	579.71	0.06	579.71	1	1.00
INT'L CODE COUNCIL INC	565.00	0.06	188.33	3	3.00
CO ADAMS CO SVS	563.14	0.06	563.14	1	1.00

Merchant Name	Amount	Amount % Of Total	Average Amount	Count	Count % Of Total
FMH MATERIAL HANDLING	562.93	0.06	562.93	1	1.00
FC* CO COMMUNITY ACTIO	560.00	0.06	560.00	1	1.00
KOIS BROTHERS EQUIPMEN	558.38	0.06	558.38	1	1.00
AMZN MKTP US*R40GA8SY2	554.44	0.06	554.44	1	1.00
AMER CRIME PREV INST	550.00	0.06	550.00	1	1.00
SQ *REGIONAL TRANSPORT	550.00	0.06	550.00	1	1.00
AMAZON MKTPL*RF3JK2MM0	543.65	0.06	543.65	1	1.00
PRIMO WATER	527.44	0.06	263.72	2	2.00
HYDRA FLEX	526.95	0.06	263.48	2	2.00
CASTLE ROCK FLORISTS	516.24	0.05	516.24	1	1.00
COLORADO PUBLIC HEALTH	509.00	0.05	509.00	1	1.00
FIREHOUSE TECHNOLOGY	506.60	0.05	506.60	1	1.00
SUMMIT COUNTY MOUNTAIN	503.96	0.05	503.96	1	1.00
FSP*SOUTHWEST MOBILE S	497.13	0.05	497.13	1	1.00
ULINE *SHIP SUPPLIES	492.41	0.05	123.10	4	4.00
AMAZON MKTPL*R45K223A0	479.80	0.05	479.80	1	1.00
EXPEDIA 72889019095241	476.00	0.05	476.00	1	1.00
BROTHERS BBQ 8	469.38	0.05	469.38	1	1.00
AMAZON.COM*RM0E09MG1	464.25	0.05	464.25	1	1.00
TST* KNEADERS BAKERY &	460.86	0.05	460.86	1	1.00
AMAZON.COM*RF4KW8622	459.97	0.05	459.97	1	1.00
EINSTEIN BROS-ONLINE C	459.14	0.05	229.57	2	2.00
RLE TECHNOLOGIES	457.09	0.05	228.55	2	2.00
SUMMIT COVE INC	447.30	0.05	447.30	1	1.00
PARTS TOWN, LLC	446.09	0.05	148.70	3	3.00
QDOBA 2329 ONLINE	445.20	0.05	445.20	1	1.00
SAMS CLUB #4853	443.14	0.05	110.79	4	4.00
AMAZON MKTPL*ZT96G7FW0	442.82	0.05	442.82	1	1.00
LAWSON PRODUCTS	441.60	0.05	220.80	2	2.00
MSFT * E0500T9PVH	438.53	0.05	438.53	1	1.00
MARRIOTT	432.14	0.16	54.02	8	8.00
AMZN MKTP US*RU5HZ8PV2	430.00	0.05	430.00	1	1.00
DENVER WINPUMP CO	422.32	0.04	422.32	1	1.00
ENGINEERING DYNAMICS C	420.00	0.04	420.00	1	1.00
XCEL EZ-PAY PHONE	419.51	0.04	419.51	1	1.00
KING SOOPERS #0132	418.37	0.04	59.77	7	7.00
MINUTEMAN PRESS - CAST	415.80	0.04	415.80	1	1.00
IN *CITYDATA INC.	415.00	0.04	415.00	1	1.00
JIMMY JOHNS - 2628 - E	414.66	0.04	207.33	2	2.00

Merchant Name	Amount	Amount % Of Total	Average Amount	Count	Count % Of Total
HERTZ	412.10	0.04	206.05	2	2.00
AUTOPAY/DISH NTWK	411.78	0.04	82.36	5	5.00
WCI*MOUNTAIN VIEW WAST	409.68	0.04	204.84	2	2.00
TST*SCILEPPIS AT THE O	406.96	0.04	101.74	4	4.00
US COURT-DIST OF CO	405.00	0.04	405.00	1	1.00
AMAZON MKTPL*RK3CL4L81	404.95	0.04	404.95	1	1.00
ROCKY MOUNTAIN POLIC	400.00	0.04	400.00	1	1.00
AMZN MKTP US*RF3XA5DU2	399.99	0.04	399.99	1	1.00
GIH*GLOBALINDUSTRIALEQ	395.84	0.04	395.84	1	1.00
AMAZON MKTPL*RM3E10MV0	393.34	0.04	393.34	1	1.00
AMERICAN AIRLINES	390.45	0.04	195.23	2	2.00
CO COMM MEDIA	389.64	0.04	194.82	2	2.00
AMAZON MKTPL*RM8S40PV2	386.41	0.04	386.41	1	1.00
LL JOHNSON DIST CO	386.23	0.04	193.12	2	2.00
POTBELLY #433	383.92	0.04	383.92	1	1.00
LTS*LOGO&TEAM SPORTSWE	383.37	0.04	383.37	1	1.00
AMAZON.COM*R45MA9V22	381.36	0.04	381.36	1	1.00
POSITIVE PROMOTIONS WE	380.75	0.04	380.75	1	1.00
MOTOROLA SOLUTIONS ONL	377.50	0.04	377.50	1	1.00
MARINER BUSINESS SOLUT	375.00	0.04	375.00	1	1.00
LA POLICE GEAR INC	370.12	0.04	370.12	1	1.00
DETECTACHEM INC	368.39	0.04	368.39	1	1.00
AMZN MKTP US*R45RD5RO0	368.36	0.04	368.36	1	1.00
IN *COOL SHADE UNLIMIT	365.00	0.04	365.00	1	1.00
REI.COM 800-426-4840	360.29	0.04	120.10	3	3.00
AMAZON.COM*ZT96P31L2	359.15	0.04	359.15	1	1.00
CSU CIVIL ENGINEERING	350.00	0.04	350.00	1	1.00
LLRMI	350.00	0.04	350.00	1	1.00
SAMSCLUB #4853	347.86	0.04	49.69	7	7.00
PRO-MARK UTILITY SUPPL	347.22	0.04	347.22	1	1.00
MFG EDGE PUMPCATALOG.C	345.87	0.04	345.87	1	1.00
SHIRTSBARGAIN.COM	344.21	0.04	344.21	1	1.00
CEMEN TECH	342.91	0.04	171.46	2	2.00
AVIS RENT A CAR	339.03	0.04	339.03	1	1.00
AMZN MKTP US*RU1GZ7QS0	338.58	0.04	338.58	1	1.00
CITY OF WOODLAND PARK	330.11	0.03	330.11	1	1.00
RED ROBIN NO 96	329.94	0.03	329.94	1	1.00
US DUTY GEAR	325.55	0.03	325.55	1	1.00
AMAZON MKTPL*ZT8OJ3Z52	323.26	0.03	323.26	1	1.00

Merchant Name	Amount	Amount % Of Total	Average Amount	Count	Count % Of Total
CRYE PRECISION LLC	321.46	0.03	321.46	1	1.00
MTRSUPERSTORE	319.34	0.03	319.34	1	1.00
AMAZON MKTPL*RM9OF4RD0	318.49	0.03	318.49	1	1.00
AMAZON.COM*RU53V6E80	315.02	0.03	315.02	1	1.00
GOVERNMENT FINANCE OFF	315.00	0.03	315.00	1	1.00
AMZN MKTP US*RM8ZW91M2	313.90	0.03	313.90	1	1.00
CRISIS CENTER	310.88	0.03	310.88	1	1.00
AUTOGRAPH	308.48	0.03	154.24	2	2.00
1000BULBS.COM	304.80	0.03	152.40	2	2.00
BOND EQUIPMENT	302.92	0.03	302.92	1	1.00
CCTPTA	300.00	0.03	300.00	1	1.00
LOCHINVAR	300.00	0.03	300.00	1	1.00
SAFEWARE-MOTO	300.00	0.03	300.00	1	1.00
WATEREDCO	300.00	0.03	300.00	1	1.00
HID GLOBAL CORPORATION	299.88	0.03	299.88	1	1.00
AMAZON MKTPL*RU4EP3PF2	292.72	0.03	292.72	1	1.00
CHAMONIX HOTEL	292.05	0.03	97.35	3	3.00
AMZN MKTP US*RM45J2492	291.06	0.03	291.06	1	1.00
MAILCHIMP	289.00	0.03	144.50	2	2.00
SAMS CLUB #6634	288.96	0.03	144.48	2	2.00
TMOBILE*AUTO PAY	287.75	0.03	287.75	1	1.00
AMAZON MKTPL*RU3RK0OQ1	286.11	0.03	286.11	1	1.00
ORBITZ*72905090709463	284.07	0.03	284.07	1	1.00
LOEWS HOTELS	282.25	0.03	282.25	1	1.00
FSP*UPPCC	280.00	0.03	280.00	1	1.00
AMAZON MKTPL*RM0FP78L1	274.10	0.03	274.10	1	1.00
SANTIAGOS MEXICAN REST	271.45	0.03	135.73	2	2.00
TUBE SERVICE COMPANY -	268.26	0.03	268.26	1	1.00
AMZN MKTP US*RM00L3Y70	266.00	0.03	266.00	1	1.00
TRANSPARENT CLEA	264.16	0.03	264.16	1	1.00
AMAZON MKTPL*RK99C05Q1	263.94	0.03	263.94	1	1.00
AMAZON MKTPL*RK9RK78M1	262.40	0.03	262.40	1	1.00
TRANSLECTRIC INC.	261.17	0.03	261.17	1	1.00
ANC*ANCESTRY.COM	259.00	0.03	259.00	1	1.00
GRAVITY FORMS	259.00	0.03	259.00	1	1.00
AMAZON MKTPL*RK84A1DT0	256.97	0.03	256.97	1	1.00
CHIPOTLE 3376	253.50	0.03	253.50	1	1.00
E&G TERMINAL CORPORATI	252.00	0.03	252.00	1	1.00
AMAZON MKTPL*RK93254B0	251.98	0.03	251.98	1	1.00

Merchant Name	Amount	Amount % Of Total	Average Amount	Count	Count % Of Total
WYNDHAM	250.90	0.03	125.45	2	2.00
AMZN MKTP US*RK6L89F51	250.26	0.03	250.26	1	1.00
ELECTRO-WIRE-COBRA GCG	250.00	0.03	250.00	1	1.00
PAYPAL *CODEENFORCE	250.00	0.03	250.00	1	1.00
CALIFORNIA 30-HOUR DR	249.00	0.03	249.00	1	1.00
PARRYS PIZZERIA - CAS	247.07	0.03	123.54	2	2.00
TRINITY SCS INC	246.60	0.03	246.60	1	1.00
AMZN MKTP US*RU9KI1PB2	244.85	0.03	244.85	1	1.00
AMAZON MKTPL*RM6N59MU1	241.00	0.03	241.00	1	1.00
AMAZON MKTPL*RM9HY9BF0	239.80	0.03	239.80	1	1.00
EDCO AWARDS AND SPECIA	237.84	0.02	118.92	2	2.00
PURE RESONANCE AU	237.14	0.02	237.14	1	1.00
WIZARDPINS.COM	235.50	0.02	235.50	1	1.00
SHERWIN WILLIAMS 70183	233.51	0.02	77.84	3	3.00
AMAZON MKTPL*RK1799QU1	231.28	0.02	231.28	1	1.00
SOURCES INC	230.42	0.02	230.42	1	1.00
IN *LANGUAGERS INC.	230.38	0.02	230.38	1	1.00
AMZN MKTP US*RM2DT34N2	229.99	0.02	229.99	1	1.00
CORDANT HEALTH SOLUTIO	227.38	0.02	227.38	1	1.00
DF SUPPLY INC	226.27	0.02	226.27	1	1.00
ILLUMINATE COLORADO	225.00	0.02	225.00	1	1.00
OYO HOTELS INC	225.00	0.02	225.00	1	1.00
SPENCERS	224.68	0.02	224.68	1	1.00
TAMALE KITCHEN	223.60	0.02	223.60	1	1.00
SHILO INN	219.48	0.02	219.48	1	1.00
PARTNERS ON BOOKING BV	218.03	0.02	109.02	2	2.00
SNARF S ON WILCOX	217.97	0.02	217.97	1	1.00
AMAZON MKTPL*RU6VU5462	214.68	0.02	214.68	1	1.00
IN *FIRST IMPRESSION P	214.54	0.02	214.54	1	1.00
HARRAHS HOTELS AND CASINOS	214.29	0.02	214.29	1	1.00
CES 691	213.74	0.02	106.87	2	2.00
COMCAST CABLE COMM	210.90	0.02	52.73	4	4.00
RECONYX	210.00	0.02	105.00	2	2.00
RSD - DENVER#72	208.44	0.02	208.44	1	1.00
WAL-MART #0984	205.76	0.02	68.59	3	3.00
AMZN MKTP US*RM9M57U91	204.97	0.02	204.97	1	1.00
AMAZON MKTPL*RU7539Y01	204.33	0.02	204.33	1	1.00
AMAZON MKTPL*RF35J2J51	203.20	0.02	203.20	1	1.00
HNS*HUGHESNET.COM	200.73	0.02	200.73	1	1.00

Merchant Name	Amount	Amount % Of Total	Average Amount	Count	Count % Of Total
PAYPAL *HARDBEAUTYF	200.00	0.02	200.00	1	1.00
AMZN MKTP US*RU9SW8P02	199.99	0.02	199.99	1	1.00
AMZN MKTP US*R42864NP1	199.98	0.02	199.98	1	1.00
STICKER MULE	197.00	0.02	197.00	1	1.00
AMAZON.COM*RM19R7QV0	196.57	0.02	196.57	1	1.00
AMAZON MKTPL*RM7NW6MH1	196.49	0.02	196.49	1	1.00
MACKENZIES CHOP HOUSE	195.00	0.02	195.00	1	1.00
DBC IRRIGATION SUPPLY	192.27	0.02	192.27	1	1.00
CENTRAL INDIANA RUBBER	191.30	0.02	191.30	1	1.00
MSFT * E0500TA312	190.00	0.02	190.00	1	1.00
SATCOM DIRECT, INC	187.80	0.02	46.95	4	4.00
SMALL ENGINE MASTERS	185.35	0.02	185.35	1	1.00
AMAZON.COM*RK3A233S1	184.99	0.02	184.99	1	1.00
AMAZON.COM*RK8E94NK0	184.99	0.02	184.99	1	1.00
AMAZON.COM*RM4NW2S30	182.61	0.02	182.61	1	1.00
AMAZON MKTPL*RK7DY31D1	182.32	0.02	182.32	1	1.00
CHUY'S OLO 097	181.94	0.02	181.94	1	1.00
AMAZON MKTPL*RM3SO65T0	181.36	0.02	181.36	1	1.00
THRIFTY CAR RENTAL	177.56	0.02	177.56	1	1.00
AMAZON MKTPL*RF2YU22D0	177.00	0.02	177.00	1	1.00
AMAZON.COM*RF3PX0DV1	176.27	0.02	176.27	1	1.00
SIGNATURE SIGNS, CORP.	176.00	0.02	176.00	1	1.00
MICHAELS STORES 7778	174.07	0.02	174.07	1	1.00
CHEWY.COM	173.05	0.02	86.53	2	2.00
ZABBRACCI PIZZA PASTA	172.65	0.02	172.65	1	1.00
RAM PRODUCTS, LTD.	172.64	0.02	86.32	2	2.00
AMAZON MKTPL*R40KK3CC2	170.64	0.02	170.64	1	1.00
WALMART.COM	169.84	0.02	169.84	1	1.00
JIMMY JOHNS - 2628 - M	167.48	0.02	167.48	1	1.00
AMAZON.COM*ZT2SS5LN0	166.66	0.02	166.66	1	1.00
EBAY O*23-11957-96249	166.35	0.02	166.35	1	1.00
METRO INSTITUTE INC	166.00	0.02	83.00	2	2.00
AMAZON MKTPL*RU3JI3U80	165.20	0.02	165.20	1	1.00
TRACTOR SUPPLY CO #180	164.81	0.02	54.94	3	3.00
KING SOOPERS #0122	164.62	0.02	82.31	2	2.00
WM SUPERCENTER #984	164.04	0.02	54.68	3	3.00
THE WEBSTAURANT STORE	161.18	0.02	161.18	1	1.00
TST* GRANELLI'S PIZZER	159.98	0.02	159.98	1	1.00
AMAZON MKTPL*RU3G87TO2	157.29	0.02	157.29	1	1.00

Merchant Name	Amount	Amount % Of Total	Average Amount	Count	Count % Of Total
AMZN MKTP US*RU5029PF2	156.55	0.02	156.55	1	1.00
LHM CHRYSLER DOGDEJEEP	156.00	0.02	156.00	1	1.00
PAYPAL *MULTICOPTER	155.54	0.02	155.54	1	1.00
IN *WALK-N-ROLL	155.41	0.02	155.41	1	1.00
OTDEFENSE	154.93	0.02	154.93	1	1.00
PAPA JOHN'S #3944	154.90	0.02	77.45	2	2.00
NAPA PARTS 0023048	153.43	0.02	76.72	2	2.00
DNH*GODADDY#3211412368	153.02	0.02	153.02	1	1.00
CENTERCOPYPRINTING	152.25	0.02	76.13	2	2.00
KING SOOPERS #0008	151.94	0.02	151.94	1	1.00
UNIV OF COLORADO EVENT	150.00	0.02	150.00	1	1.00
AMAZON MKTPL*RU7GF9361	149.84	0.02	149.84	1	1.00
AMZN MKTP US*R47QG0UZ1	148.36	0.02	148.36	1	1.00
LN CURTIS DENVER	148.00	0.02	148.00	1	1.00
MICRO ESSENTIAL LABORA	147.74	0.02	147.74	1	1.00
AMAZON MKTPL*R439Q5T01	147.00	0.02	147.00	1	1.00
AMAZON.COM*RF6S70092	146.91	0.02	146.91	1	1.00
AMAZON MKTPL*R454830P0	144.44	0.02	144.44	1	1.00
CONCHOS.COM	142.99	0.02	142.99	1	1.00
AMAZON MKTPL*RF08D8YS1	142.74	0.01	142.74	1	1.00
REI #61 GREENWOOD VIL.	141.81	0.01	141.81	1	1.00
AMZN MKTP US*R44DW47F0	141.25	0.01	141.25	1	1.00
OFFICEMAX/DEPOT 6763	139.99	0.01	139.99	1	1.00
AMZN MKTP US*RK9QO0HU2	139.48	0.01	139.48	1	1.00
AFP*PRIA	139.00	0.01	139.00	1	1.00
POWER EQUIPMENT COMPAN	138.35	0.01	138.35	1	1.00
AMZN MKTP US*RM0DG4XT2	138.16	0.01	138.16	1	1.00
AMAZON MKTPL*RK7YL47O2	137.83	0.01	137.83	1	1.00
AMAZON MKTPL*RM37M1IL1	136.98	0.01	136.98	1	1.00
AMAZON.COM*RF6DC4E80	134.66	0.01	134.66	1	1.00
SAFEWAY #1877	133.00	0.01	26.60	5	5.00
AMAZON MKTPL*RU7OV9BI2	132.93	0.01	132.93	1	1.00
AMAZON.COM*R48NP3T11	132.50	0.01	132.50	1	1.00
AMZN MKTP US*RF59D4Y10	131.99	0.01	131.99	1	1.00
MONARCH CAS RES SPA	131.97	0.01	131.97	1	1.00
AMAZON MKTPL*R49VL9QP1	131.82	0.01	131.82	1	1.00
AMAZON MKTPL*RU61K2UX0	129.95	0.01	129.95	1	1.00
GARMIN	129.90	0.01	129.90	1	1.00
CASTLE CAFE	129.84	0.01	43.28	3	3.00

Merchant Name	Amount	Amount % Of Total	Average Amount	Count	Count % Of Total
AMZN MKTP US*RF0N33MO1	127.92	0.01	127.92	1	1.00
AMZN MKTP US*RU6TJ90U2	125.70	0.01	125.70	1	1.00
4 RIVERS EQUIPMENT, LL	125.24	0.01	125.24	1	1.00
STOUT ST SOCIAL	124.29	0.01	124.29	1	1.00
AMAZON MKTPL*RU1CL9NP0	124.20	0.01	124.20	1	1.00
AMAZON MKTPL*RU78S1V90	123.90	0.01	123.90	1	1.00
ESCH CONSTRUCTION SUPP	123.00	0.01	123.00	1	1.00
AMAZON MKTPL*R427U1JO0	121.86	0.01	121.86	1	1.00
E. G. STAATS	121.50	0.01	121.50	1	1.00
WWW.SUPERBRIGHTLEDS.CO	121.28	0.01	121.28	1	1.00
DENVER OIL	120.00	0.01	120.00	1	1.00
AMAZON MKTPL*RM7248G61	119.96	0.01	119.96	1	1.00
WAL-MART #1252	119.76	0.01	119.76	1	1.00
WAL-MART #3313	119.76	0.01	119.76	1	1.00
CANVA* I04248-73855960	119.40	0.01	119.40	1	1.00
KING SOOPERS #0027	118.15	0.01	39.38	3	3.00
AMZN MKTP US*RK6H51JR1	116.85	0.01	116.85	1	1.00
THINKVACUUMS.COM GROUT	115.00	0.01	115.00	1	1.00
AMAZON.COM*R42FX7SM2	114.66	0.01	114.66	1	1.00
AMAZON MKTPL*RM7WJ9W52	113.55	0.01	113.55	1	1.00
AMAZON MKTPL*RK4ZY4242	112.23	0.01	112.23	1	1.00
AMZN MKTP US*RK5T041T0	109.99	0.01	109.99	1	1.00
AMZN MKTP US*RM34L4QX1	109.99	0.01	109.99	1	1.00
AMAZON.COM*RF5OP2XZ1	108.89	0.01	108.89	1	1.00
GRAMMARLY CO*L4ZKKFM	108.72	0.01	108.72	1	1.00
A RIVERSIDE INN HOTEL	107.00	0.01	53.50	2	2.00
AMAZON MKTPL*RK86R7LA1	103.17	0.01	103.17	1	1.00
CRACKER BARREL	103.07	0.01	34.36	3	3.00
AMAZON.COM*RU8S55IL1	100.64	0.01	100.64	1	1.00
AMAZON MKTPL*RU6BB6VM2	100.37	0.01	100.37	1	1.00
AMAZON.COM*R46D78QS2	100.00	0.01	100.00	1	1.00
THE HOME DEPOT #1540	99.67	0.01	24.92	4	4.00
AMZN MKTP US*RM7ZA5FN0	98.94	0.01	98.94	1	1.00
THRIFT BOOKS GLOBAL, L	97.60	0.01	97.60	1	1.00
PY *THE CHARTER AT BEA	97.09	0.01	32.36	3	3.00
AMAZON MKTPL*R45F16UZ0	96.98	0.01	96.98	1	1.00
AMAZON MKTPL*RM1SO4140	95.97	0.01	95.97	1	1.00
FACEBK *Q8NS69GTJ2	93.01	0.01	93.01	1	1.00
AMAZON.COM*RU1LR8YR1	93.00	0.01	93.00	1	1.00

Merchant Name	Amount	Amount % Of Total	Average Amount	Count	Count % Of Total
AMAZON MKTPL*R42DA7481	91.96	0.01	91.96	1	1.00
AMZN MKTP US*RU6AG9692	91.87	0.01	91.87	1	1.00
AMZN MKTP US*RM7NP9CC1	91.79	0.01	91.79	1	1.00
AMAZON MKTPL*R42ZQ1GV1	91.35	0.01	91.35	1	1.00
KELLIN COMMUNICATIONS	89.99	0.01	89.99	1	1.00
AMZN MKTP US*RK57Q30I2	89.17	0.01	89.17	1	1.00
AMAZON MKTPL*RM81G5JB0	89.08	0.01	89.08	1	1.00
USPS PO 0714400154	87.60	0.01	87.60	1	1.00
AMAZON MKTPL*RM3SO5A61	87.17	0.01	87.17	1	1.00
LA LOMA CASTLE ROCK	83.50	0.01	83.50	1	1.00
AMZN MKTP US*RK0L25QZ2	82.56	0.01	82.56	1	1.00
FEDEX70595282	81.85	0.01	81.85	1	1.00
SNAP ON TOOLS	80.95	0.01	80.95	1	1.00
AMZN MKTP US*RF6NO5IA2	80.50	0.01	80.50	1	1.00
CIRCLE K # 06998	80.21	0.01	80.21	1	1.00
INTL ASSOC FOR ID	80.00	0.01	80.00	1	1.00
MAILCHIMP *MISC	80.00	0.01	80.00	1	1.00
AMAZON MKTPL*RK9RZ5NN1	79.88	0.01	79.88	1	1.00
DEWALT MOBILELOCK	79.80	0.01	79.80	1	1.00
EXCEL DIESEL & SUV, LL	79.56	0.01	79.56	1	1.00
GOVT SOCIAL MEDIA LLC	79.00	0.01	79.00	1	1.00
AMAZON.COM*RU0501EC1	78.69	0.01	78.69	1	1.00
PALACE ADV ROOM DEP	78.23	0.01	78.23	1	1.00
AMAZON MKTPL*RK93Y6PP2	75.97	0.01	75.97	1	1.00
AMAZON MKTPL*R44Y76C00	75.60	0.01	75.60	1	1.00
FEDEX70168970	75.45	0.01	75.45	1	1.00
LOAF N JUG 0011	74.84	0.01	24.95	3	3.00
AMAZON MKTPL*RM35I3O40	73.54	0.01	73.54	1	1.00
PHILLIPS 66 - STOP N S	73.36	0.01	36.68	2	2.00
21ST CENTURY EQUIPMENT	72.67	0.01	72.67	1	1.00
AMAZON MKTPL*R42HK4390	72.66	0.01	72.66	1	1.00
AMAZON MKTPL*R440X4G62	71.60	0.01	71.60	1	1.00
AMAZON MKTPL*RU5V974X2	71.56	0.01	71.56	1	1.00
INSIDE LINE MARKETING	71.50	0.01	71.50	1	1.00
TST* LE PEEP WILDCAT	71.27	0.01	35.64	2	2.00
EXXON COMPARK CONVENIE	71.25	0.01	71.25	1	1.00
AMAZON MKTPL*R46M44C71	71.16	0.01	71.16	1	1.00
AMAZON MKTPL*R47S32GD1	70.64	0.01	70.64	1	1.00
FEDEX70360654	70.31	0.01	70.31	1	1.00

Merchant Name	Amount	Amount % Of Total	Average Amount	Count	Count % Of Total
BRANCH AUTOMOTIVE	70.00	0.01	70.00	1	1.00
AMAZON MKTPL*RF39Y9H00	69.99	0.01	69.99	1	1.00
AMAZON MKTPL*RU1XF20Z2	69.99	0.01	69.99	1	1.00
AMZN MKTP US*RK5SL6VP0	69.70	0.01	69.70	1	1.00
AMAZON MKTPL*RM8JG5X32	69.56	0.01	69.56	1	1.00
AMAZON.COM*R499T1HK0	69.42	0.01	69.42	1	1.00
HOBBY LOBBY #21	69.10	0.01	34.55	2	2.00
NEWK'S EATERY	68.35	0.01	34.18	2	2.00
SHELL OIL 57444496004	67.28	0.01	67.28	1	1.00
SPOTHERO 844-356-8054	67.14	0.01	22.38	3	3.00
AMZN MKTP US*R40RA3450	66.14	0.01	66.14	1	1.00
CO CONV CTR PARKING	66.00	0.01	13.20	5	5.00
AMAZON MKTPL*RU2TP3MF2	65.99	0.01	65.99	1	1.00
AMAZON MKTPL*R48K10JS2	65.91	0.01	65.91	1	1.00
CORPORATE TRANSLATE	64.58	0.01	64.58	1	1.00
AAPEX LEGAL SERVICES L	64.20	0.01	64.20	1	1.00
EBAY O*23-11957-96248	63.93	0.01	63.93	1	1.00
AMAZON MKTPL*R41Y300P1	63.88	0.01	63.88	1	1.00
CO MOTOR VEHICLE SERVI	63.59	0.01	21.20	3	3.00
AMAZON MKTPL*R450S7C70	62.49	0.01	62.49	1	1.00
AWARDS WITH MORE	62.25	0.01	31.13	2	2.00
WWWMUGABUGPESTCONTROLC	62.00	0.01	62.00	1	1.00
AMZN MKTP US*RU2OF2LK0	61.98	0.01	61.98	1	1.00
AMAZON MKTPL*RU9P32E32	61.68	0.01	61.68	1	1.00
360TRAINING.COM	61.30	0.01	61.30	1	1.00
IN *ARROWHEAD SCIENTIF	61.25	0.01	61.25	1	1.00
HAZEN RESEARCH	61.00	0.01	61.00	1	1.00
AMAZON MKTPL*RM2SC6TW0	60.97	0.01	60.97	1	1.00
GORDON ELECTRIC SUPPLY	60.43	0.01	60.43	1	1.00
AMAZON.COM*RU6X29OU1	60.37	0.01	60.37	1	1.00
AMZN MKTP US*ZT83M4Z51	60.00	0.01	60.00	1	1.00
CO SECRETARY STATE FEE	60.00	0.01	20.00	3	3.00
FIRST WATCH - 0436	59.92	0.01	59.92	1	1.00
AMAZON MKTPL*RM98T3390	59.90	0.01	59.90	1	1.00
AMZN MKTP US*RF27S3RK0	59.85	0.01	59.85	1	1.00
PRECISION TANK	59.83	0.01	59.83	1	1.00
AMAZON MKTPL*RU2RS0OV1	59.68	0.01	59.68	1	1.00
MCDONALD'S F13573	59.30	0.01	19.77	3	3.00
SKYWALK DELI	59.11	0.01	59.11	1	1.00

Merchant Name	Amount	Amount % Of Total	Average Amount	Count	Count % Of Total
SQ *HURTS DONUT COMPAN	58.50	0.01	58.50	1	1.00
B AND B CAFE	58.28	0.01	58.28	1	1.00
LONGHORN STEAK 0125638	58.24	0.01	58.24	1	1.00
AMZN MKTP US*RM1HL3XO2	57.96	0.01	57.96	1	1.00
HOMEDEPOT.COM	57.83	0.01	57.83	1	1.00
AMAZON MKTPL*RM1HF36E2	57.40	0.01	57.40	1	1.00
KING SOOPERS #0619 FUE	57.03	0.01	57.03	1	1.00
TST*Q39 - SOUTH	56.91	0.01	56.91	1	1.00
AMAZON.COM*R45633JR2	56.25	0.01	56.25	1	1.00
APPLE.COM/BILL	56.16	0.01	14.04	4	4.00
OLIVE GARDEN ZK 002650	54.29	0.01	54.29	1	1.00
PRIMO WATER FL	53.44	0.01	26.72	2	2.00
STS INDUSTRIAL, INC.	52.77	0.01	52.77	1	1.00
BIG TOOL BOX ACE	51.66	0.01	51.66	1	1.00
AMAZON MKTPL*RK4BT5SD0	51.18	0.01	51.18	1	1.00
AMZN MKTP US*RM4ME14O1	51.14	0.01	51.14	1	1.00
CONOCO - SEI 35357	51.00	0.01	51.00	1	1.00
AMAZON.COM*R46D161K2	50.94	0.01	50.94	1	1.00
LOVE'S #0653 OUTSIDE	50.52	0.01	50.52	1	1.00
AMAZON MKTPL*RM0VA4ES0	50.40	0.01	50.40	1	1.00
AMAZON.COM*RU0QU1OG1	50.31	0.01	50.31	1	1.00
PROTATECH INC	50.00	0.01	50.00	1	1.00
LOWES #01755*	49.92	0.01	49.92	1	1.00
AMAZON MKTPL*R46039L91	49.16	0.01	49.16	1	1.00
ISTOCKPHOTO	49.00	0.01	49.00	1	1.00
MIKE'S CAMERA STORE-2	49.00	0.01	49.00	1	1.00
COUNTRY PEDALER	48.99	0.01	48.99	1	1.00
ROCKET 5468	48.44	0.01	48.44	1	1.00
AMAZON.COM*R407P0MW0	48.01	0.01	48.01	1	1.00
ROCKY MOUNTAIN AIR SOL	47.20	0.00	47.20	1	1.00
CASTLE PINES WINWTR WR	47.15	0.00	23.58	2	2.00
ROCKET 6507 6	47.12	0.00	15.71	3	3.00
76 - WASHBURN AUTO CAR	46.92	0.00	46.92	1	1.00
BD LASER DESIGN	46.80	0.00	46.80	1	1.00
SQ *TACOS AL SABOR LLC	46.75	0.00	23.38	2	2.00
MCO NATURE'S TABLE	46.69	0.00	46.69	1	1.00
AMAZON MKTPL*RK4C33NK0	46.38	0.00	46.38	1	1.00
DNH*GODADDY#3276958563	46.34	0.00	46.34	1	1.00
TST* CAPTAIN JOHN'S -	46.25	0.00	46.25	1	1.00

Merchant Name	Amount	Amount % Of Total	Average Amount	Count	Count % Of Total
FEDEX OFFIC17500017525	45.76	0.02	15.25	3	3.00
LONGHORN STEAK 0125114	45.07	0.00	45.07	1	1.00
WASABI TECHNOLOGIES	45.07	0.00	45.07	1	1.00
CHEVRON 0376965	45.00	0.00	45.00	1	1.00
CRAIGSLIST.ORG	45.00	0.00	45.00	1	1.00
AMAZON MKTPL*RK8EF88R2	44.99	0.00	44.99	1	1.00
UBER TRIP	44.74	0.00	44.74	1	1.00
AMAZON MKTPL*RF7859FA1	44.59	0.00	44.59	1	1.00
AMAZON.COM*RU44X0LA0	44.50	0.00	44.50	1	1.00
AMAZON.COM*RK4H10SF2	43.94	0.00	43.94	1	1.00
EJS BAYFRONT CAFE	43.70	0.00	43.70	1	1.00
OFFICE DEPOT #2192	42.96	0.00	21.48	2	2.00
OMIO USD	42.84	0.00	42.84	1	1.00
TULSA AIRPORT	42.54	0.00	42.54	1	1.00
AMAZON MKTPL*RU9090SG2	42.49	0.00	42.49	1	1.00
SQ *LARRY LINCOLN	42.00	0.00	21.00	2	2.00
AMAZON MKTPL*RM5QI1IF2	41.99	0.00	41.99	1	1.00
AMAZON MKTPL*R468G3I32	40.98	0.00	40.98	1	1.00
AMAZON MKTPL*RU5MM6RJ2	40.97	0.00	40.97	1	1.00
KING SOOPERS # 0107	40.94	0.00	40.94	1	1.00
FEDEX70362067	40.38	0.00	40.38	1	1.00
AMAZON MKTPL*RM0DN0NG1	40.00	0.00	40.00	1	1.00
CO STATE VITAL RECORDS	40.00	0.00	40.00	1	1.00
EBAY O*22-11931-45801	40.00	0.00	40.00	1	1.00
FSP*FINE AIRPORT PARKI	40.00	0.00	40.00	1	1.00
PAYPAL *RMDIAI	40.00	0.00	40.00	1	1.00
AMAZON.COM*RF4L19061	39.99	0.00	39.99	1	1.00
AMZN MKTP US*RU9V16F41	39.99	0.00	39.99	1	1.00
AMAZON MKTPL*RK6UC8EO1	39.36	0.00	39.36	1	1.00
AMAZON MKTPL*RF0FW4RT0	39.04	0.00	39.04	1	1.00
AMAZON MKTPL*RU71F0NT2	38.97	0.00	38.97	1	1.00
CONOCO - ALTA CONVENIE	38.83	0.00	38.83	1	1.00
JACKNOB CORP	38.47	0.00	38.47	1	1.00
AMAZON MKTPL*RM65O9DN2	38.34	0.00	38.34	1	1.00
AMZN MKTP US*ZT6PN3G42	38.31	0.00	38.31	1	1.00
AMZN MKTP US*RM9KO8O40	38.18	0.00	38.18	1	1.00
SNARFS 37 WILCOX	38.04	0.00	38.04	1	1.00
AMAZON MKTPL*RU19Q6PV0	37.99	0.00	37.99	1	1.00
BATTERIES PLUS #801	37.99	0.00	37.99	1	1.00

Merchant Name	Amount	Amount % Of Total	Average Amount	Count	Count % Of Total
SAFEWAY #1681	37.98	0.01	18.99	2	2.00
AMAZON MKTPL*RU7K65BY1	37.48	0.00	37.48	1	1.00
AMAZON MKTPL*RM4K06XS1	37.45	0.00	37.45	1	1.00
AMAZON MKTPL*R40786HN1	36.96	0.00	36.96	1	1.00
AMAZON MKTPL*R488I2Y70	36.96	0.00	36.96	1	1.00
DENVER POST CIRCULATIO	36.81	0.00	36.81	1	1.00
DOMINO'S 6367	36.76	0.00	36.76	1	1.00
AMAZON.COM*RU11S1731	36.67	0.00	36.67	1	1.00
TST*BISTRO 317	36.00	0.00	36.00	1	1.00
TST*UNDERBELLY BURGER	35.69	0.00	35.69	1	1.00
AMAZON MKTPL*RU0SS6Z52	35.25	0.00	35.25	1	1.00
EIG*CONSTANTCONTACT.CO	35.00	0.00	35.00	1	1.00
AMZN MKTP US*RF4524RQ0	34.95	0.00	34.95	1	1.00
IDI	34.50	0.00	34.50	1	1.00
QT 221	34.49	0.00	34.49	1	1.00
AMAZON.COM*RM1DL8X11	34.17	0.00	34.17	1	1.00
AMAZON MKTPL*RU7ME29B0	34.10	0.00	34.10	1	1.00
AMAZON MKTPL*RK13Z3BT1	33.98	0.00	33.98	1	1.00
AMAZON MKTPL*RK6NU3872	33.94	0.00	33.94	1	1.00
PORTILLO'S ORLANDO #64	33.90	0.00	33.90	1	1.00
AMAZON MKTPL*RU27I5NY2	32.70	0.00	32.70	1	1.00
THE UPS STORE 1840	32.45	0.00	32.45	1	1.00
AMAZON.COM*RM06X9E00	32.27	0.00	32.27	1	1.00
WM SUPERCENTER #1252	32.03	0.00	32.03	1	1.00
AMAZON MKTPL*RK3856R31	31.98	0.00	31.98	1	1.00
AMAZON MKTPL*R429C0E02	31.94	0.00	31.94	1	1.00
AMZN MKTP US*RM2M302L0	31.90	0.00	31.90	1	1.00
FEDEX71030199	31.76	0.00	31.76	1	1.00
BBQ HALL OF FAME EXPER	31.46	0.00	31.46	1	1.00
GREAT AMER BAGEL TERM	30.73	0.00	30.73	1	1.00
AMAZON.COM*RM7TT8SB1	30.59	0.00	30.59	1	1.00
LYFT *RIDE TUE 10AM	30.59	0.00	30.59	1	1.00
STK*SHUTTERSTOCK	30.13	0.00	30.13	1	1.00
PROMETRIC *EXAM FEE	30.00	0.00	30.00	1	1.00
AMZN MKTP US*RK1BP4F70	29.99	0.00	29.99	1	1.00
AMZN MKTP US*RU5P42950	29.93	0.00	29.93	1	1.00
TARGET 00020230	29.48	0.00	29.48	1	1.00
AMAZON MKTPL*RM6NB8GW1	28.97	0.00	28.97	1	1.00
AMAZON.COM*RF5KX4PD1	28.71	0.00	28.71	1	1.00

Merchant Name	Amount	Amount % Of Total	Average Amount	Count	Count % Of Total
PAYPAL *UPS US SHIP	28.50	0.00	28.50	1	1.00
AMZN MKTP US*RM7GV9B20	27.80	0.00	27.80	1	1.00
LYFT *1 RIDE 08-29	27.71	0.00	27.71	1	1.00
AMAZON MKTPL*RM7RZ5YS2	27.62	0.00	27.62	1	1.00
AMZN MKTP US*RK86X68W2	27.21	0.00	27.21	1	1.00
AMAZON MKTPL*RF8AJ30G0	27.16	0.00	27.16	1	1.00
TACO BELL 039556	27.09	0.00	27.09	1	1.00
AMAZON MKTPL*RM8A32CB1	26.98	0.00	26.98	1	1.00
AMAZON MKTPL*RU8RS3BF1	26.98	0.00	26.98	1	1.00
AMAZON MKTPL*RU9723JC0	26.98	0.00	26.98	1	1.00
HYATT PLACE	26.50	0.04	13.25	2	2.00
QT 69	26.39	0.00	26.39	1	1.00
AMAZON.COM*RM6AE0ZG1	26.31	0.00	26.31	1	1.00
AMAZON.COM*RM1L70291	26.23	0.00	26.23	1	1.00
AMAZON MKTPL*RU13N77A0	26.17	0.00	26.17	1	1.00
MARGARITA S LIBERTY	26.09	0.00	26.09	1	1.00
AMAZON MKTPL*RU5LM9E72	26.08	0.00	26.08	1	1.00
AIR CARE COLORADO COUN	25.50	0.00	25.50	1	1.00
SHELL OIL 574431503QPS	25.00	0.00	25.00	1	1.00
AMAZON.COM*RF0IT2XC1	24.99	0.00	24.99	1	1.00
AMAZON MKTPL*RU2LV8291	24.98	0.00	24.98	1	1.00
AMZN MKTP US*RU26B86S2	24.87	0.00	24.87	1	1.00
LOAF N JUG #0127	24.30	0.00	24.30	1	1.00
CBI ONLINE	24.00	0.00	6.00	4	4.00
MAD GREENS MG0116	23.91	0.00	23.91	1	1.00
KING SOOPERS #0047	23.82	0.00	23.82	1	1.00
SQ *WING DADDY'S	23.74	0.00	23.74	1	1.00
ZAXBY'S #73603	23.64	0.00	23.64	1	1.00
HERTZTOLL 190895810	23.48	0.00	23.48	1	1.00
PERSPECTIVE ENTERPRISE	23.00	0.00	23.00	1	1.00
AMAZON MKTPL*RM7BJ6SP2	22.58	0.00	22.58	1	1.00
CIRCLE K 09886	22.48	0.00	22.48	1	1.00
AMAZON MKTPL*RK56T01A1	22.43	0.00	22.43	1	1.00
SQ *FUNNELLICIOUS	22.00	0.00	22.00	1	1.00
AMAZON MKTPL*RF4J58X20	21.98	0.00	21.98	1	1.00
AMAZON MKTPL*RM9W082R1	21.97	0.00	21.97	1	1.00
CHICK FIL A- PENA	21.91	0.00	21.91	1	1.00
AMAZON MKTPL*RF1317QT2	21.79	0.00	21.79	1	1.00
FEDEX71033082	21.22	0.00	21.22	1	1.00

Merchant Name	Amount	Amount % Of Total	Average Amount	Count	Count % Of Total
AMAZON MKTPL*R47X58GN2	20.97	0.00	20.97	1	1.00
AMZN MKTP US*R463N3OD1	20.90	0.00	20.90	1	1.00
CONOCO - FRANKTOWN MAR	20.88	0.00	20.88	1	1.00
APPLEBEES 2104029	20.68	0.00	20.68	1	1.00
WAWA 5136	20.53	0.00	20.53	1	1.00
ERACTOLL 567795448	20.49	0.00	20.49	1	1.00
OPENAI *CHATGPT SUBSCR	20.00	0.00	20.00	1	1.00
PAYPAL *COJAILASSOC	20.00	0.00	20.00	1	1.00
THE COLORADO SUN	20.00	0.00	20.00	1	1.00
AMAZON MKTPL*RM65Z2DB2	19.99	0.00	19.99	1	1.00
STAMPS.COM	19.99	0.00	19.99	1	1.00
MCDONALD'S F13570	19.94	0.00	19.94	1	1.00
CASTLE PINES POSTAL CT	19.92	0.00	19.92	1	1.00
AMZN MKTP US*RM8XR17F2	19.90	0.00	19.90	1	1.00
AMAZON MKTPL*R45UZ24W1	19.46	0.00	19.46	1	1.00
AMZN MKTP US*R45PT7L80	18.94	0.00	18.94	1	1.00
AMZN MKTP US*RK86Q51I0	18.76	0.00	18.76	1	1.00
AMAZON MKTPL*R49IX3FS1	18.71	0.00	18.71	1	1.00
KING SOOPERS #0707 FUE	18.52	0.00	18.52	1	1.00
AMAZON MKTPL*RU8QT5LE0	18.49	0.00	18.49	1	1.00
SLIM CHICKENS 18601	18.46	0.00	18.46	1	1.00
SAFEWAY #2839	18.00	0.00	18.00	1	1.00
LYFT *1 RIDE 08-06	17.94	0.00	17.94	1	1.00
1200 LINCOLN PARKING	17.00	0.00	8.50	2	2.00
SQ *DOWNTOWN FINGERS T	17.00	0.00	17.00	1	1.00
AMAZON MKTPL*RM5QA8MS1	16.98	0.00	16.98	1	1.00
AMZN MKTP US*RM2WW20D1	16.88	0.00	16.88	1	1.00
SQ *WOODHILL SMALL BAT	16.85	0.00	16.85	1	1.00
PHILLIPS 66 - JENNY'S	16.80	0.00	16.80	1	1.00
KUM&GO 0412R BENTONVI	16.58	0.00	16.58	1	1.00
AMZN MKTP US*RU9WF0YG0	16.48	0.00	16.48	1	1.00
TST*UCCELLOS RESTAURAN	16.44	0.00	16.44	1	1.00
AMAZON MKTPL*R45MO4C50	16.14	0.00	16.14	1	1.00
DTV*DIRECTV SERVICE	16.00	0.00	16.00	1	1.00
SQ *COUNTRY LEMONADE L	16.00	0.00	16.00	1	1.00
THE DONUT HOUSE - WILC	15.78	0.00	15.78	1	1.00
AMZN MKTP US*RU95G8SG2	15.69	0.00	15.69	1	1.00
AMZN MKTP US*RM0YY5NN1	15.64	0.00	15.64	1	1.00
AMZN MKTP US*R48ZA3VD2	15.49	0.00	15.49	1	1.00

Merchant Name	Amount	Amount % Of Total	Average Amount	Count	Count % Of Total
DOCRAPTOR BY EB	15.00	0.00	15.00	1	1.00
AMAZON MKTPL*RU4IJ5EI2	14.99	0.00	14.99	1	1.00
CANVA* 04235-75824370	14.99	0.00	14.99	1	1.00
AMZN MKTP US*R48ZD5TR2	14.98	0.00	14.98	1	1.00
AMZN MKTP US*R42ZN27Q2	14.59	0.00	14.59	1	1.00
PROFESSIONAL TREE & TU	14.46	0.00	14.46	1	1.00
COMFORT INNS	14.46	0.02	7.23	2	2.00
COLORADO CONV CENTER P	13.00	0.00	13.00	1	1.00
AMAZON MKTPL*RU0PC5020	12.99	0.00	12.99	1	1.00
EXXON GOOD TO GO STORE	12.85	0.00	12.85	1	1.00
AMZN MKTP US*ZT6U69LX1	12.26	0.00	12.26	1	1.00
SAFEWAY #1480	12.00	0.00	12.00	1	1.00
AMAZON MKTPL*R42H359A0	11.99	0.00	11.99	1	1.00
AMAZON MKTPL*R465L2HE2	11.99	0.00	11.99	1	1.00
SEDALIA COUNTRY STORE	11.97	0.00	11.97	1	1.00
AMZN MKTP US*RF3UN7AD0	11.84	0.00	11.84	1	1.00
20TH & CHAMPA-GMP-PARK	10.95	0.00	10.95	1	1.00
ERACTOLL 781245022	10.95	0.00	10.95	1	1.00
PARKWELL-20TH & CHAMPA	10.95	0.00	10.95	1	1.00
AMZN MKTP US*R49IR8HB2	10.90	0.00	10.90	1	1.00
FEDEX71030657	10.85	0.00	10.85	1	1.00
FEDEX70802742	10.43	0.00	10.43	1	1.00
AMZN MKTP US*RU6110IE0	10.22	0.00	10.22	1	1.00
SIGNUPGENIUS	9.99	0.00	9.99	1	1.00
WM SUPERCENTER #2892	9.94	0.00	9.94	1	1.00
QT 4206 INSIDE	9.90	0.00	9.90	1	1.00
USPS PO 0755830270	9.84	0.00	9.84	1	1.00
AMZN MKTP US*R49AQ4VC2	9.59	0.00	9.59	1	1.00
BM* EASTMOONASIANBISTR	9.43	0.00	9.43	1	1.00
DENVER CULTURAL CENTER	9.00	0.00	9.00	1	1.00
AMAZON MKTPL*R44Y797U2	8.99	0.00	8.99	1	1.00
AMAZON MKTPL*R49EO15J2	8.99	0.00	8.99	1	1.00
UPS*299LBAH9B0A	8.50	0.00	8.50	1	1.00
TST* KNEADERS BAKERY A	7.51	0.00	7.51	1	1.00
AMAZON.COM*ZT2OC3LX1	6.50	0.00	6.50	1	1.00
THE CANYONS, THE EXCHA	6.46	0.00	6.46	1	1.00
FEDEX70360990	5.35	0.00	5.35	1	1.00
AMZN MKTP US*R41257Z61	4.77	0.00	4.77	1	1.00
AMZN MKTP US*ZT4LW24J1	3.74	0.00	3.74	1	1.00

Merchant Name		Amount	Amount % Of Total	Average Amount	Count	Count % Of Total
OKVIZ.COM		0.50	0.00	0.50	1	1.00
HOTEL LODG* AVIDHOTELP		0.00	0.68	0.00	3	3.00
VAL*HOTEL DENVER		(28.43)	0.00	(28.43)	1	1.00
AMAZON MKTPLACE PMTS		(595.86)	0.06	(99.31)	6	6.00
AMZN MKTP US		(903.90)	0.09	(180.78)	5	5.00
	Total	**929,141.65**	**100.00**	**589.56**	**1,576**	**1,576.00**

Account Statement (Version 2)

Run Date: 09/05/2024

Report Id: sd11080

Posting Date: 08/05/2024 - 09/04/2024

DOUGLAS COUNTY GOVT

CAROLYN RIGGS

100 THIRD STREET

CASTLE ROCK, CO 80104-2425 USA

Account Name	Transaction Count	Transaction Amount
AARON J STEPANICH	1	199.98
ABBY R FITHIAN	7	4,015.00
ABRAHAM J LAYDON	4	587.10
ADIANA S ALDRIDGE	9	1,832.03
ALEXANDER CE MEADE	4	1,610.18
ALISSA K HUFF	1	1,131.15
ALLISON E CUTTING	1	22.47
AMANDA BRENNER	5	6,829.38
AMY J FORTNER	20	54,560.98
AMY J KNOPP	1	51.66
AMY T WILLIAMS	6	3,097.14
ANDREA L WOOD	2	62.95
ANDREW N COPLAND	1	315.00
ANDREW S BECHERT	1	1,834.12
ANGELA K WHITE	31	5,165.12
ANGELA M BYLIN	3	908.11
ANITA MONICA BABBITT	5	189.06
ANNE WEEKLY	12	3,873.40
ASHLEY L SCOLLARD	1	200.00
ATILIO D QUINTANILLA	3	209.84
ATILIO QUINTANILLA	5	385.54

Account Name	Transaction Count	Transaction Amount
AUDRA D PETERSON	2	0.00
BECKY A FISCHER	4	266.68
BEN PIERCE	3	31.17
BRADEN H DAVIS	3	842.82
BRADLEY D MARQUARDT	1	89.42
BRADLEY H SCHRAMM	1	114.45
BRENDA M HERRERA	1	167.96
BRETT W BANISTER	1	185.35
BRIAN E MCKNIGHT	8	1,327.31
BRIAN GUZZO	1	1,040.24
BRIAN K PHILLIPS	2	209.95
BRIAN L PEREIRA	1	37.99
BRIANNA N SMITH	2	281.80
BRITTANY L HUNT	1	80.00
BRYNN TURNBAUGH	10	1,766.10
CANDACE R RANDALL	1	237.14
CAROL L KONECNY	1	201.00
CAROLINE FRIZELL	5	856.55
CAROLYN K VOLKERT	3	846.99
CAROLYN S RIGGS	8	1,307.67
CASEY BROWN	1	10.95
CELESTE M DEAL	2	716.98
CHARLES MONROE	1	50.52
CHARLES W BUCKNER	2	100.90
CHRISTINA MC NEAL	6	806.82
CHRISTINE BRITE	1	174.07
CHRISTINE M LYLE	3	417.04
CHRISTOPHER CAMPBELL	1	20.88
CLAY A GYSIN	8	6,304.46
COCHA A HEYDEN	1	80.00
CODIE L WINSLOW	3	108.50
CURTIS E POYNOR	10	740.33
CURTIS L MARSHALL	13	371.38
DANE C DOMINGUEZ	1	69.94
DANIEL L BRITE	3	467.55
DARCY WILSON	32	11,454.96
DARREN M WEEKLY	1	20.00
DAVID A WEAVER	3	1,939.98

Account Name	Transaction Count	Transaction Amount
DAVID E KNAUB	4	7,424.59
DAWN ZIMMERMAN	2	37.98
DC SHERIFFS OFFICE 1	1	714.00
DC SHERIFFS OFFICE 14	2	73.36
DEAN L GRAFFT	19	5,505.00
DEANNE M STEVENSON	4	7,407.54
DEBORAH A TAKAHARA	2	213.44
DEBRA A MILLINGTON	2	4,655.54
DIANE L SMITH	1	103.17
DJ BOETTCHER	4	805.04
DONALD A WAGNER	35	5,581.75
DOUGLAS COUNTY GOVT	0	0.00
DRU E CAMPBELL	7	2,384.85
DUSTIN B DOBBS	9	1,881.94
ELLIE J FURUTA	2	476.78
EMILY J WRENN	2	74.11
FELICE A ENTRATTER	9	3,375.04
FIDEL A LEON	4	470.53
FRED M ZUKOWSKI	1	1,819.00
GARRETT J WYATT	5	555.29
GEORGE P TEAL	6	546.35
GERMAINE T MEEHAN	1	40.00
GREGORY L LILLMARS	1	114.66
HANNE K SCHAUER	4	236.00
HAYLEY C HALL	4	394.17
HEATHER JOSLYN	11	6,153.93
HEATHER JOSLYN 2	1	2,664.19
HOLLY RYAN	8	1,196.30
J MARK LONGACHER	3	67.14
JACK W TWITE JR	2	1,832.14
JACQUELINE MELCHOR	1	18.00
JAMES A BURTON	9	1,514.78
JANET L PETERSON	7	256.07
JANETTE TELLER	5	2,101.62
JARED O ACKLIE	1	506.28
JASON A LOWNSDALE	3	1,671.39
JASON EILERS	3	279.96
JASON HAWKINS	14	2,124.57

Account Name	Transaction Count	Transaction Amount
JASON J PETALAS	6	9,023.51
JASON M WALKER	142	69,872.22
JASON ZILLMAN	6	6,182.66
JAY C WILLIAMS	10	6,568.65
JAYSON C EVANS	1	192.27
JEAN L NEWELL	3	467.96
JEANIE M PARKS	8	3,185.71
JEFF D WOODS	2	35.44
JEFFERY A GARCIA	1	383.37
JEFFREY J DEHART	5	2,123.07
JEFFREY P BUDD	7	1,085.75
JEFFREY PELLE	1	1,214.00
JEFFREY W BURKE	1	19.90
JENNIFER R OSORIO	4	455.63
JENNIFER WIECHMANN	1	20.97
JEREMIAH J PETERSON	11	4,945.43
JESSE W LOVEGROVE	18	3,770.07
JIMMIE L BECHLE	32	42,294.39
JOEY D PASTORIUS	15	3,460.98
JOHN C RUSIN	2	247.86
JOHN J KADLEC	3	96.15
JOHN J MULLIGAN	1	33.98
JONATHAN ESCOBEDO	9	5,276.24
JOSH LEWIS	1	3,019.50
JULIE A WARE	28	11,544.58
JULIE BROWNE	4	814.16
JULIET C TUNKS	1	119.76
JUSTIN MILLER	4	440.75
JUSTIN R PUCKETT	3	253.85
JUVAILA R PAVLICEK	1	23.00
K TROY DUNNING	6	1,485.75
K TROY DUNNING 2	4	153,111.16
KARISSA K SANDERS	2	186.00
KATE M MORRISSEY	1	70.00
KATHARINE R KLABON	12	1,292.76
KATHLEEN WALSH	1	214.29
KATHRYN M NICOLA	3	755.82
KATRINA L GAINES	8	180.01

Account Name	Transaction Count	Transaction Amount
KEENAN G SNELL	4	3,203.38
KENNETH R GALLUP	3	709.03
KEVIN J COURSEY	1	30.45
KEVIN W BOND	3	128.92
KIMBERLY A SMITH	3	620.39
KIRK INDERBITZEN	6	940.84
KRISTEN S GOETHE	4	2,009.47
KRISTIN M RANDLETT	3	184.65
KYLE A KRUZEL	2	450.78
LARA J MOONEY	4	671.92
LARRY D HECK	3	196.61
LASIE L ZION	20	7,379.81
LAURA H SKIRDE	4	306.36
LAURA LARSON	5	1,543.96
LAUREN D STOCKTON	9	1,065.93
LEANDRA MONTOYA	16	3,967.26
LEETA J MCCLARD	9	2,111.02
LINDSAY A WILLIAMS	1	48.99
LINDSEY A GROSS	2	45.95
LINDSEY C SPURLOCK	9	8,736.00
LINNANE M CARRASCO	21	7,996.90
LUCAS A DECHANT	4	730.52
LUKE M PAIGE	1	319.34
LUKE T THORNTON	1	1,401.64
LUKE W ROBERTS	2	2,593.63
LYNNE A WILSON	5	1,089.65
MALISA A GOUDY	17	8,222.62
MARILYN L BARTLETT	7	10,482.31
MARK C ZINK	4	2,635.53
MARK E ECKHARDT	7	548.65
MARYNA SHEVERIA	7	72,031.25
MARYNA SHEVERIA 2	4	2,571.97
MATTHEW DZIUBANSKI	4	1,081.95
MATTHEW J MARTIN	8	1,191.29
MATTHEW L HUGHES	1	30.00
MATTHEW R BACH	3	4,500.00
MATTTHEW A OVERMAN	3	47.12
MELINDA SPAULDING	1	155.96

Account Name	Transaction Count	Transaction Amount
MELODY DHAILLECOURT	1	395.13
MICHAEL A TRINDLE	2	214.04
MICHAEL C JOACHIM	1	80.21
MICHAEL D ALEXANDER	1	595.00
MICHAEL DONOHO	1	58.50
MICHAEL DOYLE	1	506.60
MICHAEL R ADAM	1	66.68
MICHAEL T ADAMS	3	1,679.94
MICHELLE L MANNES	8	1,046.21
MICHELLE N MARTIN	2	400.91
NATHAN J WEST	1	10.95
NEIL H TAYLOR	2	96.90
NICK V GIAUQUE	1	282.25
NICOLE L ADAMS	5	2,371.95
NICOLE M DEINDOERFER	1	45.00
PARIS PERAZZO	6	166.63
PATRICK D FIEDLER	1	405.00
PATRICK J COLLINS	2	1,715.63
PAULA K BOLEJACK	5	3,030.28
PHILIP S DOMENICO	1	59.92
RACHEL M EILERS	20	402.63
RAEANN L BROWN	9	1,679.19
RANA RASTEH	1	31.98
REBECCA MACPHERSON	49	42,445.91
RICHARD E ROMERO	2	877.54
RICHARD J SMYTH	3	412.36
RICHARD L MIURA	1	509.00
RICHARD M HARBOUR	18	3,237.31
RICHARD MICHAEL HILL	1	790.00
ROBERT A HOUGH	5	483.14
ROBERT C CURRY III	1	264.00
ROBERT D BAILIN	33	43,211.84
ROBERT W ROBLES-LYNN	1	134.85
RONALD L HANAVAN	1	563.14
RYAN FALKNER	1	197.00
SABRINA D BACH	2	426.27
SAMANTHA JAROCKI	3	45.76
SAMANTHA R HUTCHISON	4	3,158.34

Account Name	Transaction Count	Transaction Amount
SAN J CASTILLO-JONES	9	4,364.39
SARAH A BROCK	4	1,467.41
SCOTT A MATSON	2	6,479.20
SEAN HICKEY	1	59.11
SHANE CLARK	1	3.00
SHARON L HINES	21	13,221.24
SHAWN M SANCHEZ	1	9.00
SHAWNA F POTTER	24	7,584.33
SHELLY L ANDREAS	2	291.96
SIOBHAN V MCLACHLAN	4	106.34
SKYLER SICARD	3	231.74
SONIA M STERANKO	2	2,377.00
SPENCER A HOLUB	7	3,102.00
SPENCER D HALES	1	6.00
STEVEN DODRILL	1	560.00
STEVEN S PATTERSON	4	2,863.46
STEVEN W DAVIS	2	1,247.40
SUSAN L QUINN	7	998.37
SUSAN N CROWELL	54	48,431.71
SUSAN N CROWELL 2	10	1,480.07
TANYA S BURNSIDE	5	1,042.39
TAYLOR L WEST	1	40.94
TAYLOR N TREANTOS	1	144.84
TERESA Z KUTT	7	1,990.19
THOMAS KENNY	9	4,993.37
TIFFANY MARSITTO	10	3,245.14
TIMOTHY C RALPH	4	794.11
TIMOTHY D HALLMARK	3	542.35
TIMOTHY VAN NOORDT	3	143.54
TOBY B DAMISCH	4	161.29
TODD R KRANIG	38	14,307.66
TOMMY J HANSON	6	3,580.72
TORI THELEN	1	619.83
TRENT A DUDECK	1	153.17
TROY L CROSWHITE	31	3,957.19
TROY U MEISSNER	4	420.36
VICTORIA L HOFSHEIER	3	1,035.05
VONELLE RILEY	1	59.88

Account Name	Transaction Count	Transaction Amount
WALTER G SCHMIDT	7	4,299.18
WENDY M HOLMES	2	60.00
WESLEY D TRUEBLOOD	3	226.42
ZACHARY J BURNS	12	7,555.11
ZACHARY L ROMBERGER	2	122.25
ZACHARY VINCENT	5	112.74
Report Totals	**1,576**	**929,141.65**

MEETING DATE: September 24, 2024

STAFF PERSON RESPONSIBLE: Andrew Copland, Director of Finance

DESCRIPTION: Approval of Vouchers September 24, 2024

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

Vouchers	$ 2,765,619.94
Electronic Funds Transfers	$
Handwritten Checks	$ 4,467,485.64
Purchasing Card Charges	$
Election Judges	$
TOTAL:	**$ 7,233,105.58**

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	Approve	9/17/2024
Jeff Garcia	Approve	9/18/2024
Doug DeBord	Approve	9/18/2024

ATTACHMENTS:

09.24.24 BOCC

Payment Number	Payment Date	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
104242	09/25/24	ACORN PETROLEUM INC	1270590	100	19910	FLEET MAINTENANCE	436150	Fleet Tanks Fuel	16,113.60	FUEL DROP PARKER
			1269041	100	19910	FLEET MAINTENANCE	436150	Fleet Tanks Fuel	5,413.97	FUEL DROP HIGHLANDS RANCH SUBSTATION
								Total Payment	**21,527.57**	
104243	09/25/24	ADVANCED NETWORK MANAGEMENT	BD0070934	100	44100	ADMINISTRATION BLOCK GRANT	444550	Software/Hardware Subscription	1,872.98	SENIOR CENTER NETWORK LICENSES
			BD0070814	100	44100	ADMINISTRATION BLOCK GRANT	444550	Software/Hardware Subscription	758.64	SENIOR CENTER NETWORK SUBSCRIPTIONS
			BD0064657R	100	802009	IT INFRASTRUCTURE	474800	Other Machinery & Equip.	43,897.48	FORTINET HARDWARE
			BD0070814	100	44100	ADMINISTRATION BLOCK GRANT	474800	Other Machinery & Equip.	10,720.27	SENIOR CENTER NETWORK
			BD0070755	100	44100	ADMINISTRATION BLOCK GRANT	474800	Other Machinery & Equip.	946.47	SENIOR CENTER NETWORK EQUIPMENT
			BD0070893	100	802009	IT INFRASTRUCTURE	443600	Other Professional Services	7,050.00	ZERO TRUST PRO SERVICES
			BD0070934	100	44100	ADMINISTRATION BLOCK GRANT	474800	Other Machinery & Equip.	685.70	SENIOR CENTER NETWORK EQUIPMENT
								Total Payment	**65,931.54**	
104244	09/25/24	AGING RESOURCES OF DOUGLAS COUNTY	ARDCHMKR0824	100	861001	STATE SENIOR SERVICES GRANT	443600	OPS/OAA ARDC HOMEMAKER 2024	8,240.00	DRCOG SENIOR HOMEMAKER GRANT
			ARDCCHORE0824	100	861001	STATE SENIOR SERVICES GRANT	443600	OPS/OAA ARDC CHORES 2024	1,370.00	DRCOG SENIOR CHORE GRANT
			ARDCTRANS0824	100	861001	STATE SENIOR SERVICES GRANT	443600	OPS/OAA ARDC ASST TRANSPORT 24	6,417.00	DRCOG SENIOR TRANSPORTATION GRANT
								Total Payment	**16,027.00**	
104245	09/25/24	ALLHEALTH NETWORK	2061	210	44175	JUVENILE JUSTICE SVCS/1451	443600	Other Professional Services	2,028.85	AUG 2024 SERVICES
			2061	210	44500	CHILD WELFARE	443600	Other Professional Services	2,028.85	AUG 2024 SERVICES
								Total Payment	**4,057.70**	
104246	09/25/24	AM SIGNAL LLC	M288501	200	31650	ENG-ITS/TRAFFIC SIGNAL OPS	436300	Traffic Signal Parts	9,771.36	TRAFFIC SIGNAL SYSTEMS
104247	09/25/24	ANTERO INC	2043	100	800900	TECHNOLOGY FUND	443600	Other Professional Services	3,177.50	COMMUNITY JUSTICE SYSTEM MIGRATION SUPPORT
104248	09/25/24	ARAPAHOE COUNTY HUMAN SERVICES	20247	210	44900	CHILD SUPPORT ENFORCEMENT	443200	Legal Services	5,968.36	JUL 2024 LEGAL COUNTY ATTORNEY
104249	09/25/24	ARGIS SOLUTIONS INC	1938	100	800900	TECHNOLOGY FUND	432100	Contract Work/Temporary Agency	1,530.00	GIS SERVICES
104250	09/25/24	BASELINE ASSOCIATES INC	4890	100	21155	HIRING	447900	Recruitment Costs	1,710.00	PRE-EMPLOYMENT TESTING
104251	09/25/24	BEACON COMMUNICATIONS LLC	30431	240	33210	RA CHRISTENSEN JUSTICE CENTER	474500	Computer Equipment	(191.65)	JUSTICE CENTER CONFERENCE ROOM AUDIO VISUAL SYSTEMS
			30431	240	33210	RA CHRISTENSEN JUSTICE CENTER	474500	Computer Equipment	30,305.72	JUSTICE CENTER CONFERENCE ROOM AUDIO VISUAL SYSTEMS
			30491	240	870068	DA REMODEL	474800	Other Machinery & Equip.	106,177.78	23RD DISTRICT ATTORNEY CONFERENCE ROOMS AUDIO VISUAL SYSTEMS
			27187	240	33210	RA CHRISTENSEN JUSTICE CENTER	474500	Computer Equipment	42,241.28	JUSTICE CENTER CONFERENCE ROOM AUDIO VISUAL SYSTEMS
			27187	240	33210	RA CHRISTENSEN JUSTICE CENTER	474500	Computer Equipment	34,139.57	JUSTICE CENTER CONFERENCE ROOM AUDIO VISUAL SYSTEMS
			30431	240	33210	RA CHRISTENSEN JUSTICE CENTER	474500	Computer Equipment	35,868.63	INVESTIGATIONS CONFERENCE ROOM AUDIO VISUAL SYSTEMS
			30431	240	33210	RA CHRISTENSEN JUSTICE CENTER	474500	Computer Equipment	(702.55)	JUSTICE CENTER CONFERENCE ROOM AUDIO VISUAL SYSTEMS
			27187A	100	33210	RA CHRISTENSEN JUSTICE CENTER	474500	Computer Equipment	0.01	JUSTICE CENTER CONFERENCE ROOM AUDIO VISUAL SYSTEMS
			30493	100	800900	TECHNOLOGY FUND	474500	Computer Equipment	13,460.90	23RD DISTRICT ATTORNEY CONFERENCE ROOMS AUDIO VISUAL SYSTEMS
			27746	100	18100	IT ADMINISTRATION	474500	Computer Equipment	6,772.58	WILCOX AUDIO VISUAL SYSTEMS
								Total Payment	**268,072.27**	
104252	09/25/24	BOB BARKER COMPANY	INV2057925	100	21500	DETENTION	433800	Prisoner Maint. Supplies	47.66	DETENTION SUPPLIES
104253	09/25/24	BRIDGEVIEW IT INC	18635	100	18100	IT ADMINISTRATION	432100	Contract Work/Temporary Agency	8,232.00	IT SUPPORT
			18636	100	18100	IT ADMINISTRATION	432100	Contract Work/Temporary Agency	7,537.50	IT SUPPORT
								Total Payment	**15,769.50**	
104254	09/25/24	BUCKEYE CLEANING CENTER OF DENVER	90605102	100	21500	DETENTION	433900	Janitorial Supplies	93.90	JANITORIAL SUPPLIES

Payment Number	Payment Date	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
104255	09/25/24	CAMPBELL, DRU	091024	100	11400	COUNTY MANAGER	443600	Other Professional Services	63.61	MEETING EXPENSES
104256	09/25/24	CASTLE ROCK SENIOR CENTER	CRSCTRANS0824	100	861001	STATE SENIOR SERVICES GRANT	443600	OPS/CRSAC ASST TRANSPORT 2024	27,370.00	DRCOG SENIOR TRANSPORTATION GRANT
104257	09/25/24	CATHOLIC CHARITIES OF CENTRAL COLORADO	CSBG2023113	100	861549	COMMUNITY SERVICES BLOCK GRANT	447500	OPS/CSBG PY 2023	200.00	AUG 2024 CASE MANAGEMENT
104258	09/25/24	CENTER COPY BOULDER, INC.	67988	100	802014	MENTAL HEALTH INITIATIVE	440100	Printing/Copying/Reports	67.20	BUSINESS CARDS
			67987	100	802034	COMMUNITY MENTAL HEALTH SFY25	440100	Printing/Copying/Reports	436.80	BUSINESS CARDS
								Total Payment	**504.00**	
104259	09/25/24	CHARM-TEX INC	375305IN	100	21500	DETENTION	433900	Janitorial Supplies	273.56	DETENTION SUPPLIES
104260	09/25/24	CHATO'S CONCRETE LLC	822241	100	33300	P.W. COMPLEX FACILITIES	478200	Major Maint. of Assets	4,800.00	CONCRETE CURB & GUTTER
104261	09/25/24	CHURCH OF THE ROCK	083124	210	44400	TANF BLOCK GRANT	443600	Other Professional Services	6,015.35	AUG 2024 SERVICES
104262	09/25/24	CINTAS CORPORATION	9286270995/083124	245	47100	RUETER-HESS REC OPS & MAINT	433450	First Aid Supplies	203.94	RUETER-HESS AED
			9286277794	220	22100	PATROL-LEA	444400	Service Contracts	1,700.00	PATROL AED'S
								Total Payment	**1,903.94**	
104263	09/25/24	CIRCULAR EDGE LLC	28388	100	18900	SOFTWARE MAINTENANCE	444500	Software/Hardware Supp./Maint.	10,500.00	AUG 2024 JDE SUPPORT
104264	09/25/24	COLLINS ENGINEERS INC	157660002	200	31650	ENG-ITS/TRAFFIC SIGNAL OPS	443400	General Engineering Services	31,800.00	JUN-AUG 2024 INSPECTIONS
104265	09/25/24	COLORADO COMMUNITY MEDIA	118854	100	16200	PLANNING & ZONING SERVICES	440200	Newspaper Notices/Advertising	28.20	PUBLIC NOTICES
			115991	100	802014	MENTAL HEALTH INITIATIVE	446100	Conference,Seminar, Train Fees	500.00	HEALTH EXPO 2024
								Total Payment	**528.20**	
104266	09/25/24	COLORADO DEPARTMENT OF HUMAN SERVICES	AUG2024	100	100	GENERAL FUND	214415	Due to State-CO TBI Trust	9,360.00	AUG 2024 TBI TRUST
104267	09/25/24	COMMUNICATION INFRASTRUCTURE GROUP LLC	24523	200	800100	CONTRACTED MAJOR ROAD MAINT	443600	Other Professional Services	3,721.45	GENERAL PUBLIC INFORMATION SERVICES
104268	09/25/24	COMPUTRONIX (USA) INC	7078	100	800900	TECHNOLOGY FUND	443600	Other Professional Services	4,200.00	POSSE SUSTAIN
			7066	100	18900	SOFTWARE MAINTENANCE	444500	Software/Hardware Supp./Maint.	106,395.00	POSSE TELLER 2024 ANNUAL SUPPORT
								Total Payment	**110,595.00**	
104269	09/25/24	CONTINUUM OF COLORADO	TANF32	210	44400	TANF BLOCK GRANT	443600	Other Professional Services	9,215.00	AUG 2024 TANF
104270	09/25/24	CORE ELECTRIC COOPERATIVE	83555100/090924	100	51100	PARK MAINTENANCE	450210	Electric	26.72	800 MAIN ST
104271	09/25/24	CORE ELECTRIC COOPERATIVE	23007700/090924	100	51100	PARK MAINTENANCE	450210	Electric	74.74	9918 JORDAN RD
104272	09/25/24	CORE ELECTRIC COOPERATIVE	23007800/090924	100	51100	PARK MAINTENANCE	450210	Electric	185.80	17299 LINCOLN AVE
104273	09/25/24	CORE ELECTRIC COOPERATIVE	23795200/090924	100	51100	PARK MAINTENANCE	450210	Electric	377.48	7575 E PARK DR
104274	09/25/24	CORE ELECTRIC COOPERATIVE	25299000/090924	100	51100	PARK MAINTENANCE	450210	Electric	559.32	4815 FOX SPARROW RD
104275	09/25/24	CORE ELECTRIC COOPERATIVE	21306400/090924	100	51100	PARK MAINTENANCE	450210	Electric	1,399.93	701 GILBERT ST
104276	09/25/24	CORE ELECTRIC COOPERATIVE	20546500/090924	100	51100	PARK MAINTENANCE	450210	Electric	1,466.61	9918 JORDAN RD
104277	09/25/24	CORE ELECTRIC COOPERATIVE	24684000/090924	100	51100	PARK MAINTENANCE	450210	Electric	5,243.54	701 GILBERT ST
104278	09/25/24	CORE ELECTRIC COOPERATIVE	83021003/090524	200	31400	MAINTENANCE OF CONDITION	450210	Electric	57.36	SEDALIA SHOP
104279	09/25/24	CORE ELECTRIC COOPERATIVE	95567070/091124	200	31400	MAINTENANCE OF CONDITION	450210	Electric	25.76	LARKSPUR YARD

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104280	09/25/24	CORE ELECTRIC COOPERATIVE	55251301/090924	100	51100	PARK MAINTENANCE	450210	Electric	24.54	8176 HILLCREST WY
104281	09/25/24	CORE ELECTRIC COOPERATIVE	20718400/090924	100	51100	PARK MAINTENANCE	450210	Electric	49.47	6900 N PINERY PKWY
104282	09/25/24	CORE ELECTRIC COOPERATIVE	83507503/090924	100	51100	PARK MAINTENANCE	450210	Electric	72.64	800 MAIN ST
104283	09/25/24	CUSTOM FENCE & SUPPLY INC	327864	230	800202	BAYOU GULCH RD-PRADERA TO SCOT	478200	Major Maint. of Assets	11,290.00	FENCE REPLACEMENT - BAYOU GULCH
104284	09/25/24	DALY, MADELEINE	092224-092424PERDIEM	210	44100	ADMINISTRATION BLOCK GRANT	445300	Travel Expense	118.50	COLORADO GOVERNMENT HUMAN SERVICES FINANCIAL OFFICERS ASSOCIATION CONFERENCE, BRECKENRIDGE, CO
104285	09/25/24	DB CORRELL CONSULTING LLC	090524	217	861619	TSQI CSQI GAE FUNDING	443600	Other Professional Services	2,800.00	EARLY CHILDHOOD COUNCIL CONTRACTOR
			090524	217	861625	EARLY CHILDHOOD COUNCIL ARP	443600	Other Professional Services	202.50	EARLY CHILDHOOD COUNCIL CONTRACTOR
			090524	217	861627	EARLY CHILDHOOD COUNCIL CRRSA	443600	Other Professional Services	90.00	EARLY CHILDHOOD COUNCIL CONTRACTOR
								Total Payment	**3,092.50**	
104286	09/25/24	DENVER TRAINING GROUP	DK082924LA3	200	31100	ROAD AND BRIDGE ADMIN	446100	Conference,Seminar, Train Fees	5,952.00	LEADING CHANGE TRAINING
104287	09/25/24	DEVIQ	14070	100	800900	TECHNOLOGY FUND	443600	Other Professional Services	23,568.75	ASSESSOR COUNTY BOARD OF EQUALIZATION REPLATFORM
			14069	100	800900	TECHNOLOGY FUND	443600	Other Professional Services	15,307.50	MILL LEVY REPLATFORM
								Total Payment	**38,876.25**	
104288	09/25/24	DLH ARCHITECTURE LLC	23184	240	33215	JUSTICE CNTR FACIL IMPRVMNTS	443600	Other Professional Services	7,810.07	DESIGN SERVICES - DISTRICT ATTORNEYS OFFICE
			23198	240	870066	DIST 8 CAPITAL IMPROV PROJ	472300	Improvements	11,500.00	DESIGN SERVICES - DISTRICT 8 AUGUST SERVICES
			24072	240	33215	JUSTICE CNTR FACIL IMPRVMNTS	472300	Improvements	15,000.00	DESIGN SERVICES - HORSESHOE
								Total Payment	**34,310.07**	
104289	09/25/24	DOOLEY ENTERPRISES INC	68603	220	22115	TRAINING - LEA	433700	Firearm Supplies	3,320.00	AMMUNITION
			68515	220	22115	TRAINING - LEA	433700	Firearm Supplies	1,056.00	AMMUNITION
								Total Payment	**4,376.00**	
104290	09/25/24	DR BRENNA TINDALL & ASSOCIATES	2414	210	44500	CHILD WELFARE	443600	Other Professional Services	4,950.00	PROFESSIONAL SERVICES
104291	09/25/24	DRC CONSTRUCTION SERVICES	240819	200	800506	STORMWATER PRIORITY PROJECTS	443600	Other Professional Services	3,111.65	STORM CONDUIT VIDEO INSPECTION
104292	09/25/24	DYNAMIC CONSULTANTS GROUP LLC	AUGTRAVEL	100	18100	IT ADMINISTRATION	446100	Conference,Seminar, Train Fees	841.45	IT POWER PLATFORM TRAINING
			113150113326	100	800900	TECHNOLOGY FUND	443600	Other Professional Services	5,227.50	IT POWER PLATFORM TRAINING
			AUGTRAVEL/082824	100	800900	TECHNOLOGY FUND	443600	Other Professional Services	2,575.70	IT POWER PLATFORM TRAINING
								Total Payment	**8,644.65**	
104293	09/25/24	ELLIOTT, MARY B	080524-083024	217	861623	NURSE SUPPORT	445300	Travel Expense	106.40	MILEAGE REIMBURSEMENT
104294	09/25/24	EMERGENCY SYSTEMS COMPLIANCE SERVICES	INV12854	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	1,468.03	GENERATOR REPAIR
104295	09/25/24	ENVIROTECH SERVICES INC	CD202417949	200	31400	MAINTENANCE OF CONDITION	448800	Dust Suppressant	20,440.80	SOIL STABILIZATION MATERIAL
104296	09/25/24	ESKER SOFTWARE INC	460282299	100	18900	SOFTWARE MAINTENANCE	444500	Software/Hardware Supp./Maint.	681.46	FAX SERVICE
104297	09/25/24	FILEVINE INC	INV054057	100	18900	SOFTWARE MAINTENANCE	444550	Software/Hardware Subscription	8,167.20	FILEVINE QUARTERLY LICENSE
			INV054057	100	18900	SOFTWARE MAINTENANCE	444500	Software/Hardware Supp./Maint.	1,125.00	FILEVINE QUARTERLY SUPPORT
								Total Payment	**9,292.20**	
104298	09/25/24	FIRST VANGUARD RENTALS & SALES	1511027	630	19450	LIABILITY AND PROPERTY INS.	458100	Insurance Claims-Property	13,438.88	INSURANCE CLAIM
104299	09/25/24	GABEL, JACOB	093024-100324PERDIEM	100	30200	ENGINEERING	445300	Travel Expense	181.70	COLORADO ASSOCIATION OF STORMWATER AND FLOODPLAIN MANAGERS CONFERENCE, BEAVER CREEK, CO

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104300	09/25/24	GALLS LLC	BC2087948	220	22120	FLEET - LEA	474800	Other Machinery & Equip.	86,350.00	BALLISTIC SHIELDS
			1001751958/083124	100	23200	CRIME LAB/EVIDENCE SECTION	433500	Clothing & Uniforms	8.35	NAME TAPE
			1001751958/083124	100	824100	SORT TEAM	433500	Clothing & Uniforms	151.20	PANTS
			1001751958/083124	100	21100	SHERIFF ADMINISTRATION	433500	Clothing & Uniforms	(74.70)	BOOTS RETURN
			1001751958/083124	100	21120	ACADEMY TRAINING	433500	Clothing & Uniforms	2,157.15	BALLISTIC VEST
			1001751958/083124	100	21120	ACADEMY TRAINING	433500	Clothing & Uniforms	2,210.25	BALLISTIC VEST
			1001751958/083124	100	21120	ACADEMY TRAINING	433500	Clothing & Uniforms	2,210.25	BALLISTIC VEST
			1001751958/083124	100	21120	ACADEMY TRAINING	433500	Clothing & Uniforms	2,210.25	BALLISTIC VEST
			1001751958/083124	100	21120	ACADEMY TRAINING	433400	Operating Supplies	2,064.65	BALLISTIC VEST
			1001751958/083124	100	21500	DETENTION	433500	Clothing & Uniforms	130.20	PANTS
			1001751958/083124	100	21500	DETENTION	433500	Clothing & Uniforms	527.93	PANTS, SHIRTS
			1001751958/083124	100	21500	DETENTION	433500	Clothing & Uniforms	30.19	NAME TAG
			1001751958/083124	100	21500	DETENTION	433500	Clothing & Uniforms	414.67	PANTS, SHIRTS
			1001751958/083124	100	21500	DETENTION	433500	Clothing & Uniforms	527.93	PANTS, SHIRTS
			1001751958/083124	100	21500	DETENTION	433500	Clothing & Uniforms	130.20	PANTS
			1001751958/083124	100	21500	DETENTION	433500	Clothing & Uniforms	545.04	NAME TAGS
			1001751958/083124	100	21650	CSV PROGRAM	433500	Clothing & Uniforms	65.10	PANTS
			1001751958/083124	100	22100	PATROL-LEA	433500	Clothing & Uniforms	1,212.20	TRAFFIC VESTS
			1001751958/083124	100	22100	PATROL-LEA	433500	Clothing & Uniforms	1,803.11	UNIFORMS
			1001751958/083124	100	22100	PATROL-LEA	433500	Clothing & Uniforms	1,742.79	UNIFORMS
			1001751958/083124	100	22100	PATROL-LEA	433500	Clothing & Uniforms	237.15	BADGES
			1001751958/083124	100	22100	PATROL-LEA	433500	Clothing & Uniforms	121.00	ID PANELS
			1001751958/083124	100	22100	PATROL-LEA	433500	Clothing & Uniforms	130.20	PANTS
			1001751958/083124	100	22100	PATROL-LEA	433500	Clothing & Uniforms	237.15	BADGES
			1001751958/083124	100	22100	PATROL-LEA	433500	Clothing & Uniforms	2,069.55	BALLISTIC VEST
			1001751958/083124	100	22100	PATROL-LEA	433500	Clothing & Uniforms	45.42	NAME TAGS
			1001751958/083124	100	22100	PATROL-LEA	433500	Clothing & Uniforms	15.23	NAME TAPE
			1001751958/083124	100	22100	PATROL-LEA	433500	Clothing & Uniforms	45.42	NAME TAGS
			1001751958/083124	100	22100	PATROL-LEA	433500	Clothing & Uniforms	2,210.25	SMITH, J- BALLISTIC VEST
			1001751958/083124	100	22100	PATROL-LEA	433930	Operating Equip. Accessories	1,620.00	SHIELD BAGS
			1001751958/083124	100	22100	PATROL-LEA	433500	Clothing & Uniforms	2,210.25	BALLISTIC VEST
			1001751958/083124	100	22100	PATROL-LEA	433500	Clothing & Uniforms	2,210.25	BALLISTIC VEST
			1001751958/083124	100	22100	PATROL-LEA	433500	Clothing & Uniforms	237.15	BADGES
			1001751958/083124	100	22100	PATROL-LEA	433500	Clothing & Uniforms	130.20	PANTS
			1001751958/083124	100	22100	PATROL-LEA	433500	Clothing & Uniforms	65.10	PANTS
			1001751958/083124	100	22325	EXPLORER PROGRAM	433500	Clothing & Uniforms	183.87	SHIRTS
			1001751958/083124	100	23200	CRIME LAB/EVIDENCE SECTION	433500	Clothing & Uniforms	130.20	PANTS
			1001751958/083124	100	21100	SHERIFF ADMINISTRATION	433500	Clothing & Uniforms	74.70	BOOTS
								Total Payment	**116,389.85**	
104301	09/25/24	GMCO CORPORATION	244518	200	31400	MAINTENANCE OF CONDITION	448800	Dust Suppressant	32,300.00	SOIL STABILIZATION MATERIAL
			244573	200	31400	MAINTENANCE OF CONDITION	448800	Dust Suppressant	28,500.00	SOIL STABILIZATION MATERIAL
			244543	200	31400	MAINTENANCE OF CONDITION	448800	Dust Suppressant	24,225.00	SOIL STABILIZATION MATERIAL
								Total Payment	**85,025.00**	
104302	09/25/24	GOLF & SPORT SOLUTIONS LLC	48660	250	850802	WHISPERING PINES PARK	444700	Other Repair & Maint. Service	18,010.69	INFIELD RENOVATION
104303	09/25/24	GROOVE FORD	FR37707/083124	100	19910	FLEET MAINTENANCE	433400	Operating Supplies	71.60	OPERATING SUPPLIES
			FR37707/083124	100	19910	FLEET MAINTENANCE	436200	Equip. & Motor Vehicle Parts	9,472.06	FLEET PARTS
								Total Payment	**9,543.66**	
104304	09/25/24	HDR ENGINEERING INC	1200648994	230	800998	US HWY 85 IMPROVEMENTS	467400	State-CDOT	27,019.33	US 85 DESIGN SERVICES
			1200648995	200	800435	PINE DRIVE IMPROVEMENTS	443600	Other Professional Services	18,752.68	PINE DR/PINE LN DESIGN SERVICES
								Total Payment	**45,772.01**	
104305	09/25/24	HIRERIGHT LLC	G3976299	100	17100	HR ADMIN	447900	Recruitment Costs	3,434.66	BACKGROUND SCREENING SERVICES
104306	09/25/24	HOLCIM-WCR INC	720053395	200	31400	MAINTENANCE OF CONDITION	448200	Aggregate Products	4,141.48	ROAD BASE SOUTHEAST STOCK
			720079698	200	31400	MAINTENANCE OF CONDITION	448300	Asphalt & Asphalt Filler	2,552.32	ASPHALT FOR PATCHING
			720107839	200	31400	MAINTENANCE OF CONDITION	448300	Asphalt & Asphalt Filler	896.87	ASPHALT FOR PATCHING
			720060688	200	31400	MAINTENANCE OF CONDITION	448300	Asphalt & Asphalt Filler	2,553.01	ASPHALT FOR PATCHING

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			720107840	200	31400	MAINTENANCE OF CONDITION	448300	Asphalt & Asphalt Filler	1,087.56	ASPHALT FOR PATCHING
								Total Payment	**11,231.24**	
104307	09/25/24	INTEGRITY COACHING & CONSULTING LLC	60	217	861620	BUELL FOUNDATION EARLY CHILD	432100	Contract Work/Temporary Agency	6,930.00	EARLY CHILDHOOD COUNCIL CONTRACTOR
104308	09/25/24	INTELLECTUAL TECHNOLOGY INC	IN362954	100	710	TREASURER'S AGENCY FUND	121431	KIOSK NSF per ITI	433.72	RETURNED CHECK
104309	09/25/24	JANI KING OF COLORADO	DEN09240457	100	55200	FAIRGROUND OPERATIONS	344201	Equipment Use Fees	887.00	JANITORIAL SERVICES
			DEN09240456	100	55200	FAIRGROUND OPERATIONS	344201	Equipment Use Fees	198.00	JANITORIAL SERVICES
								Total Payment	**1,085.00**	
104310	09/25/24	JAY DEE CLEANING & RESTORATION INC	248020	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	6,171.00	EVERGLAZE FLOOR SERVICES
104311	09/25/24	JOHN ELWAY CHEVROLET	7429/083124	100	19910	FLEET MAINTENANCE	436200	Equip. & Motor Vehicle Parts	27,962.97	FLEET PARTS
104312	09/25/24	JON P DICKEY LLC	24DC17	100	24100	BUILDING DEVELOPMENT SERVICES	443600	Other Professional Services	3,855.00	CONTRACT ROOFING INSPECTIONS
			24DC17	100	24100	BUILDING DEVELOPMENT SERVICES	443600	Other Professional Services	7,995.00	CONTRACT ROOFING INSPECTIONS
								Total Payment	**11,850.00**	
104313	09/25/24	KALIHER, MEGHAN	90424-90624PER DIEM	210	44550	CHILD WELFARE ADDTL ALLOCATION	445300	Travel Expense	30.00	STRENGTHENING FAMILIES COLORADO FAMILIES & COMMUNITIES CONFERENCE, KEYSTONE, CO
104314	09/25/24	KFORCE INC	9107882	250	53500	OPEN SPACE	432100	Contract Work/Temporary Agency	430.65	OPEN SPACE DOCUMENT SCAN
104315	09/25/24	KNECHT, ELIJAH	092324-092624PERDIEM	217	46200	EMERGENCY PREP/DISEASE CONTROL	445300	Travel Expense	197.50	PUBLIC HEALTH IN THE ROCKIES CONFERENCE, KEYSTONE, CO
104316	09/25/24	KNIGHT, SARA	022124-091124	100	18100	IT ADMINISTRATION	445300	Travel Expense	13.00	TRAVEL REIMBURSEMENT
			022124-091124	100	18100	IT ADMINISTRATION	445300	Travel Expense	111.89	MILEAGE REIMBURSEMENT
			022124-091124	100	18100	IT ADMINISTRATION	445500	Catered Meal Service	194.01	23RD DISTRICT ATTORNEY MEETING
								Total Payment	**318.90**	
104317	09/25/24	KOSTER, STEVE	091024	100	16200	PLANNING & ZONING SERVICES	445200	Metro Area Meeting Expense	61.45	MEETING EXPENSE
104318	09/25/24	LABORATORY CORPORATION OF AMERICA	80987682	210	44500	CHILD WELFARE	443200	Legal Services	96.00	TESTING SERVICES
104319	09/25/24	LEVEL 3 COMMUNICATIONS	5KK5TQCBQ/080124	100	18100	IT ADMINISTRATION	442400	Telephone/Communications	(500.91)	ROXBOROUGH CIRCUITS
			5GJSRDGHR/080124	100	18100	IT ADMINISTRATION	442400	Telephone/Communications	4,648.93	10G INTERNET CIRCUITS
			55R7HCHDM/090124	100	18100	IT ADMINISTRATION	442400	Telephone/Communications	4,100.05	SEP 2024 LONG DISTANCE SERVICES
								Total Payment	**8,248.07**	
104320	09/25/24	LEXISNEXIS RISK SOLUTIONS	695757320240731	100	21350	TECHNOLOGY SECTION	444550	Software/Hardware Subscription	509.37	TRAX
104321	09/25/24	LIFELONG INC	81	210	44500	CHILD WELFARE	443600	Other Professional Services	48.75	TRAINING SERVICES
104322	09/25/24	LIGHTING ACCESSORY & WARNING SYSTEMS	24292	220	22100	PATROL-LEA	449057	Fleet Outside Repairs	1,064.42	VEHICLE UPFIT
104323	09/25/24	LYLES, CELESTENE (TENA)	060324-062024	100	19250	YOUTH SERVICES PROGRAM MGMT	445300	Travel Expense	151.02	MILEAGE REIMBURSEMENT
104324	09/25/24	MAES, KIRA	080124-083024	210	44500	CHILD WELFARE	445300	Travel Expense	126.50	MILEAGE REIMBURSEMENT
104325	09/25/24	MANNA RESOURCE CENTER	AUG2024TANF	210	44400	TANF BLOCK GRANT	443600	Other Professional Services	4,080.00	AUG 2024 SERVICES
104326	09/25/24	MILE HIGH SHOOTING ACCESSORIES	INV49780	220	822110	SWAT TEAM	433700	Firearm Supplies	12,095.20	AMMUNITION
104327	09/25/24	MTM RECOGNITION	6213035	100	17100	HR ADMIN	447700	Recognition Programs	2,352.70	EMPLOYEE RECOGNITION
104328	09/25/24	NASH, ERIN	080424-081324	217	46400	COMMUNITY HEALTH	445300	Travel Expense	56.56	MILEAGE REIMBURSEMENT
104329	09/25/24	OLDCASTLE INFRASTRUCTURE	110314428	200	31400	MAINTENANCE OF CONDITION	448700	Other Constr/Maint. Materials	9,100.00	INLET FOR ICE MITIGATION PROJECT

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104330	09/25/24	PEAK OFFICE FURNITURE INC	74691	100	861551	JAIL BASED BEHAVIORAL HLTH PRG	474400	Furniture & Office Equipment	24,691.84	OFFICE FURNITURE
104331	09/25/24	PINERY WATER DISTRICT	4623/090624	100	51100	PARK MAINTENANCE	450230	Water & Sewer	42.91	TRAILHEAD AT CHERRY CIRCLE
			2291/090624	100	51100	PARK MAINTENANCE	450230	Water & Sewer	2,514.41	PINERY PARK
			4309/090624	100	51100	PARK MAINTENANCE	450230	Water & Sewer	4,013.83	BAYOU GULCH REGIONAL FOUNDATION
			4565/090624	100	51100	PARK MAINTENANCE	450230	Water & Sewer	108.43	BINGHAM LAKE PARK
			3327/090624	100	51100	PARK MAINTENANCE	450230	Water & Sewer	2,101.65	BAYOU GULCH DOG PARK
			4310/090624	100	51100	PARK MAINTENANCE	450230	Water & Sewer	30.41	BAYOU GULCH REGIONAL FOUNDATION
								Total Payment	**8,811.64**	
104332	09/25/24	PMAM CORPORATION	202408100	220	822150	FALSE ALARM REDUCTION PROGRAM	447260	Alarm Administration Expenses	787.05	AUG 2024 ALARM EXPENSE
			202408100	220	822150	FALSE ALARM REDUCTION PROGRAM	342330	Alarm Registration Fees	3.00	AUG 2024 ALARM EXPENSE
			202408100	220	822150	FALSE ALARM REDUCTION PROGRAM	342330	Alarm Registration Fees	985.00	AUG 2024 ALARM EXPENSE
								Total Payment	**1,775.05**	
104333	09/25/24	PRECISION DYNAMICS CORPORATION	9357056275	100	21500	DETENTION	433400	Operating Supplies	1,144.24	DETENTION SUPPLIES
104334	09/25/24	PRO COM - PRO COMPLIANCE	111292	100	11300	BOARD OF EQUALIZATION	443100	Medical, Dental & Vet Services	150.00	DRUG TESTING
			111292	100	53650	ADMIN PARKS - SALES TAX	443100	Medical, Dental & Vet Services	75.00	DRUG TESTING
			111292	100	12500	ELECTIONS AND REGISTRATION	443100	Medical, Dental & Vet Services	225.00	DRUG TESTING
			111292	100	15100	FINANCE ADMINISTRATION	443100	Medical, Dental & Vet Services	225.00	DRUG TESTING
			111292	100	16600	HOMELESSNESS INITIATIVES	443100	Medical, Dental & Vet Services	225.00	DRUG TESTING
			111292	100	17100	HR ADMIN	443100	Medical, Dental & Vet Services	202.55	DRUG TESTING
			111292	100	18200	PROGRAM MANAGEMENT	443100	Medical, Dental & Vet Services	75.00	DRUG TESTING
			111292	100	19700	COMMUNITY JUSTICE SERVICES	443100	Medical, Dental & Vet Services	75.00	DRUG TESTING
			111292	100	19910	FLEET MAINTENANCE	443100	Medical, Dental & Vet Services	560.00	DRUG TESTING
			111292	100	21350	TECHNOLOGY SECTION	443100	Medical, Dental & Vet Services	75.00	DRUG TESTING
			111292	100	30200	ENGINEERING	443100	Medical, Dental & Vet Services	75.00	DRUG TESTING
			111292	100	31100	ROAD AND BRIDGE ADMIN	443100	Medical, Dental & Vet Services	75.00	DRUG TESTING
			111292	100	31400	MAINTENANCE OF CONDITION	443100	Medical, Dental & Vet Services	970.00	DRUG TESTING
			111292	100	31600	ENG - TRAFFIC SIGNS/STRIPING	443100	Medical, Dental & Vet Services	326.13	DRUG TESTING
			111292	100	44500	CHILD WELFARE	443100	Medical, Dental & Vet Services	300.00	DRUG TESTING
			111292	100	47100	RUETER-HESS REC OPS & MAINT	443100	Medical, Dental & Vet Services	75.00	DRUG TESTING
			111292	100	51100	PARK MAINTENANCE	443100	Medical, Dental & Vet Services	220.00	DRUG TESTING
			111292	100	53500	OPEN SPACE	443100	Medical, Dental & Vet Services	75.00	DRUG TESTING
			111292	100	802020	CRT - MENTAL HEALTH INITIATIVE	443100	Medical, Dental & Vet Services	225.00	DRUG TESTING
								Total Payment	**4,228.68**	
104335	09/25/24	PSYCHOLOGICAL DIMENSIONS LLC	4101	100	21155	HIRING	447900	Recruitment Costs	5,825.00	PRE-EMPLOYMENT TESTING
			4389	100	21155	HIRING	447900	Recruitment Costs	8,275.00	PRE-EMPLOYMENT TESTING
								Total Payment	**14,100.00**	
104336	09/25/24	RAPID7 LLC	NX186418	100	18900	SOFTWARE MAINTENANCE	444500	Software/Hardware Supp./Maint.	274,919.95	VULNERABILITY MANAGED SERVICES ANNUAL RENEWAL
104337	09/25/24	RESCUE ESSENTIALS	1034602	100	21116	REGULATORY TRAINING	433450	First Aid Supplies	628.50	PATROL FIRST AID SUPPLIES
104338	09/25/24	RESPEC CONSULTING & SERVICES	INV07241315	200	861055	CDPHE EAST PLUM CREEK SEP	473100	Roads, St., Drainage-Eng.	8,112.50	EPC STABILIZATION DESIGN
104339	09/25/24	RESTAURANT PARK OWNERS ASSOCIATION	9228/082724	100	19100	FACILITIES ADMINISTRATION	451100	Building/Land Lease/Rent	1,875.41	HOA DUES AGING RESOURCES DOUGLAS COUNTY BUILDING
104340	09/25/24	REVITAL COLORADO	1045	100	802024	PEACE OFFICER MENTAL HEALTH	446100	Conference,Seminar, Train Fees	1,650.08	MENTAL HEALTH & WELLNESS
104341	09/25/24	RIGHT ON LEARNING	586	210	44500	CHILD WELFARE	443600	Other Professional Services	14,656.70	AUG 2024 EDUCATION NAVIGATION
104342	09/25/24	RONCAGLIA, KATHLEEN	091524-091924PERDIEM	210	44150	ADULT PROTECTION	445300	Travel Expense	138.00	NATIONAL ADULT PROTECTIVE SERVICES ASSOCIATION CONFERENCE, ALBUQUERQUE, NM
104343	09/25/24	RUNBECK ELECTION SERVICES INC	1958	100	12500	ELECTIONS AND REGISTRATION	474800	Other Machinery & Equip.	78,125.00	BALLOT PRINTING UNITS

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104344	09/25/24	S-COMM FIBER INC	12896	210	44100	ADMINISTRATION BLOCK GRANT	474800	Other Machinery & Equip.	5,184.00	SENIOR CENTER FIBER
			12895	100	33215	JUSTICE CNTR FACIL IMPRVMNTS	478200	Major Maint. of Assets	3,103.00	CABLE FOR ELEVATORS
								Total Payment	**8,287.00**	
104345	09/25/24	SANDERS, KARISSA	062824-081624	100	12400	MOTOR VEHICLE	445300	Travel Expense	87.10	MILEAGE REIMBURSEMENT
104346	09/25/24	SATHER, ELIZABETH L PSY D	090924-091024	100	21525	RESTRICTED BOOKING FEES (40%)	446500	Other Training Services	4,200.00	COACHING SERVICES
104347	09/25/24	SCOLLARD, ASHLEY L	080124-082924	217	46400	COMMUNITY HEALTH	445300	Travel Expense	62.65	MILEAGE REIMBURSEMENT
104348	09/25/24	SECURITY CENTRAL INC	970002	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	289.00	ALARM SYSTEM
104349	09/25/24	SEMPERA	DCO083124BC	250	53500	OPEN SPACE	432100	Contract Work/Temporary Agency	2,000.00	OPEN SPACE DOCUMENT SCAN
			DCO083124AL	100	800900	TECHNOLOGY FUND	432100	Contract Work/Temporary Agency	16,048.00	ADP CONSULTING
			DCO083124RF	100	18100	IT ADMINISTRATION	432100	Contract Work/Temporary Agency	10,920.00	IT SUPPORT
								Total Payment	**28,968.00**	
104350	09/25/24	SHELBOURN ENTERPRISES LLC	1309	200	800506	STORMWATER PRIORITY PROJECTS	478300	Major Maint. Repair Projects	19,410.00	STORM SEWER CLEANING PROJECT
104351	09/25/24	SHILOH HOUSE	52001720724ASSMENTBG	210	44500	CHILD WELFARE	443600	Other Professional Services	1,795.44	JUL 2024 MULTICOUNTY ASSESSMENT
			52001720724ASSMENTBG	210	44500	CHILD WELFARE	443600	Other Professional Services	45,820.56	JUL 2024 MULTICOUNTY ASSESSMENT
								Total Payment	**47,616.00**	
104352	09/25/24	SHUMS CODA ASSOCIATES	18292	100	24100	BUILDING DEVELOPMENT SERVICES	447270	Elevator Witness Test	200.00	ELEVATOR WITNESS TEST
			18296	100	24100	BUILDING DEVELOPMENT SERVICES	447280	New Elevator Installations	270.00	ELEVATOR WITNESS TEST
								Total Payment	**470.00**	
104353	09/25/24	SILL-TERHAR MOTORS INC	66937	221	27480	FLEET SCHOOL SAFETY	474300	Cars, Vans, Pickups	48,780.00	2025 FORD POLICE INTERCEPTOR
			66936	221	27480	FLEET SCHOOL SAFETY	474300	Cars, Vans, Pickups	48,780.00	2025 FORD POLICE INTERCEPTOR
			66942	221	27480	FLEET SCHOOL SAFETY	474300	Cars, Vans, Pickups	48,780.00	2025 FORD POLICE INTERCEPTOR
			66940	221	27480	FLEET SCHOOL SAFETY	474300	Cars, Vans, Pickups	48,780.00	2025 FORD POLICE INTERCEPTOR
								Total Payment	**195,120.00**	
104354	09/25/24	SOURCE OFFICE & TECHNOLOGY	49512510	220	22100	PATROL-LEA	433200	Office Supplies	83.26	OFFICE SUPPLIES
104355	09/25/24	STONE SECURITY	71421	200	31660	TRAFFIC SIGNAL ASSET MGMT PROG	444500	Software/Hardware Supp./Maint.	9,500.00	2024 MILESTONE SUPPORT
104356	09/25/24	TEAL, GEORGE	082924	100	11100	OFFICE OF THE BOARD	445200	Metro Area Meeting Expense	125.00	METRO MAYORS LUNCH MEETING
104357	09/25/24	TIMBERLINE TRAILCRAFT LLC	56897	250	53500	OPEN SPACE	478300	Major Maint. Repair Projects	54,090.02	TRAIL MAINTENANCE & CONSTRUCTION
104358	09/25/24	TOWN OF PARKER	042924	100	11100	OFFICE OF THE BOARD	447570	Community Outreach	17,500.00	DRONE & FIREWORK DISPLAY 2024
104359	09/25/24	TRINITY SERVICES GROUP INC	3011500141	100	21500	DETENTION	447150	Inmate Meals	16,096.08	INMATE MEALS
			3011500140	100	21500	DETENTION	447150	Inmate Meals	16,094.07	INMATE MEALS
			3011500139	100	21500	DETENTION	447150	Inmate Meals	16,392.23	INMATE MEALS
								Total Payment	**48,582.38**	
104360	09/25/24	TRUSTED GUARDIANSHIP SERVICES	2566	210	44150	ADULT PROTECTION	455200	Direct Relief Payments	3,500.00	GUARDIANSHIP SERVICES
104361	09/25/24	TYLER TECHNOLOGIES INC	25472260	100	800900	TECHNOLOGY FUND	443600	Other Professional Services	750.00	EAGLE TREASURER CONFIGURATION
			25475365	100	800900	TECHNOLOGY FUND	443600	Other Professional Services	525.00	EAGLE TREASURER CONFIGURATION
			25478219	100	800900	TECHNOLOGY FUND	443600	Other Professional Services	337.50	EAGLE TREASURER CONFIGURATION
								Total Payment	**1,612.50**	
104362	09/25/24	ULINE	182323427	200	31600	ENG - TRAFFIC SIGNS/STRIPING	438800	C.A.-Other Equipment	2,435.56	STORAGE CONTAINER RAMP
104363	09/25/24	VANDERBILT UNIVERSITY MEDICAL CENTER	VDCC4654088	100	18900	SOFTWARE MAINTENANCE	444550	Software/Hardware Subscription	117.70	REDCAP PROJECT FEES
104364	09/25/24	VETERAN ENHANCED INC	INV2024100264	100	18900	SOFTWARE MAINTENANCE	444500	Software/Hardware Supp./Maint.	11,200.00	SNOW SUPPORT AUG 2024

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104365	09/25/24	VISITING ANGELS	VAHMKR0824	100	861001	STATE SENIOR SERVICES GRANT	443600	OPS/OAA VA HOMEMAKER 2024	12,796.88	DRCOG SENIOR HOMEMAKER GRANT
			VAPC0824	100	861001	STATE SENIOR SERVICES GRANT	443600	OPS/OAA VA PERSONAL CARE 2024	19,314.75	DRCOG SENIOR PERSONAL CARE GRANT
								Total Payment	**32,111.63**	
104366	09/25/24	WEIS, KEITH	081224-091224	295	861300	RMHIDTA MGMT & COORDINATION	445300	Travel Expense	777.96	COUNTERDRUG MEETING, DENVER, CO
104367	09/25/24	WELLPATH LLC	INV0119236	100	21500	DETENTION	443100	Medical, Dental & Vet Services	324,096.50	AUG 2024 MONTHLY BASE
104368	09/25/24	WESTERN PAPER DISTRIBUTORS	4945437	100	21500	DETENTION	433400	Operating Supplies	330.24	DETENTION SUPPLIES
			4945437	100	21500	DETENTION	433900	Janitorial Supplies	4,571.72	JANITORIAL SUPPLIES
								Total Payment	**4,901.96**	
104369	09/25/24	WESTPHAL, STEPHANIE	080224-082824	210	44550	CHILD WELFARE ADDTL ALLOCATION	445300	Travel Expense	293.06	MILEAGE REIMBURSEMENT
104370	09/25/24	WESTSIDE TOWING INC	244793679	100	21116	REGULATORY TRAINING	446500	Other Training Services	500.00	CARS FOR TRAINING CLASS
			244793679	100	21116	REGULATORY TRAINING	444600	Vehicle Tow Services	900.00	TOWING SERVICES
								Total Payment	**1,400.00**	
104371	09/25/24	WYATT, GARRETT	072624-072724PERDIEM	100	21825	COOPERATORS INCIDENTS	445300	Travel Expense	64.00	FIRE ASSIGNMENT
			071824-072024PERDIEM	100	21825	COOPERATORS INCIDENTS	445300	Travel Expense	151.00	FIRE ASSIGNMENT
								Total Payment	**215.00**	
522194	09/24/24	18TH JUDICIAL DISTRICT VALE FUND	AUG2024	100	100	GENERAL FUND	214627	Due to 18th Judicial Dist-VALE	5,360.00	AUG 2024 VALE SURCHARGE
522195	09/24/24	AGRIBURBIA BUILD LLC	13	100	60100	NATURAL RESOURCES	444700	Other Repair & Maint. Service	5,400.00	2024 TUNNEL PLASTIC REPLACEMENT PROJECT
522196	09/24/24	ALLEGIANT MORTUARY TRANSPORT	AUGUST2024	100	23100	CORONER	443600	Other Professional Services	2,015.00	TRANSPORT SERVICES
522197	09/24/24	AMERICAN ASSOCIATION OF MOTOR VEHICLE ADMINISTRATORS	106841	100	12400	MOTOR VEHICLE	446300	Prof. Membership & Licenses	825.00	ASSOCIATE MEMBERSHIP DUES
522198	09/24/24	ANGELSENSE INC	25105	100	803077	Angel Sense Program	433930	Operating Equip. Accessories	149.00	GUARDIAN KIT
			25105	100	803077	Angel Sense Program	444550	Software/Hardware Subscription	408.94	ANNUAL SUBSCRIPTION
								Total Payment	**557.94**	
522199	09/24/24	APPLE INC	MB07517238	100	803072	STATE CRIMINAL ALIEN ASST	444500	Software/Hardware Supp./Maint.	2,980.00	APPLE CARE
			MB07517238	100	803072	STATE CRIMINAL ALIEN ASST	438350	C.A.-Communication Equipment	12,580.00	IPHONES
								Total Payment	**15,560.00**	
522200	09/24/24	APWA-AMERICAN PUBLIC WORKS ASSOCIATION	853563	100	30200	ENGINEERING	446300	Prof. Membership & Licenses	132.64	PROFESSIONAL MEMBERSHIP & LICENSES
522201	09/24/24	AQUERA INC	3028	100	800900	TECHNOLOGY FUND	444550	Software/Hardware Subscription	32,640.00	ADP WORKFORCE LICENSES
			3028	100	800900	TECHNOLOGY FUND	444500	Software/Hardware Supp./Maint.	6,753.00	ADP WORKFORCE SUPPORT
								Total Payment	**39,393.00**	
522202	09/24/24	AT&T MOBILITY	525303	100	23150	MAJOR CRIMES SECTION	443600	Other Professional Services	120.00	TOWER DUMP
			525456	100	23150	MAJOR CRIMES SECTION	443600	Other Professional Services	145.00	TOWER DUMP
			523955	100	23150	MAJOR CRIMES SECTION	443600	Other Professional Services	195.00	TOWER DUMP
			524042	100	23150	MAJOR CRIMES SECTION	443600	Other Professional Services	70.00	TOWER DUMP
								Total Payment	**530.00**	
522203	09/24/24	AUTOMATED LOGIC CONTRACTING SERVICES	531953	100	19180	UNIFIED METROPOLITAN FORENSIC	444400	Service Contracts	525.00	SERVICE CALL - CRIME LAB
522204	09/24/24	AXL LLC	SO3357	285	21205	ASSET FORFEIT - FED JUSTICE	433950	Communications Equip. Access.	6,210.04	RAC LINK KITS
522205	09/24/24	BELLEW, NICHOLAS	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	144.92	REGISTRATION REFUND
522206	09/24/24	CALIBRE PRESS INC	113060	100	21160	INTERNAL AFFAIRS	446100	Conference,Seminar, Train Fees	298.99	WOMEN IN COMMAND CONFERENCE REGISTRATION

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522207	09/24/24	CARRIER WEST	50101347	100	19125	FACILITIES MANAGEMENT	438800	C.A.-Other Equipment	1,494.74	MOTORS
			50102636	100	19125	FACILITIES MANAGEMENT	436600	Other Repair & Maint. Supplies	266.06	REPAIR MOTOR
								Total Payment	**1,760.80**	
522208	09/24/24	CASEY, HEATHER	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	12.51	REGISTRATION REFUND
522209	09/24/24	CASTLE ROCK CHEVROLET BUICK GMC	247886/083124	100	19910	FLEET MAINTENANCE	436200	Equip. & Motor Vehicle Parts	17,872.42	FLEET PARTS
			247886/083124	100	19910	FLEET MAINTENANCE	433400	Operating Supplies	115.46	OPERATING SUPPLIES
								Total Payment	**17,987.88**	
522210	09/24/24	CASTLE ROCK CHRYSLER DODGE JEEP	247886/083124	100	19910	FLEET MAINTENANCE	436200	Equip. & Motor Vehicle Parts	1,334.51	FLEET PARTS
522211	09/24/24	CASTLE ROCK COMPOSTING	111	100	32100	WASTE TRANSFER SITES	443600	Other Professional Services	9,354.00	GREEN YARD WASTE PROGRAM
522212	09/24/24	CASTLE ROCK FORD	247886/083124	100	19910	FLEET MAINTENANCE	436200	Equip. & Motor Vehicle Parts	11,743.99	FLEET PARTS
522213	09/24/24	CHRISTENSEN CPA , NEAL	100924-102324	100	44100	ADMINISTRATION BLOCK GRANT	446100	Conference,Seminar, Train Fees	240.00	BOOKKEEPER TRAINING
522214	09/24/24	COLORADO BARRICADE COMPANY	65162990001	200	31600	ENG - TRAFFIC SIGNS/STRIPING	436500	Sign Parts & Supplies	1,525.91	TYPE II BARRICADES
522215	09/24/24	COLORADO DEPARTMENT OF AGRICULTURE	6053	220	22100	PATROL-LEA	444700	Other Repair & Maint. Service	328.00	CALIBRATION SERVICES
522216	09/24/24	COLORADO JUDICIAL DEPARTMENT	AUG2024	100	100	GENERAL FUND	214416	Due to State - Fam Frndly Crt	532.00	AUG 2024 FAMILY FRIENDLY
522217	09/24/24	COLORADO MASTICATION LLC	GOLDEN	296	861572	AMERICAN RESCUE PLAN ACT	447500	PURCH SVCS/FMWRM Wildfire	2,499.50	ARPA WILDFIRE PROGRAM
			MILLS	296	861572	AMERICAN RESCUE PLAN ACT	447500	PURCH SVCS/FMWRM Wildfire	4,999.00	ARPA WILDFIRE PROGRAM
								Total Payment	**7,498.50**	
522218	09/24/24	CONROY, MICHAEL	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	260.54	REGISTRATION REFUND
522219	09/24/24	COVA TREE	16632	296	861572	AMERICAN RESCUE PLAN ACT	447500	PURCH SVCS/FMWRM Wildfire	2,487.50	ARPA WILDFIRE PROGRAM
522220	09/24/24	CYMAX MEDIA LLC	9950040555	217	861627	EARLY CHILDHOOD COUNCIL CRRSA	447500	Other Purchased Services	235.00	EARLY CHILDHOOD COUNCIL CONTRACTOR
522221	09/24/24	DOUGLAS COUNTY DEMOCRATS	DC001759	100	100	GENERAL FUND	221610	Sec. Deposit Refund-Fairground	200.00	SECURITY DEPOSIT REFUND
522222	09/24/24	E&G TERMINAL INC	120711/083124	100	19910	FLEET MAINTENANCE	433400	Operating Supplies	5,484.32	FLEET OPERATING SUPPLIES
			120711/083124	100	19910	FLEET MAINTENANCE	436200	Equip. & Motor Vehicle Parts	1,343.27	FLEET PARTS
								Total Payment	**6,827.59**	
522223	09/24/24	FURLER, CHRIS & AMBER	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	69.94	REGISTRATION REFUND
522224	09/24/24	GLOCK PROFESSIONALS INC	TRP100202629	100	21116	REGULATORY TRAINING	446100	Conference,Seminar, Train Fees	250.00	ARMORING CLASS
522225	09/24/24	HAMMOND, CLINT & CHEROKEE	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	222.98	REGISTRATION REFUND
522226	09/24/24	HARTFORD TECHNOLOGY RENTAL COMPANY	186526	100	12500	ELECTIONS AND REGISTRATION	451200	Vehicle & Equip Rent/Lease	29,375.00	ELECTIONS RENTAL EQUIPMENT
			186340	100	18100	IT ADMINISTRATION	451200	Vehicle & Equip Rent/Lease	2,280.00	ELECTIONS RENTAL EQUIPMENT
								Total Payment	**31,655.00**	
522227	09/24/24	HOFF'S LANDSCAPE CONTRACTORS	143880	200	800506	STORMWATER PRIORITY PROJECTS	473100	Roads, St., Drainage-Eng.	4,600.00	TREE REPLACEMENT
522228	09/24/24	HONEY BUCKET	071924-081524	245	47100	RUETER-HESS REC OPS & MAINT	450240	Waste Disposal Services	3,395.00	RESTROOM SERVICE
522229	09/24/24	HYDE, JOHN & TERESA	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	11.00	REGISTRATION REFUND
522230	09/24/24	IMAGEFIRST	264553123	100	23100	CORONER	443600	Other Professional Services	52.07	LAUNDRY SERVICE
522231	09/24/24	JEFFERSON COUNTY SHERIFF'S CIVIL UNIT	4202	210	44500	CHILD WELFARE	447500	Other Purchased Services	18.60	PROCESS SERVICES

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522232	09/24/24	JOHNSON CONTROLS INC	DC001715	100	100	GENERAL FUND	221610	Sec. Deposit Refund-Fairground	200.00	SECURITY DEPOSIT REFUND
522233	09/24/24	KIEWIT INFRASTRUCTURE COMPANY	9100830511	200	31400	MAINTENANCE OF CONDITION	448300	Asphalt & Asphalt Filler	1,441.30	ASPHALT FOR PATCHING
522234	09/24/24	KLIEWER, JUSTIN CARROLL	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	257.94	REGISTRATION REFUND
522235	09/24/24	KULA, DEBORAH E	093024-100324PERDIEM	200	31630	ENGINEERING SPECIAL PROJECTS	445300	Travel Expense	181.70	COLORADO ASSOCIATION OF STORMWATER AND FLOODPLAIN MANAGERS CONFERENCE, BEAVER CREEK, CO
522236	09/24/24	LEPLER, ALEXANDER & TATYANA	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	882.64	REGISTRATION REFUND
522237	09/24/24	LOVE, KENNETH	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	1,072.43	REGISTRATION REFUND
522238	09/24/24	MACALUSO, CHRIS	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	39.69	REGISTRATION REFUND
522239	09/24/24	MARTIN GARAGE DOORS OF COLORADO	55065	250	861602	HUNTSVILLE IRON HORSE	444700	Other Repair & Maint. Service	420.98	GARAGE OPENER AT IRON HORSE
522240	09/24/24	NELSON, DEBRA	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	851.55	REGISTRATION REFUND
522241	09/24/24	O'REILLY, CINDY	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	571.05	REGISTRATION REFUND
522242	09/24/24	ORACLE AMERICA INC	101180698	100	18900	SOFTWARE MAINTENANCE	444500	Software/Hardware Supp./Maint.	31,169.75	JDE SUPPORT
522243	09/24/24	POWERS, JOHN	091624	100	24100	BUILDING DEVELOPMENT SERVICES	322500	Building Permits	169.80	PARTIAL PERMIT REFUND
522244	09/24/24	ROCK PARTS COMPANY, THE	2337/083124	100	19910	FLEET MAINTENANCE	433400	Operating Supplies	491.30	FLEET OPERATING SUPPLIES
			2337/083124	100	19910	FLEET MAINTENANCE	436200	Equip. & Motor Vehicle Parts	763.88	FLEET PARTS
			2335/083124	100	19910	FLEET MAINTENANCE	436200	Equip. & Motor Vehicle Parts	3,926.65	FLEET PARTS
			2337/083124	100	19910	FLEET MAINTENANCE	436400	Consumable Tools	447.69	TOOLS
			2335/083124	100	19910	FLEET MAINTENANCE	433400	Operating Supplies	3,062.67	FLEET OPERATING SUPPLIES
								Total Payment	**8,692.19**	
522245	09/24/24	ROTH, JEFF	090324	100	60100	NATURAL RESOURCES	433220	Food & Beverage Supplies	14.80	VOLUNTEER SUPPLIES AT ORCHARD
			082924	100	60100	NATURAL RESOURCES	433400	Operating Supplies	10.58	TOMATO HOOP FOR ORCHARD
								Total Payment	**25.38**	
522246	09/24/24	SAVIO HOUSE	45535SAP	210	44500	CHILD WELFARE	334600	Other State Grants	19,783.00	AUG 2024 MULTI COUNTY ASSESSMENT
522247	09/24/24	SCHLIEP, MARVIN OR RAELENE	MV REFUND/091024	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	140.79	REGISTRATION REFUND
522248	09/24/24	SCHOMP HONDA	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	1,936.50	REGISTRATION REFUND
522249	09/24/24	STATE OF COLORADO	32639	100	12400	MOTOR VEHICLE	439200	Postage & Delivery Svc.	15,057.55	JUL 2024 POSTAGE
			33861	100	12400	MOTOR VEHICLE	439200	Postage & Delivery Svc.	12,281.69	AUG 2024 POSTAGE
			33861	100	12400	MOTOR VEHICLE	444400	Service Contracts	3,937.86	AUG 2024 SERVICE CONTRACT
			32639	100	12400	MOTOR VEHICLE	444400	Service Contracts	4,936.02	JUL 2024 SERVICE CONTRACT
								Total Payment	**36,213.12**	
522250	09/24/24	STEADMAN GROUP LLC	DOUGLAS12220	770	73000	OPIOID SETTLEMENT FUND ADMIN	443600	Other Professional Services	4,650.00	OPIOID COUNCIL
			DOUGLAS12219	100	73000	OPIOID SETTLEMENT FUND ADMIN	443600	Other Professional Services	4,900.00	OPIOID COUNCIL
								Total Payment	**9,550.00**	
522251	09/24/24	STERICYCLE INC	8008177260	217	861451	WIC - WOMEN, INFANT, CHILDREN	443600	Other Professional Services	89.33	OSHA COMPLIANCE SUBSCRIPTION
			8007870598	217	861451	WIC - WOMEN, INFANT, CHILDREN	443600	Other Professional Services	89.33	OSHA COMPLIANCE SUBSCRIPTION
								Total Payment	**178.66**	
522252	09/24/24	T-MOBILE USA INC	9577802918	100	23150	MAJOR CRIMES SECTION	443600	Other Professional Services	300.00	TOWER DUMP
			9577234263	100	23150	MAJOR CRIMES SECTION	443600	Other Professional Services	150.00	TOWER DUMP
			9578012176	100	23150	MAJOR CRIMES SECTION	443600	Other Professional Services	350.00	TOWER DUMP
								Total Payment	**800.00**	

Payment Number	Payment Date	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
522253	09/24/24	TANGIRALA, KRISHNA PRASAD	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	150.99	REGISTRATION REFUND
522254	09/24/24	UNIFIRST CORPORATION	2260113370	100	19910	FLEET MAINTENANCE	433500	Clothing & Uniforms	53.85	UNIFORM SERVICE
			2260113316	100	19910	FLEET MAINTENANCE	433500	Clothing & Uniforms	151.88	UNIFORM SERVICE
								Total Payment	**205.73**	
522255	09/24/24	VERIZON WIRELESS - VSAT	9022367781	100	23150	MAJOR CRIMES SECTION	443600	Other Professional Services	75.00	PRESERVATION REQUEST
522256	09/24/24	WILLSON, TONY	MV REFUND/090924	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	782.48	REGISTRATION REFUND
522257	09/24/24	ZEWOLDI, DESTA	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	2,933.58	REGISTRATION REFUND
522258	09/24/24	BROWN, ROBIN	072224-072324PERDIEM	100	21600	RECORDS	445300	Travel Expense	47.20	COLORADO OPEN RECORDS ACT TRAINING, DIVIDE, CO
522259	09/24/24	BURNEY, MASEY LAYNE	070824-082724	210	44500	CHILD WELFARE	445300	Travel Expense	9.25	JUL 2024 MILEAGE REIMBURSEMENT
			070824-082724	210	44500	CHILD WELFARE	445300	Travel Expense	126.22	AUG 2024 MILEAGE REIMBURSEMENT
								Total Payment	**135.47**	
522260	09/24/24	DAWSON, MICHAEL S	071324-071924	100	18100	IT ADMINISTRATION	445300	Travel Expense	59.03	MILEAGE REIMBURSEMENT
522261	09/24/24	HUMBLES, ZACHARY	093024-100324PERDIEM	200	31630	ENGINEERING SPECIAL PROJECTS	445300	Travel Expense	181.70	COLORADO ASSOCIATION OF STORMWATER AND FLOODPLAIN MANAGERS CONFERENCE, BEAVER CREEK, CO
522262	09/24/24	KINGMAN, EVA	092224-092524PERDIEM	210	44500	CHILD WELFARE	445300	Travel Expense	221.20	COLORADO GOVERNMENT HUMAN SERVICES FINANCIAL OFFICERS ASSOCIATION CONFERENCE, BRECKENRIDGE, CO
522263	09/24/24	TAILER, SHELLEY M	090924	210	44100	ADMINISTRATION BLOCK GRANT	445300	Travel Expense	900.00	AMERICAN PUBLIC HUMAN SERVICES ASSOCIATION CONFERENCE REGISTRATION
522264	09/24/24	VALDEZ, CONNIE ANN	260704100003	230	800129	I-25 FRONTAGE RD(TOMAH-DAWSON)	471400	Right-of-Way-Temporary	10,000.00	I 25 FRONTAGE RD TEMPORARY CONSTRUCTION EASEMENT
522265	09/24/24	EKWEREMUBA, CHINASA & JAMES ABANG OGBAN	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	842.83	REGISTRATION REFUND
522266	09/24/24	AT&T MOBILITY	517277	100	23150	MAJOR CRIMES SECTION	443600	Other Professional Services	145.00	TOWER DUMP
522267	09/24/24	CENTURY LINK	333812324/090124	100	18100	IT ADMINISTRATION	442400	Telephone/Communications	19,308.03	SEP 2024 MILLER CIRCUITS
522268	09/24/24	DENVER DEPARTMENT OF HUMAN SERVICES	1BCQ2G6/081424	210	44250	FOOD ASSISTANCE PROGRAM	382250	Human Services Refunds	20.00	CROSS COUNTY CLAIM
522269	09/24/24	PARKER WATER & SANITATION DISTRICT	99016801/090924	200	31400	MAINTENANCE OF CONDITION	448600	Bulk Water	211.30	BULK WATER ROAD MAINTENANCE
			99016701/090924	200	31400	MAINTENANCE OF CONDITION	448600	Bulk Water	26.85	BULK WATER ROAD MAINTENANCE
								Total Payment	**238.15**	
522270	09/24/24	ROXBOROUGH WATER & SANITATION DISTRICT	7129571/083124	200	31400	MAINTENANCE OF CONDITION	448600	Bulk Water	93.00	BULK WATER ROAD MAINTENANCE
								Grand Total:	**2,765,619.94**	

HANDWRITES

Payment Number	Payment Date	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
104233	09/12/24	COLORADO DEPARTMENT OF REVENUE	AUG2024/DL	100	100	GENERAL FUND	214518	Due to State -Drivers License	25,742.74	DRIVERS LICENSE - AUG 2024
104234	09/12/24	COLORADO DEPARTMENT OF REVENUE	AUG2024	100	100	GENERAL FUND	214414	Due to State - MV	4,224,996.46	DUE TO STATE-MV-AUG 2024
104235	09/17/24	ALLIANT INSURANCE SERVICES INC	2808802	630	19450	LIABILITY AND PROPERTY INS.	449500	Property Insurance	96,368.09	HAIL PARAMETRIC INSURANCE
			2808812	630	19450	LIABILITY AND PROPERTY INS.	449700	Review Fees/Bonds	10,500.00	HAIL PARAMETRIC INSURANCE
								Total Payment	**106,868.09**	
104236	09/17/24	CITY OF CASTLE PINES	SHAREBACKJULAUG2024	230	82305	ROAD S/U TAX SHAREBACK-MUNIS	468650	Intergovernmental-Castle Pines	(2,194.42)	JUL 2024 DEDUCT OUT OF TOWN SALES TAX
			SHAREBACKJULAUG2024	230	82305	ROAD S/U TAX SHAREBACK-MUNIS	468650	Intergovernmental-Castle Pines	16,283.54	AUG 2024 ROAD AUTO USE TAX SHAREBACK
			SHAREBACKJULAUG2024	230	82305	ROAD S/U TAX SHAREBACK-MUNIS	468650	Intergovernmental-Castle Pines	15,045.49	JUL 2024 ROAD SALES TAX SHAREBACK
								Total Payment	**29,134.61**	
104237	09/17/24	TOWN OF LARKSPUR	SHAREBACKJULAUG2024	230	82305	ROAD S/U TAX SHAREBACK-MUNIS	468300	Intergovernmental-Larkspur	22,020.78	JUL 2024 ROAD SALES TAX SHAREBACK
			SHAREBACKJULAUG2024	230	82305	ROAD S/U TAX SHAREBACK-MUNIS	468300	Intergovernmental-Larkspur	67.50	AUG 2024 ROAD AUTO USE TAX SHAREBACK
								Total Payment	**22,088.28**	
104239	09/30/24	SEDAM, PENNY	090124-093024	295	861300	RMHIDTA MGMT & COORDINATION	443600	Other Professional Services	13,259.42	SEP 2024 COMPENSATION
104240	09/30/24	WEIS, KEITH	SEPT2024	295	861300	RMHIDTA MGMT & COORDINATION	445100	Employee Auto Allowance	750.00	SEP 2024 AUTO
			090124-093024	295	861300	RMHIDTA MGMT & COORDINATION	443600	Other Professional Services	16,850.75	SEP 2024 COMPENSATION
								Total Payment	**17,600.75**	
104241	10/01/24	DEPAUL INVERNESS LLC	OCT2024/ADMIN	295	861300	RMHIDTA MGMT & COORDINATION	454225	Lease Principal	2,576.47	OCT 2024 ADMIN LEASE
			OCT2024/INTEL	295	861305	RMHIDTA INTELLIGENCE	451100	Building/Land Lease/Rent	5,797.04	OCT 2024 INTEL LEASE
			OCT2024/TRAINING	295	861350	RMHIDTA TRAINING	451100	Building/Land Lease/Rent	4,508.82	OCT 2024 TRAINING LEASE
								Total Payment	**12,882.33**	
522158	09/16/24	ARAGON, DEA	042723	630	19450	LIABILITY AND PROPERTY INS.	458150	Insurance Claims-Liability	2,102.25	INSURANCE CLAIM
522159	09/16/24	BLACK HILLS ENERGY	2054737143/091124	100	55200	FAIRGROUND OPERATIONS	450220	Gas	1,318.94	500 FAIRGROUNDS RD
522160	09/16/24	XCEL ENERGY	5300112347404/090524	100	19100	FACILITIES ADMINISTRATION	450220	Gas	115.18	9040 TAMMY LN - UNIT A
522161	09/16/24	XCEL ENERGY	5300112347540/090524	100	19100	FACILITIES ADMINISTRATION	450220	Gas	52.39	9040 TAMMY LN - UNIT B
522162	09/16/24	XCEL ENERGY	5300112347562/090524	100	19100	FACILITIES ADMINISTRATION	450220	Gas	52.39	9040 TAMMY LN - SAND & SALT
522163	09/16/24	XCEL ENERGY	5300112347584/090524	100	19100	FACILITIES ADMINISTRATION	450220	Gas	71.66	9040 TAMMY LN - UNIT E
522164	09/16/24	XCEL ENERGY	5300111764383/090524	100	19100	FACILITIES ADMINISTRATION	450220	Gas	159.66	9040 TAMMY LN - UNIT D
522165	09/16/24	XCEL ENERGY	5300148589423/090324	100	19100	FACILITIES ADMINISTRATION	450210	Electric	28.99	9228 PARK MEADOWS DR - ELECTRIC
522165	09/16/24	XCEL ENERGY	5300148589423/090324	100	19100	FACILITIES ADMINISTRATION	450220	Gas	80.80	9228 PARK MEADOWS DR - GAS
								Total Payment	**109.79**	
522166	09/16/24	XCEL ENERGY	5300119541631/090524	100	19100	FACILITIES ADMINISTRATION	450220	Gas	55.24	9040 TAMMY LN - UNIT D
522167	09/16/24	XEROX FINANCIAL SERVICES	6226329	100	12500	ELECTIONS AND REGISTRATION	444300	Equipment Rental	692.37	ENVELOPE INSERT MACHINE LEASE
522168	09/16/24	CLARK, SHANE	092524-092724SCPERDIEM	200	31400	MAINTENANCE OF CONDITION	445300	Travel Expense	172.50	WESTERN SNOW & ICE CONFERENCE, LOVELAND, CO
522169	09/16/24	DIBLASI, MICHAEL	092524-092724MDPERDIEM	200	31400	MAINTENANCE OF CONDITION	445300	Travel Expense	172.50	WESTERN SNOW & ICE CONFERENCE, LOVELAND, CO
522170	09/16/24	GARCIA, ALEXANDER	092524-092724AGPERDIEM	200	31400	MAINTENANCE OF CONDITION	445300	Travel Expense	172.50	WESTERN SNOW & ICE CONFERENCE, LOVELAND, CO
522171	09/16/24	GARCIA, CAMERON	092524-092724CGPERDIEM	200	31400	MAINTENANCE OF CONDITION	445300	Travel Expense	172.50	WESTERN SNOW & ICE CONFERENCE, LOVELAND, CO
522172	09/16/24	KEELING, JOHN WALTER	092524-092724WKPERDIEM	200	31400	MAINTENANCE OF CONDITION	445300	Travel Expense	172.50	WESTERN SNOW & ICE CONFERENCE, LOVELAND, CO

Payment Number	Payment Date	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
522173	09/16/24	MALDONADO, MICHAEL	092524-092724MMPERDIEM	200	31400	MAINTENANCE OF CONDITION	445300	Travel Expense	172.50	WESTERN SNOW & ICE CONFERENCE, LOVELAND, CO
522174	09/16/24	MANNING, CORY	092524-092724CMPERDIEM	200	31400	MAINTENANCE OF CONDITION	445300	Travel Expense	172.50	WESTERN SNOW & ICE CONFERENCE, LOVELAND, CO
522175	09/16/24	MARTINEZ, ANGEL ESTRADA	092524-092724AMPERDIEM	200	31400	MAINTENANCE OF CONDITION	445300	Travel Expense	172.50	WESTERN SNOW & ICE CONFERENCE, LOVELAND, CO
522176	09/16/24	ROYSTON, KATHRYN	092524-092724KRPERDIEM	200	31400	MAINTENANCE OF CONDITION	445300	Travel Expense	172.50	WESTERN SNOW & ICE CONFERENCE, LOVELAND, CO
522177	09/16/24	SAVING, DAVID	092524-092724DSPERDIEM	200	31400	MAINTENANCE OF CONDITION	445300	Travel Expense	172.50	WESTERN SNOW & ICE CONFERENCE, LOVELAND, CO
522178	09/16/24	BLACK HILLS ENERGY	4504228038/091124	100	55200	FAIRGROUND OPERATIONS	450220	Gas	28.54	301 S LEWIS ST
522179	09/16/24	BLACK HILLS ENERGY	8021071449/091124	100	55200	FAIRGROUND OPERATIONS	450220	Gas	25.38	500 FAIRGROUNDS RD
522180	09/16/24	BLACK HILLS ENERGY	2915708002/091124	100	55200	FAIRGROUND OPERATIONS	450220	Gas	176.90	301 S LEWIS ST
522181	09/16/24	BLACK HILLS ENERGY	2468115937/091124	100	19100	FACILITIES ADMINISTRATION	450220	Gas	30.12	410 FAIRGROUNDS RD
522182	09/16/24	BLACK HILLS ENERGY	7843906157/082624	100	19100	FACILITIES ADMINISTRATION	450220	Gas	287.13	301 WILCOX ST
522183	09/16/24	BLACK HILLS ENERGY	3257275256/091124	100	55200	FAIRGROUND OPERATIONS	450220	Gas	139.83	1 FAIRGROUNDS RD
522184	09/16/24	BLACK HILLS ENERGY	0459202297/091224	100	55200	FAIRGROUND OPERATIONS	450220	Gas	578.98	500 FAIRGROUNDS RD
522185	09/16/24	BLACK HILLS ENERGY	7014265168/082624	100	19100	FACILITIES ADMINISTRATION	450220	Gas	2,822.48	4400 CASTLETON CT
522186	09/16/24	XCEL ENERGY	5320791280/082624	200	31650	ENG-ITS/TRAFFIC SIGNAL OPS	450250	Traffic Signal Utilities	995.07	9717 FAIRVIEW PKWY - TRAFFIC LIGHTS
522187	09/16/24	XCEL ENERGY	5319329652/090324	200	31650	ENG-ITS/TRAFFIC SIGNAL OPS	450250	Traffic Signal Utilities	2,102.01	AUG 2024 SIGNALS
522188	09/16/24	XCEL ENERGY	5319329594/090324	200	31650	ENG-ITS/TRAFFIC SIGNAL OPS	450250	Traffic Signal Utilities	1,271.65	AUG 2024 STREET LIGHTS
								Grand Total:	**4,467,485.64**	

MEETING DATE: September 24, 2024

STAFF PERSON RESPONSIBLE: Ashley Chamberlain, Paralegal

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

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

RECOMMENDED ACTION: Approve Resolution.

REVIEW:

Jeff Garcia	Approve	9/17/2024
Andrew Copland	Approve	9/18/2024
Doug DeBord	Approve	9/19/2024

ATTACHMENTS:

Abatement Settlement Approval Attachment - September 2024.pdf
Abatement Settlement Approval Resolution - September 2024.pdf

DOUGLAS COUNTY
COLORADO

August 26, 2024

Kim Lust
kim.lust@ryan.com
Ryan LLC
1999 Broadway, Suite 4100
Denver, CO 80202

Reference Log Number(s): 202400202
Account Number: R0479563
Owner: Concord Center Partners LLC
Address of Property: 8530 Concord Center Dr.

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

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

Dear Ms. Lust:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number(s) 202400202 and is recommending adjustment of the petition for tax year 2023. The enclosed Transmittal Sheet provides details of the Assessor's decision and recommended adjusted values for each Log Number. Please note that the tax dollar references are an estimate only, the actual tax dollar amounts will be determined by the Douglas County Treasurer. Please review the following options below and indicate your choice by initialing on the appropriate line.

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

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

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

_____ I wish to have a hearing of my petition before a referee appointed by the County Board of Commissioners. The hearing will be held on **September 17, 2024** at **10:30 a.m.**

Dated this 4th day of September, 2024.

Transmittal Sheet for Abatement #: 202400202

Abatement #	202400202	**Staff Appraiser**	RRM
Tax Year	2023	**Review Appraiser**	EGW
Date Received	4/18/2024	**Recommendation**	Adjust
Petitioner	CONCORD CENTER PARTNERS LLC	**Reason**	After further review, the Income Approach to value supports an adjustment.
Agent	RYAN LLC		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	$8,302,100	**Assessor Final Review Value**	$8,684,800

Income and expense data provided by the petitioner's agent was given consideration, and it was determined that a partial adjustment to value is warranted, based on the income approach to value.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0479563	3112	3125	$695,719	$0	$695,719	27.900%	$194,110	9.0396%	$17,546.77
	3212	3125	$9,074,681	$0	$9,074,681	27.900%	$2,531,840	9.0396%	$228,868.21
	Account Total:		**$9,770,400**	**$0**	**$9,770,400**		**$2,725,950**		**$246,414.98**

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0479563	3112	3125	$695,719	$0	$695,719	27.900%	$194,110	9.0396%	$17,546.77
	3212	3125	$7,989,081	$0	$7,989,081	27.900%	$2,228,950	9.0396%	$201,488.16
	Account Total:		**$8,684,800**	**$0**	**$8,684,800**		**$2,423,060**		**$219,034.93**

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
R0479563	$9,770,400	$2,725,950	$246,414.98	$8,684,800	$2,423,060	$219,034.93	$27,380.05
Totals	**$9,770,400**	**$2,725,950**	**$246,414.98**	**$8,684,800**	**$2,423,060**	**$219,034.93**	**$27,380.05**

DOUGLAS COUNTY
COLORADO

August 26, 2024

Brad Matheidas
brad.matheidas@slatepts.com
Slate Property Tax Solutions
546 Silicon Dr., Suite 100
Southlake, TX 76092

Reference Log Number(s): 202400228
Account Number: R0496216
Owner: CR Briscoe Investors, LLC
Address of Property: 2356 Meadows Blvd.

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

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

Dear Mr. Matheidas:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number(s) 202400228 and is recommending adjustment of the petition for tax year 2023. The enclosed Transmittal Sheet provides details of the Assessor's decision and recommended adjusted values for each Log Number. Please note that the tax dollar references are an estimate only, the actual tax dollar amounts will be determined by the Douglas County Treasurer. Please review the following options below and indicate your choice by initialing on the appropriate line.

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

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

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

_____ I wish to have a hearing of my petition before a referee appointed by the County Board of Commissioners. The hearing will be held on **September 17, 2024** at **10:00 a.m.**

Dated this 26 day of August, 2024.

Transmittal Sheet for Abatement #: 202400228

Abatement #	202400228	**Staff Appraiser**	EGW
Tax Year	2023	**Review Appraiser**	SJH
Date Received	4/30/2024	**Recommendation**	Adjust
Petitioner	CR BRISCOE INVESTORS LLC	**Reason**	After further review, the Income Approach to value supports an adjustment.
Agent	SLATE PROPERTY TAX SOLUTIONS		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	$8,000,000	**Assessor Final Review Value**	$11,500,000

After a review of the study period income data provided and giving consideration to the operating performance of the property, the Assessor's Office has determined that an adjustment to the value of the subject property is necessary. Based on the analysis of the operating data that was provided and market income data, the Assessor's office recommends an adjustment to the actual value to $11,500,000 for the 2023 tax year.

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Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0496216	2220	1740	$15,892,399	($30,000)	$15,862,399	27.900%	$4,425,610	10.5245%	$465,773.32
	Account Total:		**$15,892,399**	**($30,000)**	**$15,862,399**		**$4,425,610**		**$465,773.32**

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0496216	2220	1740	$11,500,000	($30,000)	$11,470,000	27.900%	$3,200,130	10.5245%	$336,797.68
	Account Total:		**$11,500,000**	**($30,000)**	**$11,470,000**		**$3,200,130**		**$336,797.68**

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
R0496216	$15,892,399	$4,425,610	$465,773.32	$11,500,000	$3,200,130	$336,797.68	$128,975.64
Totals	**$15,892,399**	**$4,425,610**	**$465,773.32**	**$11,500,000**	**$3,200,130**	**$336,797.68**	**$128,975.64**

*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0496216	SB22-238 Commercial 30k Exemption	($30,000)

DOUGLAS COUNTY
COLORADO

August 26, 2024

Susan Harris
susie@aaforms.com
1463 Clarkes Circle
Castle Rock, CO 80109

Reference Log Number(s): 202401426
Account Number: R0055837
Owner: Paul and Susan Harris
Address of Property: 1463 Clarkes Circle

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

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

Dear Ms. Harris:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number(s) 202401426 and is recommending adjustment of the petition for tax year 2023. The enclosed Transmittal Sheet provides details of the Assessor's decision and recommended adjusted values for each Log Number. Please note that the tax dollar references are an estimate only, the actual tax dollar amounts will be determined by the Douglas County Treasurer. Please review the following options below and indicate your choice by initialing on the appropriate line.

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

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

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

_____ I wish to have a hearing of my petition before a referee appointed by the County Board of Commissioners. The hearing will be held on **September 17, 2024** at **10:00 a.m.**

Dated this Aug day of 29, 2024.

Susan R. Harris

Transmittal Sheet for Abatement #: 202401426

Abatement #	202401426	**Staff Appraiser**	WWW
Tax Year	2023	**Review Appraiser**	BAF
Date Received	6/7/2024	**Recommendation**	Adjust
Petitioner	PAUL W HARRIS & SUSAN R HARRIS	**Reason**	A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.
Agent			
Petitioner's Request	Value Too High		
Petitioner's Requested Value	$1,500,000	**Assessor Final Review Value**	$1,535,000

The subject is a ranch 1 story, good quality home, located in Twin Oaks subdivision of Castle Rock. Petitioner is appealing the 2023 valuation of the property and is requesting an adjustment to $1,500,000. The Assessor is required to use valid, arms-length transactions, which occurred during the study period, to determine value for 2023, using an appraisal date of June 30, 2022. Per Colorado Revised Statutes, post appraisal date sales and current market conditions cannot be considered. Market analysis indicates a reduction to the 2023 value.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0055837	1112	0151	$590,933	$0	$590,933	6.700%	$39,590	8.5125%	$3,370.10
	1212	0151	$1,239,415	($55,000)	$1,184,415	6.700%	$79,360	8.5125%	$6,755.52
	1279	0151	$12,321	$0	$12,321	6.700%	$830	8.5125%	$70.65
	Account Total:		**$1,842,669**	**($55,000)**	**$1,787,669**		**$119,780**		**$10,196.27**

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0055837	1112	0151	$590,933	$0	$590,933	6.700%	$39,590	8.5125%	$3,370.10
	1212	0151	$931,746	($55,000)	$876,746	6.700%	$58,740	8.5125%	$5,000.24
	1279	0151	$12,321	$0	$12,321	6.700%	$830	8.5125%	$70.65
	Account Total:		**$1,535,000**	**($55,000)**	**$1,480,000**		**$99,160**		**$8,440.99**

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
R0055837	$1,842,669	$119,780	$10,196.27	$1,535,000	$99,160	$8,440.99	$1,755.28
Totals	**$1,842,669**	**$119,780**	**$10,196.27**	**$1,535,000**	**$99,160**	**$8,440.99**	**$1,755.28**

*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0055837	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
R0055837	$10,196.27	$8,440.99	$1,755.28	$440.67	$364.81	($75.86)	$1,679.42
Totals	**$10,196.27**	**$8,440.99**	**$1,755.28**	**$440.67**	**$364.81**	**($75.86)**	**$1,679.42**

RESOLUTION NO. R-024-_____

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

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

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

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

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

Abatement No.	**Petitioner**
202400202	Concord Center Partners LLC
202400228	CR Briscoe Investors LLC
202401426	Susan Harris

and

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

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

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

PASSED AND ADOPTED this 24th day of September, 2024, in Castle Rock, Douglas County, Colorado.

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

BY:_____
GEORGE TEAL, Chair

ATTEST:

_____
HAYLEY HALL, Deputy Clerk

MEETING DATE: September 24, 2024

STAFF PERSON RESPONSIBLE: Ashley Chamberlain, Paralegal

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

SUMMARY: On September 17, 2024, 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	9/17/2024
Andrew Copland	Approve	9/18/2024
Doug DeBord	Approve	9/19/2024

ATTACHMENTS:

Abatement Approval Resolution - September 2024.pdf
Abatement Approval Resolution Attachment

RESOLUTION NO. R-024-_____

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 September 17, 2024; 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)**
202400180	Simpson Family Trust
202400219	MBFB LLC
202401600	JSR Castle Rock LLC
202401601	JSR Castle Rock LLC

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

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

PASSED AND ADOPTED this 24th day of September 2024 in Castle Rock, Douglas County, Colorado.

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

BY:_____
GEORGE TEAL, Chair

ATTEST:

_____
HAYLEY HALL, Deputy Clerk

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: MBFB LLC

Agent: Stevens and Associates

Parcel No.: R0477203

Abatement Number: 202400219

Assessor's Original Value: $9,809,040

Hearing Date: September 17, 2024

Hearing Time: 9:00 a.m.

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

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

3. Assessor's Recommended Value: $8,696,105

   Petitioner's Requested Value: $6,410,000

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner's agent provided five lease comps ranging in size from 952 sf to 2,800 sf and rental rates from $23.00/sf to $26.00/sf. He chose a $21.00/sf rental rate for the office space and a $23.00/sf rental rate for the retail space, applied a 5% vacancy rate and 10% expense rate, then capitalized the retail space at 6.5% and the office space at 8.00%. The requested value for the retail space was $2,221,237 and the requested value for the office space was $4,194,961 for a total requested value that was rounded down to $6,410,000.

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

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

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

Classification: Medical Office and Retail

Total Actual Value: $8,696,105 (Assessor recommended value)

Reasons are as follows: After reviewing the sales and income information provided by the petitioner's agent, the assessor used a blended NNN rental rate of $25.69, applied 5% vacancy, 5% expenses and a 6.50% cap rate to arrive at the recommended value of $9,290,000 less tie back parcel value (not appealed) $593,395 or $8,696,105. The assessor's recommended value is supported.

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 *9-17-2024*
Name Date

Abatement Log No. 202400219

Transmittal Sheet for Abatement #: 202400219

Abatement #	202400219	**Staff Appraiser**	EGW
Tax Year	2023	**Review Appraiser**	RRM
Date Received	4/16/2024	**Recommendation**	Adjust
Petitioner	MBFB LLC	**Reason**	After further review, the Income Approach to value supports an adjustment.
Agent	STEVENS & ASSOCIATES/INC.		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	$6,410,000	**Assessor Final Review Value**	$8,696,105

After a review of the study period income data provided and giving consideration to the operating performance of the property, the Assessor's Office has determined that an adjustment to the value of the subject property is necessary. Based on the analysis of the operating data that was provided and market income data, the Assessor's office recommends an adjustment to the actual value of the total economic unit (R0477203 and R0600111) to $9,290,000 for the 2023 tax year. R0600111 (parking lot parcel) is not under appeal and the 2023 value of $593,895 is deducted from the total economic unit value. The 2023 value of R0477203 (improved parcel) is adjusted to $8,696,105.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0477203	2112	1740	$351,806	$0	$351,806	27.900%	$98,150	10.5245%	$10,329.80
	2212	1740	$4,525,641	($14,356)	$4,511,285	27.900%	$1,258,650	10.5245%	$132,466.62
	2220	1740	$4,931,593	($15,644)	$4,915,949	27.900%	$1,371,550	10.5245%	$144,348.78
	Account Total:		**$9,809,040**	**($30,000)**	**$9,779,040**		**$2,728,350**		**$287,145.20**

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0477203	2112	1740	$351,806	$0	$351,806	27.900%	$98,150	10.5245%	$10,329.80
	2212	1740	$3,993,127	($14,356)	$3,978,771	27.900%	$1,110,080	10.5245%	$116,830.37
	2220	1740	$4,351,172	($15,644)	$4,335,528	27.900%	$1,209,610	10.5245%	$127,305.40
	Account Total:		**$8,696,105**	**($30,000)**	**$8,666,105**		**$2,417,840**		**$254,465.57**

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
R0477203	$9,809,040	$2,728,350	$287,145.20	$8,696,105	$2,417,840	$254,465.57	$32,679.63
Totals	**$9,809,040**	**$2,728,350**	**$287,145.20**	**$8,696,105**	**$2,417,840**	**$254,465.57**	**$32,679.63**

*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0477203	SB22-238 Commercial 30k Exemption	($30,000)

20240021 9 - 2023

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Douglas

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

Received
APR 16 2024
Douglas County
Assessor's Office

Section I: Petitioner, please complete Section I only.

Date: 4/4/2024
Month Day Year

Petitioner's Name: MBFB LLC

Petitioner's Mailing Address: 1004 Singing Wood Dr

Arcadia CA 91006
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
R0477203	3911 Ambrosia St

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 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: $ 6,410,000 (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.

Petitioner's Signature

Daytime Phone Number ( )

Email

By Todd
Agent's Signature*

Daytime Phone Number (303) 347-1878

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. 920-66/15

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

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

_____ _____
Petitioner's Signature **Date**

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

Section IV: Decision of the County Commissioners

(Must be completed if Section III does not apply)

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

_____

_____

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

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

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

Year	Assessed Value	Taxes Abate/Refund
_____	_____	_____

_____
Chairperson of the Board of County Commissioners' Signature

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

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

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

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

Section V: Action of the Property Tax Administrator

(For all abatements greater than $10,000)

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

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

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

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

Property Tax Consultant - Agency Agreement

Owner Address: 1004 Singing Wood Dr, Arcadia, CA 91006

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

Consultant/Agent: Stevens & Associates Cost Reduction Specialists, Inc.

I/We MBFB LLC, subsidiaries, parent companies and all affiliated companies agree with Stevens & Associates Cost Reduction Specialists, Inc. that for the property tax/sales and use tax assessment years 2022, 2023 and prior years, in Colorado as the property referred to above, that Stevens & Associates Cost Reduction Specialists, Inc. 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 2022, 2023 and prior years. Please direct all correspondence and refunds to Stevens & Associates Cost Reduction Specialists, Inc.

The undersigned further authorizes Stevens & Associates Cost Reduction Specialists, Inc. 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 18th day of February 2022.

Agreed By:
MBFB LLC

By: _____
Gina Su
Title: Manager

Please direct all correspondence/refunds to:

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

{Notary column needs to be complete}

STATE OF _____
The foregoing instrument was acknowledged before me

This _____ day of _____, _____

By: Gina Su

Witness my hand and official seal.

my commission expires: _____

_____
Notary Public Notary Signature

SEE ATTACHED CALIFORNIA ACKNOWLEDGMENT FORM

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

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 18th February 2022 before me, Michael Chan, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Gina Su
Name(s) of Signer(s)

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.

MICHAEL CHAN
Notary Public - California
Los Angeles County
Commission # 2255736
My Comm. Expires Aug 25, 2022

Signature _____
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Property Tax Consultant - Agency Agreement

Document Date: 02-18-2022 Number of Pages: —

Signer(s) Other Than Named Above: —

Capacity(ies) Claimed by Signer(s)

Signer's Name: —	Signer's Name:
☐ Corporate Officer – Title(s): —	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☒ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer is Representing:	Signer is Representing:

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

Exhibit A

Owner Name	Address	Assessor	Parcel ID	Account
MBFB LLC	3911 Ambrosia St	Douglas	2351-342-10-001	R0477203
MBFB LLC	Parking Lot	Douglas	2351-331-34-003	R0600111

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

Limited Summary
Consulting Assignment

Douglas County Board

Owner:	MBFB LLC
Property Type:	Mixed Use & Parking Lot
Property Address:	3911 Ambrosia St Castle Rock, Colorado
Schedule/Account #:	R0477203
Parcel ID:	2351-342-10-001
Tax Year:	2023

Prepared By
Stevens & Associates

Assessment Date: January 1, 2023
Date of Value: June 30, 2022
Date of Report: February 2024

Summary of Important Facts and Conclusions

Property Location:	3911 Ambrosia St	
Parcel Number:	2351-342-10-001	
Schedule Number:	R0477203	
Land:	19,994 0.46	Square Feet Acres
Improvement Size:	27,637	Gross Square Feet
Year of Construction:	2017	
Highest and Best Use:	For ad valorem tax purposes in Colorado the highest and best use of the subject is its current use.	
County Value:	$9,809,040	$354.92 PSF
Cost Approach:	N/A	PSF
Sales Comparison Approach:		PSF
Income Approach:	$6,416,199	$232.16 PSF
Reconciliation:	**$6,410,000**	**$231.94 PSF**
Date of Value:	June 30, 2022	

Income Approach - Lease Comps

Base Period: 1/1/21-6/30/22

		SUBJECT	1	2	3	4
Property Information:	Property Type	**Retial/Office**	**Office**	**Office**	**Retail**	**Retail**
	Class	B	B	B	B	--
	Address	3911 Ambrosia St & Parking Lot	3855 Ambrosia St	5450 Montana Vista Way	4991 Factory Shops Blvd	3980 Limelight Ave
	City	Castle Rock	Castle Rock	Castle Rock	Castle Rock	Castle Rock
	Submarket	Southeast Outlying	Parker/Castle Rock	Parker/Castle Rock	Southeast Outlying	Southeast Outlying
	YOC	2017	2020	2020	2016	2007
	Building SF	27,637	21,406	16,000	11,368	8,160
	Lease SF		952	2,000	1,357	2,800
Lease Information:	Lease Date		Jun-22	Jun-21	Dec-21	Sep-21
	Base Rent ($/SF)		$24.00	$23.00	$25.00	$26.00
	Basis		NNN	NNN	NNN	NNN
Conclusion:	Indicated Lease Rate Retail:	**$23.00**				
	Indicated Lease Rate Office:	**$21.00**				

Notes:

The subject property is mixed use retail and office property. The subject is 7,342 retail square footage and 18,691 office square footage. The subject suffers from physical and functional obsolecence by not having a parking lot. The office comparables are similar in size to the office square footage of the subject property and within 2 miles of the subject. The retail comparables are similar in size and effective age to the subject property's retail square footage. After making adjustments we have arrived at an indicated lease rate of $23.00 per square foot for retail and an indicated lease rate of $21.00 per square foot for office.

Fee Simple Income Proforma		
RETAIL		
Gross Building Area	27,637	
Net Rentable Area	7,342	
Indicated Lease Rate (NNN)	$23.00	
Potential Gross Income		$168,866
Vacancy & Collection Loss	5.00%	$8,443
Effective Gross Income (EGI)		**$160,423**
Operating Expenses (CAM, Management, Etc.)	8.00%	$12,834
Reserves	2.00%	$3,208
NOI (Net Operating Income)		**$144,380**
Indicated Capitalization Rate		6.50%
Capitalized Value of Property		**$2,221,237**
Price Per SF		$80.37

Fee Simple Income Proforma		
Office		
Gross Building Area	27,637	
Net Rentable Area	18,691	
Indicated Lease Rate (NNN)	$21.00	
Potential Gross Income		$392,511
Vacancy & Collection Loss	5.00%	$19,626
Effective Gross Income (EGI)		**$372,885**
Operating Expenses (CAM, Management, Etc.)	8.00%	$29,831
Reserves	2.00%	$7,458
NOI (Net Operating Income)		**$335,597**
Indicated Capitalization Rate		8.00%
Capitalized Value of Property		**$4,194,961**
Price Per SF		$151.79

Total Value	$6,416,199
Price Per SF	$232.16

MBFB LLC
Profit & Loss
January through December 2021

	Jan - Dec 21	
Ordinary Income/Expense		
Income		
4100 · 3911 Rental Income		666,873.20
4150 · 3911 CAM Income		370,630.75
Total Income		1,037,503.95
Expense		
6015 · Asset Management Fee		12,000.00
6200 · General Maintenance-NON CAM		-1,049.96
6250 · Interest Expense		99,943.36
6300 · Grease Trap Cleaning (REIMB)		0.00
6350 · HVAC (REIMB)		3,968.50
6900 · Water/Sewer (REIMB)		218.91
8000 · 3911 CAM Expenses		
8100 · Elevator Expense	3,412.32	
8150 · General Maintenance		
8155 · General Maintenance - Supplies	106.52	
8150 · General Maintenance - Other	4,949.52	
Total 8150 · General Maintenance		5,056.04
8250 · Inspection Services		1,545.00
8300 · Insurance Expense		17,302.00
8400 · Janitorial Service		650.00
8450 · Life Safety		1,376.16
8500 · Owners Assoc - Dues		27,438.12
8550 · Owners Assoc - Reserves		1,132.20
8600 · Pest Control		720.00
8700 · Property Management		30,977.25
8750 · Taxes - Property		197,900.52
8800 · Trash Removal		5,773.00
8850 · Utilities - Electric		5,675.07
8870 · Utilities - Internet		1,078.32
8890 · Utilities - Water/Sewer		195.22
Total 8000 · 3911 CAM Expenses		300,231.22
Total Expense		415,312.03
Net Ordinary Income		622,191.92
Other Income/Expense		
Other Income		
4300 · IREA Capital Credit Refund		56.52
Total Other Income		56.52
Net Other Income		56.52
Net Income		**622,248.44**

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

Dear Douglas County Assessor at 301 Wilcox Street, Castle Rock, CO 80104:

Please sign, date, and return this document to

Carla Quiroz
Executive Assistant
carla@stevensandassoc.com
Fax: 303-347-9242
Direct: 720-500-1087

in acceptance of the following 2023 Abatements:

R0070666	319 Jerry Street	Jack Christensen
R0070682	321 Jerry St	Jack Christensen
R0081859	1407 N Park Street	Johnson Auto Plaza
R0341634	1700 E County Line Rd	Arapahoe Rental
R0386557	8536 S Colorado Blvd	Euro Collision Auto
R0401115	7155 Business Center Dr	Highlands Ranch 063 LLC
R0402466	675 Genoa Way	Bubbles Liquor World
R0406137	9780 Meridian Blvd	St Paul Fire & Marine Ins Company
R0406277	2690 E County Line Rd	Dana Group
R0439550	6642 Timberline Rd	Edgemark
R0439856	323 Metzler Dr	Strauss Jef
R0459912	736 W Castleton Rd #D	Parker Road Auto Plaza LLC
R0475923	485 W Happy Canyon Rd	R&R LLC
R0477203	3911 Ambrosia St	MBFB LLC
R0478318	9295 S Broadway	Utsler REI
R0496860	10168 Parkglenn Way	Golden Pond
R0607054	9078 Woodman Way B	Parker Road Auto Plaza LLC

R0607055	9078 Woodman Way C	Parker Road Auto Plaza LLC
R0607056	9078 Woodman Way D	Parker Road Auto Plaza LLC
R0607057	9078 Woodman Way E	Parker Road Auto Plaza LLC
R0607327	5715 Atrium Dr	Hier & Company
R0617369	1010 S I-25	Hier & Company

Received by: _____ Date: _____

Stevens & Associates Cost Reduction Specialists, Inc.
10303 East Dry Creek Road, Suite 240, Englewood, CO 80112
(303) 347-1878 • Fax (303) 347-9242

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: Simpson Family Trust Agent: Pradeep Raja

Parcel No.: R0477205 & R0498127 Abatement Number: 202400180

Assessor's Original Value: R0477205 - $4,850,357 R0498127 - $518,121

Hearing Date: September 17, 2024 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 Pradeep Raja
   d. ☐not present/represented by Click here to enter text.

3. Assessor's Recommended Value: R0477205 - $3,631,379 R0498127 - $518,121 (No change)

   Petitioner's Requested Value: $2,520,000 (Both parcels)

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner's agent provided the 2021 year end rent roll and did a proforma income approach using a rental rate of $20.00/sf, vacancy rate of 8%, 6.8% expenses and a 7.50% capitalization rate. He deducted $10,000 for lease up costs to arrive at his requested value for both the building and the tie-back parcel of $2,520,000.

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

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

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

Classification: Retail and Medical office

Total Actual Value: R0477205 - $3,631,379 R0498127 - $518,121 (No change) = $4,149,500 Total value

Reasons are as follows: After reviewing the market and income information provided by the petitioner's agent, the assessor used a blended NNN rental rate of $27.25, applied 5% vacancy, 5% expenses and a 6.50% cap rate to arrive at the value of $4,180,000, he then deducted $30,500 for lease up costs to get to a stabilized value of $4,149,500 less tie back parcel value of $518,121 or $3,631,379. The assessor's recommended value is supported.

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 *9-17-2024*
Name Date

Abatement Log No. 202400180

Transmittal Sheet for Abatement #: 202400180

Abatement #	202400180	**Staff Appraiser**	EGW
Tax Year	2023	**Review Appraiser**	FAE
Date Received	3/27/2024	**Recommendation**	Adjust R0477205 Deny R0498127
Petitioner	SIMPSON FAMILY TRUST	**Reason**	After further review, the Income Approach to value supports an adjustment.
Agent	RYAN LLC		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	$2,520,000	**Assessor Final Review Value**	$4,149,500

After a review of the study period income data provided and giving consideration to the operating performance of the property, the Assessor's Office has determined that an adjustment to the value of the subject property is necessary. Based on the analysis of the operating data that was provided and market income data, the Assessor's office recommends an adjustment to the actual value of the total economic unit to $4,149,500 for the 2023 tax year. The 2023 value of R0477205 (improved parcel) is adjusted to $3,631,379. R0498127 (parking lot parcel) is not adjusted and the 2023 value remains at $518,121.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0477205	2112	1750	$213,082	$0	$213,082	27.900%	$59,450	10.5245%	$6,256.82
	2212	1750	$2,411,383	($15,600)	$2,395,783	27.900%	$668,420	10.5245%	$70,347.86
	2220	1750	$2,225,892	($14,400)	$2,211,492	27.900%	$617,010	10.5245%	$64,937.22
	Account Total:		**$4,850,357**	**($30,000)**	**$4,820,357**		**$1,344,880**		**$141,541.90**
R0498127	2112	1750	$389,113	$0	$389,113	27.900%	$108,560	10.5245%	$11,425.40
	2230V	1750	$129,008	$0	$129,008	27.900%	$35,990	10.5245%	$3,787.77
	Account Total:		**$518,121**	**$0**	**$518,121**		**$144,550**		**$15,213.17**
Original Values Total:			**$5,368,478**	**($30,000)**	**$5,338,478**		**$1,489,430**		**$156,755.07**

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0477205	2112	1750	$213,082	$0	$213,082	27.900%	$59,450	10.5245%	$6,256.82
	2212	1750	$1,777,514	($15,600)	$1,761,914	27.900%	$491,570	10.5245%	$51,735.28
	2220	1750	$1,640,783	($14,400)	$1,626,383	27.900%	$453,760	10.5245%	$47,755.97
	Account Total:		**$3,631,379**	**($30,000)**	**$3,601,379**		**$1,004,780**		**$105,748.07**
R0498127	2112	1750	$389,113	$0	$389,113	27.900%	$108,560	10.5245%	$11,425.40
	2230V	1750	$129,008	$0	$129,008	27.900%	$35,990	10.5245%	$3,787.77
	Account Total:		**$518,121**	**$0**	**$518,121**		**$144,550**		**$15,213.17**
Final Values Total:			**$4,149,500**	**($30,000)**	**$4,119,500**		**$1,149,330**		**$120,961.24**

Transmittal Sheet for Abatement #: 202400180

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
R0477205	$4,850,357	$1,344,880	$141,541.90	$3,631,379	$1,004,780	$105,748.07	$35,793.83
R0498127	$518,121	$144,550	$15,213.17	$518,121	$144,550	$15,213.17	$0.00
Totals	**$5,368,478**	**$1,489,430**	**$156,755.07**	**$4,149,500**	**$1,149,330**	**$120,961.24**	**$35,793.83**

*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0477205	SB22-238 Commercial 30k Exemption	($30,000)

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.

2024 00180 - 2023

Received
MAR 27 2024
Douglas County Assessor's Office

Date: 03/27/24
Month Day Year

Petitioner's Name: Simpson Family Trust C/O Griffis Blessing Inc

Petitioner's Mailing Address: 6161 S Syracuse Way Ste 380

Greenwood Village (City or Town) CO (State) 80111 (Zip Code)

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
R0477205	2240 Mercantile St Castle Rock, CO 80109
R0498127	2240 Mercantile St Castle Rock, CO 80109

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 and income. In addition, the property is valued in excess of other similarly situated properties.

Petitioner's estimate of value: $ 2,520,000 (Value) (2023) (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 Pradeep R. (Agent's Signature*)

Daytime Phone Number (303) 222-1869

Printed Name: Pradeep Raja

Email pradeep.raja@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. 920-66/17

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

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

_____ _____
Petitioner's Signature **Date**

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

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

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

_____

_____

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

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

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

Year	Assessed Value	Taxes Abate/Refund
_____	_____	_____

_____
Chairperson of the Board of County Commissioners' Signature

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

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

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

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

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

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

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

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

Simpson Family Trust

Meadows Town Center
Retail/Office

Parcel Numbers
R0477205 and R0498127

VALUE YEAR
2023

ASSESSOR CURRENT VALUE

$5,368,560

TAXPAYER OPINION OF VALUE

$2,520,000

Pradeep Raja
Pradeep.Raja@Ryan.com

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

County	Douglas	
Schedule Number(s)	R0477205 and R0498127	
Address	2240 Mercantile Street	
Owner Name	Simpson Family Trust	
Property Name	Meadows Town Center	
Property Type	Retail/Office	
Value Year	2023	
Date of Value	June 30, 2022	
NLA (SF)	11,058	Rent Roll
Land Area (SF)	35,458	
Year of Construction	2013	
Actual Occupancy	89%	June 2022
Market Stablized Occupancy	92%	

County Assessment	2023 Value	Value / SF
Land	$602,195	$17
Improvements	$4,766,365	$431
Total	**$5,368,560**	**$485**

2023 MARKET VALUE SUMMARY

Income Capitalization Approach	$2,520,000
Taxpayer Market Value Estimate	**$2,520,000**
Per SF	$228


RED HAWK DENTISTRY
Nixon & Co.
Salon & Boutique

Meadows Town Center

Requested Value Allocation

Schedule	Description	2023 County Total Value	2023 Requested Value
R0477205		$4,850,358	$2,519,500
R0498127		$518,121	$500
Totals		**$5,368,479**	**$2,520,000**

INCOME CAPITALIZATION APPROACH

Meadows Town Center

2023

		PROFORMA			
Base Rent (Annual)		$221,160	(NNN)	$20.00	Per SF
Gross Potential Rent		$221,160			
					Base Period Lease at $20/SF
Less: Vacancy & Credit Loss	8%	$17,693			
Effective Gross Income (EGI)		$203,467			
Less: Non Reimbursable Expenses	6%	$12,208			
Replacement Reserve/SF	$0.15	$1,659			
Net Operating Income		$189,600			
Overall Rate		7.50%			
Initial Value Indication		$2,528,006			
Less: Lease Up Costs		$10,000			
Indicated Value		**$2,520,000**			
Per SF		$228			

Annual Market Rent:	$20.00	
No. of Periods in Year:	12	
Reimbursement/SF:	$5.00	
Tenant Improvement Costs/SF:	$20.00	
Absorption Period (years):	1.5	
Leasing Commissions:	6.00%	
Average Lease Term (years):	5	
Annual Discount Rate:	9.50%	
Total SF (or Units)	11,058	
Beginning Occupancy	89%	9,842
Stabilized Occupancy	92%	
SF To Lease (or Units)	332	
Sale Date	6/30/2022	

Meadows Town Center

$10,000

LEASE-UP COST ANALYSIS

SF or U to Lease	Lease Start Date	SF or U Leased	Income Loss	Reim-bursement Loss	Leasing Commissions	Tenant Improvement Costs	Total Lease-up Cost	Present Value
332	6/30/22	18	$553	$138	$111	$369	$1,170	$1,161
313	7/30/22	18	$522	$131	$111	$369	$1,132	$1,114
295	8/29/22	18	$491	$123	$111	$369	$1,094	$1,068
276	9/29/22	18	$461	$115	$111	$369	$1,055	$1,022
258	10/29/22	18	$430	$108	$111	$369	$1,017	$977
240	11/29/22	18	$399	$100	$111	$369	$978	$933
221	12/29/22	18	$369	$92	$111	$369	$940	$889
203	1/28/23	18	$338	$84	$111	$369	$902	$846
184	2/28/23	18	$307	$77	$111	$369	$863	$804
166	3/30/23	18	$276	$69	$111	$369	$825	$762
147	4/30/23	18	$246	$61	$111	$369	$786	$721
129	5/30/23	18	$215	$54	$111	$369	$748	$680
111	6/30/23	18	$184	$46	$111	$369	$710	$640
92	7/30/23	18	$154	$38	$111	$369	$671	$601
74	8/29/23	18	$123	$31	$111	$369	$633	$562
55	9/29/23	18	$92	$23	$111	$369	$594	$524
37	10/29/23	18	$61	$15	$111	$369	$556	$486
18	11/29/23	18	$31	$8	$111	$369	$518	$449
0	12/29/23	0	$0	$0	$0	$0	$0	$0
0	1/28/24	0	$0	$0	$0	$0	$0	$0
0	2/28/24	0	$0	$0	$0	$0	$0	$0
0	3/29/24	0	$0	$0	$0	$0	$0	$0
0	4/29/24	0	$0	$0	$0	$0	$0	$0
0	5/29/24	0	$0	$0	$0	$0	$0	$0
Present Value:							$14,242	$14,242
					Rounded to		**$10,000**	

Griffis/Blessing, Inc.
Commercial Rent Roll
Report As Of : 12/31/2021

Lease Name	Unit Area	Unit	Lease Term		Base Rent					Operating Expense		Gross Rents		Security Deposit
			From	To	Month	Annual	Sq Ft/Yr	Increase Date	Increase Amount	Month	Sq Ft/Yr	Month	Sq Ft/Yr	
Ohana Grille Castle Rock LLC	3,600	100	12/01/2020	11/30/2027	6,000.00	72,000.00	20.00	12/01/2022	6,600.00	5,226.07	17.42	11,226.07	37.42	11,847.00
								12/01/2023	6,798.00					
								12/01/2024	7,001.94					
								12/01/2025	7,212.00					
								12/01/2026	7,428.36					
Nixon & Co Salon & Boutique	2,319	101	11/10/2014	11/27/2022	4,927.88	59,134.56	25.50	12/01/2022	5,121.13	3,496.80	18.09	8,424.68	43.59	4,638.00
*Hannah's Sweets LLC		101	11/28/2022	02/27/2033				02/28/2023	5,411.00	3,578.99	0.00	3,578.99	0.00	10,505.07
								12/01/2023	5,314.38					
								02/28/2024	5,546.28					
								02/28/2025	5,685.42					
								02/28/2026	5,826.49					
								02/28/2027	5,971.43					
								02/28/2028	6,122.16					
								02/28/2029	6,274.83					
								02/28/2030	6,431.36					
								02/28/2031	6,593.69					
								02/28/2032	6,757.95					
								12/28/2032	6,926.08					
Red Hawk Dentistry	2,030	201	01/05/2015	04/30/2025	5,152.82	61,833.84	30.46	05/01/2022	5,306.76	3,548.00	20.97	8,700.82	51.43	4,250.00
								05/01/2023	5,465.78					
								05/01/2024	5,629.87					
** Vacant **	1,140	202												
Crossroads Orthodontics	1,969	203	01/05/2015	04/30/2025	4,997.98	59,975.76	30.46	05/01/2022	5,142.29	3,441.38	20.97	8,439.36	51.43	4,184.13
								05/01/2023	5,301.53					
								05/01/2024	5,460.69					
PROPERTY TOTALS	**11,058**				**21,078.68**	**252,944.16**	**22.87**			**19,291.24**	**20.93**	**40,369.92**	**43.81**	**35,424.20**

Total Occupied Square Feet:	**9,918**	**89.69%**
Total Vacant Squar	**1,140**	**10.31%**

FOR PROPERTY TAX REPRESENTATION

Simpson Family Trust

Property Owner

2240 Mercantile St, Castle Rock, CO 80109 R0477205, R0498127

Subject Property

State of Colorado

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:
Michelle Tarbell, (720)524-0022, michelle.tarbell@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:

Signature Elizabeth A Seeger Printed Name June 1, 2023 Date

Vice President, Commercial Property Services, Griffis/Blessing, Inc., As Agent For Owner
Title

Sworn and subscribed before me this 1st day of June 2023.

DARLENE HOFF
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194011393
MY COMMISSION EXPIRES MAR. 22, 2027

Notary Public
My commission expires: June 1, 2023

Site:

710

Brenda Davis

From: Stucker, Deanna <Deanna.Stucker@Ryan.com>
Sent: Wednesday, March 27, 2024 2:25 PM
To: Brenda Davis
Cc: Stucker, Deanna
Subject: 2023 Abatement Appeal Package
Attachments: MFP-Griffis-Blessing, Inc Simpson Family Trust 2023 Abatement Full Appeal Package 2024.03.27.pdf

Hello,

Attached please find a 2023 Abatement Appeal Package for Griffis Blessing, Inc Simpson Family Trust. Parcels R0477205 and R0498127 for your consideration

Thank you and please let us know if you need anything further.
DeAnna

DeAnna Stucker

Senior Analyst,
Property Tax Commercial
Denver, CO

Cell: 303-523-5008
ryan.com





DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: JSR Castle Rock LLC Agent: Kendra Goldstein

Parcel No.: R0342901 Abatement Number: 202401600 & 202401601

Assessor's Original Value: 2021 - $4,982,731 2022 - $4,982,731

Hearing Date: September 17, 2024 Hearing Time: 10:00 a.m.

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

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

3. Assessor's Recommended Value: 2021 - $4,982,731 (No change) 2022 - $4,982,731 (No change)

   Petitioner's Requested Value: 2021 - $2,850,750 2022 - $2,850,750

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner's agent described the subject property as a "build to suit" free standing Tractor Supply store. She provided nine lease comparables from the Denver metro area averaging $11.52/sf. In addition, she provided ten similar sized sales comparables from the extended metro area and beyond that ranged from $58/sf to $126/sf. She did a proforma income approach using a rental rate of $11.50/sf, 5% vacancy, 8% owner expenses and a 7.50% cap rate that resulted in an income value per square foot of $134. She requested that the value be reduced to $125/sf or $2,850,750 for both 2021 and 2022.

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: Retail

Total Actual Value: $4,982,731 (No change)

Reasons are as follows: The assessor's sales comps with three of the six located in Douglas County are a better indication of value than the petitioner's sales and lease comps that were mostly older and in inferior locations all over the state. A reduction to the assigned value would be speculative without additional Castle Rock market data.

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 *9-17-2024*
Name Date

Abatement Log No. 202401600 & 202401601

Transmittal Sheet for Abatement #: 202401600

Abatement #	202401600	**Staff Appraiser**	EGW
Tax Year	2021	**Review Appraiser**	SJH
Date Received	12/8/2023	**Recommendation**	Deny
Petitioner	JSR CASTLE ROCK LLC	**Reason**	Insufficient data was provided to warrant a value change to this parcel.
Agent	STERLING PROPERTY TAX SPECIALISTS		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	$2,850,750	**Assessor Final Review Value**	$4,982,731

The subject property consists of a 21,924 SF retail store and an 882 SF warehouse, both built in 2013. The petitioner's agent supplied a pro forma income approach, multiple lease comparables and multiple sales comparables to recommend an adjustment to the value. No support for the vacancy, expenses, and the capitalization rate applied in the income approach was provided and limited information about the lease comparables and sales was supplied. Actual income and expenses for the subject from the applicable study period would be required to properly analyze the value of the subject. The documentation provided by the Petitioner's agent was given consideration, but not considered sufficient to warrant an adjustment to value. The sales comparison approach was used to value the property for the 2021 tax year and the model that was chosen to value the subject is appropriate ($225/SF). 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
R0342901	2112	0215	$766,656	$0	$766,656	29.000%	$222,330	6.7605%	$15,030.62
	2212	0215	$4,166,244	$0	$4,166,244	29.000%	$1,208,210	6.7605%	$81,681.04
	2235	0215	$49,831	$0	$49,831	29.000%	$14,450	6.7605%	$976.89
	Account Total:		**$4,982,731**	**$0**	**$4,982,731**		**$1,444,990**		**$97,688.55**

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0342901	2112	0215	$766,656	$0	$766,656	29.000%	$222,330	6.7605%	$15,030.62
	2212	0215	$4,166,244	$0	$4,166,244	29.000%	$1,208,210	6.7605%	$81,681.04
	2235	0215	$49,831	$0	$49,831	29.000%	$14,450	6.7605%	$976.89
	Account Total:		**$4,982,731**	**$0**	**$4,982,731**		**$1,444,990**		**$97,688.55**

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
R0342901	$4,982,731	$1,444,990	$97,688.55	$4,982,731	$1,444,990	$97,688.55	$0.00
Totals	**$4,982,731**	**$1,444,990**	**$97,688.55**	**$4,982,731**	**$1,444,990**	**$97,688.55**	**$0.00**

Transmittal Sheet for Abatement #: 202401601

Abatement #	202401601	**Staff Appraiser**	EGW
Tax Year	2022	**Review Appraiser**	SJH
Date Received	12/8/2023	**Recommendation**	Deny
Petitioner	JSR CASTLE ROCK LLC	**Reason**	Insufficient data was provided to warrant a value change to this parcel.
Agent	STERLING PROPERTY TAX SPECIALISTS		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	$2,850,750	**Assessor Final Review Value**	$4,982,731

The subject property consists of a 21,924 SF retail store and an 882 SF warehouse, both built in 2013. The petitioner's agent supplied a pro forma income approach, multiple lease comparables and multiple sales comparables to recommend an adjustment to the value. No support for the vacancy, expenses, and the capitalization rate applied in the income approach was provided and limited information about the lease comparables and sales was supplied. Actual income and expenses for the subject from the applicable study period would be required to properly analyze the value of the subject. The documentation provided by the Petitioner's agent was given consideration, but not considered sufficient to warrant an adjustment to value. The sales comparison approach was used to value the property for the 2022 tax year and the model that was chosen to value the subject is appropriate ($225/SF). 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
R0342901	2112	0215	$766,656	$0	$766,656	29.000%	$222,330	6.6632%	$14,814.29
	2212	0215	$4,166,244	$0	$4,166,244	29.000%	$1,208,210	6.6632%	$80,505.45
	2235	0215	$49,831	$0	$49,831	29.000%	$14,450	6.6632%	$962.83
	Account Total:		**$4,982,731**	**$0**	**$4,982,731**		**$1,444,990**		**$96,282.57**

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0342901	2112	0215	$766,656	$0	$766,656	29.000%	$222,330	6.6632%	$14,814.29
	2212	0215	$4,166,244	$0	$4,166,244	29.000%	$1,208,210	6.6632%	$80,505.45
	2235	0215	$49,831	$0	$49,831	29.000%	$14,450	6.6632%	$962.83
	Account Total:		**$4,982,731**	**$0**	**$4,982,731**		**$1,444,990**		**$96,282.57**

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
R0342901	$4,982,731	$1,444,990	$96,282.57	$4,982,731	$1,444,990	$96,282.57	$0.00
Totals	**$4,982,731**	**$1,444,990**	**$96,282.57**	**$4,982,731**	**$1,444,990**	**$96,282.57**	**$0.00**

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.

2024016 00-2021
2024016 01-2022

Date: December 8, 2023
Month Day Year

Received
DEC 08 2023
Douglas County
Assessor's Office

Petitioner's Name: JSR Castle Rock LLC c/o Tractor Supply

Petitioner's Mailing Address: c/o Sterling Property Tax Specialists, Inc.

950 S. Cherry Street, Suite 320 | Denver | CO | 80246
City or Town | State | Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
R0342901	959 Plum Creek Blvd.

Petitioner states that the taxes assessed against the above property for property tax year(s) 2021 and 2022 are incorrect for the following reasons: (Briefly describe the circumstances surrounding the incorrect value or tax. Attach additional sheets if necessary.)

Please see attached.

Petitioner's estimate of value: $ 2,850,750 (2021) and $ 2,850,750 (2022)
Value Year Value Year

Petitioner requests an abatement or refund of the appropriate taxes.

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

Petitioner's Signature — Daytime Phone Number ( )

By /s/ Kendra Goldstein — Daytime Phone Number (303) 757-8865
Agent's Signature*
By Kendra Goldstein for Sterling Property Tax Specialists, Inc. **Email Address:** nina@sterlingpts.com
*Letter of agency must be attached when petition is submitted by an agent.

If the board of county commissioners, pursuant to section 39-10-114(1), or the property tax administrator, pursuant to section 39-2-116, 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 section 39-2-125 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			Tax Year		
	Actual	Assessed	Tax	Actual	Assessed	Tax
Original						
Corrected						
Abate/Refund						

☐ **Assessor recommends approval as outlined above.**
No protest was filed for the year(s): _____ or _____ (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. 920-66/06

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

Every petition for abatement or refund filed pursuant to section 39-10-114 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 $1,000)

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 one thousand dollars 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 _____			Tax Year _____		
	Actual	Assessed	Tax	Actual	Assessed	Tax
Original						
Corrected						
Abate/Refund						

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

_____ _____
Petitioner's Signature **Date**

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

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

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

_____

_____

with notice of such meeting and an opportunity to be present having been given to the taxpayer 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 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 $1,000 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 $1,000)

The action of the Board of County Commissioners, relative to the within 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. 920-66/06

LETTER OF AUTHORIZATION

November 30, 2023

Sterling Property Tax Specialists, Inc.
950 South Cherry Street, Suite 320
Denver, Colorado 80246

RE: 2021 and 2022 Property Tax Assessment Matters

Gentlemen:

The undersigned, as tenant of property located in multiple counties, Colorado, SEE ATTACHED, and more particularly described on Assessor's Notice of Valuation, Schedule No(s). SEE ATTACHED hereby authorizes Sterling Property Tax Specialists, Inc. and Goldstein Law Firm, LLC, to act as agent on my behalf regarding all 2021 and 2022 property tax assessment matters, and obtain any and all documents relating thereto and file any real property protests necessary. This Authorization shall be effective as of the date set forth above.

TRACTOR SUPPLY COMPANY

James L. Brown

James L. Brown, Manager, Property Tax

Telephone: 615-440-4600

STERLING
PROPERTY TAX SPECIALISTS, INC

950 S. Cherry Street
Suite 320
Denver, CO 80246
303.757.8865
fax 303.757.7691
www.sterlingpts.com

December 8, 2023

Douglas County Board of County Commissioners
c/o Mr. Toby Damisch
Douglas County Assessor
301 Wilcox Street
Castle Rock, CO 80104

RE: 959 Plum Creek Blvd. (Schedule No. R0342901) (the "Property")

Dear Board:

The undersigned, Sterling Property Tax Specialists, Inc., represents the single tenant user of the Property for the purpose of filing an abatement of the 2021 and 2022 Valuations of the Tractor Supply store located at 959 Plum Creek Blvd.

The Property is a "build-to-suit" freestanding Tractor Supply store consisting of 22,806 square feet. For calendar years 2021 and 2022, the Assessor has valued the Property at $4,982,731, or $218.48 per sq. ft. Petitioner contends the Assessor has overstated the value of the Property in the marketplace as of June 30, 2020.

In valuing the Property, Petitioner has looked to lease and sale comparables of similarly sized single tenant retail properties which transacted during the relevant data collection period to determine the appropriate market value of the Property.

Attached hereto as Exhibit A and made an integral part hereof are lease details relating to such comparable properties. These lease comparables have been collected through both CompStak and CoStar, and Petitioner contends these lease details are the best indicator of market rental rates for the subject Property. These thirteen extended base year leases range in size between 15,200 square feet and 29,727 square feet. The lease rates span from $6.36 per square foot to $16.50 per square foot, averaging $11.56 per square foot on a triple net basis.

In its analysis, Petitioner has applied a market rental rate of $11.50 per sq. ft. To the Potential Gross Income Petitioner has applied a market vacancy allowance of 5%, and market expense factor of 8% in its analysis. Finally, upon consideration of the freeze in transactions and general risk the marketplace on account of COVID, Petitioner has utilized a 7.5% base capitalization rate to determine the appropriate market value for the Properties as of June 30, 2020.

Our income approach for the subject Properties is set forth on the following page:

Potential Gross Income	$ 11.50 psf
Vacancy (5%)	0.58 psf
Effective Gross Income	10.93 psf
Expenses (8%)	0.87 psf
Net Operating Income	10.06 psf
Capitalized at 7.5%	$ 134 psf

In determining the appropriate market value for the Property, and as a test of reasonableness, Petitioner has also considered fee simple sales of comparable properties that have sold during the base period. Attached hereto as Exhibit B and made an integral part hereof are the CoStar detail sheets for ten sales. These comparables range in square footage from 15,000 sq. ft. to 32,345 sq. ft., with the majority of the comparables being in the 20,000-25,000 sq. ft. range, similar to the Property. The sales range in price on a per-sq. ft. basis between $58 per sq. ft. to $120 per sq. ft., supporting Petitioner's value as derived from the income approach.

Petitioner has given most weight in its analysis to the market income approach as set forth hereinabove, with supporting weight given to the sales comparison approach.

Based upon the foregoing, Petitioner hereby requests the Board adjust the value of the subject Property for calendar years 2021 and 2022 to $125 per sq. ft., or $2,850,750.

All information contained herein should be considered confidential and not available to any third parties.

Respectfully submitted,

STERLING PROPERTY TAX SPECIALISTS, INC.

Kendra L. Goldstein, Vice President

	Property / Address	Schedule Numbers
DOUGLAS COUNTY		
JSR Castle Rock LLC	**Tractor Supply**	R0342901
Leased	959 Plum Creek Blvd.	#1806
	Castle Rock	
	Retail, Storage Warehouse	

Fireside Market

78337 Main Street | Granby, CO 80446

[object Object] • Retail • Class undefined • 19000 @ 10.53 PSF

Building



Address	78337 Main Street, Granby, CO, 80446
Building Name	—
Property Type	Retail
Property Subtype	Freestanding
Submarket	Colorado
Country	United States of America
Elevators	1

Lease

Tenant Name	Fireside Market
Transaction Quarter	2017 - Q4
Transaction SQFT	19,000 SF
Transaction Type	New Lease
Starting Rent (PSF)	$10.53 (Annual)
Lease Type	NNN
Free Rent	—
Rent Schedule	1.25% per year
Net Effective Rent (PSF)	$8.64 (Annual)
Work Type	TI
TI Value / Work Value (PSF)	$25.00
Sublease	No
Current Rent (PSF)	$11.34

Dates

Commencement Date	Nov 1, 2017
Lease Term	10y
Execution Date	Nov 1, 2017
Expiration Date	Nov 1, 2027
Renewal Options	Two 10-Yr Option
Date Created	July 10, 2018

Space

Space Type	Retail
Floor(s) Occupied	—
Suite	—
Sprinkler	Yes
Corner Unit	No

Landlord

Current Landlord	—
Landlord Brokerage Firms	—
Landlord Brokers	—

Tenant

Industry	Leisure & Restaurants

Tenant Brokerage

Tenant Brokerage Firms	—
Tenant Brokers	—

Data provided by COMPSTAK

All information is not guaranteed. Some of the data on this report was provided by preparer and not verified by CompStak.

ID: 764567

Petitioner's Exhibit A

Planet Fitness

7211 East Evans Avenue | Denver, CO 80224

[object Object] • Retail • Class undefined • 19650 @ 12 PSF

Building



Address	7211 East Evans Avenue, Denver, CO, 80224
Building Name	—
Property Type	—
Submarket	Glendale
Country	United States of America

Lease

Tenant Name	Planet Fitness
Transaction Quarter	2017 - Q1
Transaction SQFT	19,650 SF
Transaction Type	—
Starting Rent (PSF)	$12.00 (Annual)
Lease Type	NNN
Free Rent	—
Net Effective Rent (PSF)	$12.00 (Annual)
Work Type	—
TI Value / Work Value (PSF)	—
Sublease	No
Current Rent (PSF)	$12.00

Dates

Commencement Date	May 31, 2017
Lease Term	10y
Execution Date	Jan 31, 2017
Expiration Date	May 31, 2027
Date Created	Apr 6, 2017

Space

Space Type	Retail
Floor(s) Occupied	—
Suite	—

Landlord

Current Landlord	—
Landlord Brokerage Firms	—
Landlord Brokers	—

Tenant

HQ Address	Singapore
Phone Number	+65 6235 9622
Status	Acquired
Parent Name	The True Group
Ownership	Private
Industry	Leisure & Restaurants
Primary NAICS / SIC (US)	713940 / 7991

Tenant Brokerage

Tenant Brokerage Firms	—
Tenant Brokers	—

Data provided by COMPSTAK

All information is not guaranteed. Some of the data on this report was provided by preparer and not verified by CompStak.

ID: 595153

A-2

Goldfish Swim School
600 Center Drive | Superior, CO 80027

[object Object] • Retail • Class undefined • 16726 @ 9.5 PSF

Building



Address	600 Center Drive, Superior, CO, 80027
Building Name	—
Property Type	Retail
Submarket	West
Country	United States of America

Lease

Tenant Name	Goldfish Swim School
Transaction Quarter	2018 - Q3
Transaction SQFT	16,726 SF
Transaction Type	New Lease
Starting Rent (PSF)	$9.50 (Annual)
Lease Type	Net
Free Rent	0m
Asking Rent (PSF)	$18.00
Rent Schedule	5.00% per year
Net Effective Rent (PSF)	$9.95 (Annual)
Work Type	TI
TI Value / Work Value (PSF)	$20.00
Sublease	No
Current Rent (PSF)	$11.55

Dates

Commencement Date	Jan 31, 2019
Lease Term	10y
Execution Date	July 31, 2018
Expiration Date	Jan 31, 2029
Date Created	Sep 27, 2018

Space

Space Type	Retail
Floor(s) Occupied	Ground
Suite	—

Landlord

Current Landlord	Brixmor Property Group
Landlord Brokerage Firms	—
Landlord Brokers	—

Tenant

HQ Address	2701 Industrial Row Drive Troy, MI 48084, United States
Employees	37
Revenue (USD)	$7.00M
Phone Number	+1 800 856 5120
Website	https://www.goldfishswimscho·
Status	Operating
Ownership	Private
Industry	Public Institutions
Primary NAICS / SIC (US)	923110 / 7991

Tenant Brokerage

Tenant Brokerage Firms	—
Tenant Brokers	—

Data provided by COMPSTAK
All information is not guaranteed. Some of the data on this report was provided by preparer and not verified by CompStak.

ID: 785109

A-3

Bobo's Oat Bars

1510 East 11th Street | Loveland, CO 80537

[object Object] • Retail • Class undefined • 19925 @ 11.5 PSF

Building



Address	1510 East 11th Street, Loveland, CO, 80537
Building Name	—
Property Type	Industrial
Submarket	Fort Collins/Loveland
Country	United States of America

Lease

Tenant Name	Bobo's Oat Bars
Transaction Quarter	2018 - Q4
Transaction SQFT	19,925 SF
Transaction Type	—
Starting Rent (PSF)	$11.50 (Annual)
Lease Type	Modified Gross
Free Rent	—
Net Effective Rent (PSF)	$11.50 (Annual)
Work Type	—
TI Value / Work Value (PSF)	—
Sublease	No
Current Rent (PSF)	—

Dates

Commencement Date	Dec 1, 2018
Lease Term	3y
Execution Date	Oct 31, 2018
Expiration Date	Nov 30, 2021
Date Created	July 3, 2019

Space

Space Type	Retail
Floor(s) Occupied	—
Suite	—

Landlord

Current Landlord	—
Landlord Brokerage Firms	—
Landlord Brokers	—

Tenant

Industry	Leisure & Restaurants

Tenant Brokerage

Tenant Brokerage Firms	—
Tenant Brokers	—

Data provided by COMPSTAK

All information is not guaranteed. Some of the data on this report was provided by preparer and not verified by CompStak.

ID: 1695863

A-4

PetSmart
Pets Mart Inc.
2428 Patterson Road | Grand Junction, CO 81505

[object Object] • Retail • Class undefined • 26040 @ 14.17 PSF

Building



Address	2428 Patterson Road, Grand Junction, CO, 81505
Building Name	Pets Mart Inc.
Property Type	Retail
Property Subtype	Freestanding
Submarket	Colorado
Building Size (SF)	26,040
Number of Floors	1
Year Built	1999
Country	United States of America

Lease

Tenant Name	PetSmart
Transaction Quarter	2018 - Q4
Transaction SQFT	26,040 SF
Transaction Type	—
Starting Rent (PSF)	$14.17 (Annual)
Lease Type	NNN
Free Rent	0m
Net Effective Rent (PSF)	$14.17 (Annual)
Work Type	—
TI Value / Work Value (PSF)	—
Sublease	No
Current Rent (PSF)	$14.17

Dates

Commencement Date	May 1, 2019
Lease Term	10y
Execution Date	Dec 17, 2018
Expiration Date	May 1, 2029
Date Created	July 5, 2019

Space

Space Type	Retail
Floor(s) Occupied	—
Suite	—

Landlord

Current Landlord	—
Landlord Brokerage Firms	—
Landlord Brokers	—

Tenant

HQ Address	19601 N 27th Ave Phoenix, AZ 85027, United States
Employees	55,000
Revenue (USD)	$9.1B
Phone Number	+1 623 580 6100
Status	Subsidiary
Parent Name	Argos Holdings Inc.
Ownership	Private
Industry	Retail
Primary NAICS / SIC (US)	459910 / 5999

Tenant Brokerage

Tenant Brokerage Firms	—
Tenant Brokers	—

Data provided by COMPSTAK
All information is not guaranteed. Some of the data on this report was provided by preparer and not verified by CompStak.

ID: 1698008

A-5

Goodwill Industries
7531 West 80th Avenue | Arvada, CO 80003

[object Object] • Retail • Class undefined • 21523 @ 11.83 PSF

Building



Address	7531 West 80th Avenue, Arvada, CO, 80003
Building Name	—
Property Type	Retail
Submarket	Broomfield
Country	United States of America

Lease

Tenant Name	Goodwill Industries
Transaction Quarter	2018 - Q4
Transaction SQFT	21,523 SF
Transaction Type	Extension
Starting Rent (PSF)	$11.83 (Annual)
Lease Type	NNN
Free Rent	—
Net Effective Rent (PSF)	$11.43 (Annual)
Work Type	TI
TI Value / Work Value (PSF)	$2.00
Sublease	No
Current Rent (PSF)	$11.83

Dates

Commencement Date	Feb 1, 2019
Lease Term	5y
Execution Date	Dec 28, 2018
Expiration Date	Jan 31, 2024
Date Created	Apr 8, 2020

Space

Space Type	Retail
Floor(s) Occupied	—
Suite	—

Landlord

Current Landlord	—
Landlord Brokerage Firms	—
Landlord Brokers	—

Tenant

HQ Address	553 Fairview Ave N St Paul, MN 55104, United States
Employees	4,644
Revenue (USD)	$44.13M
Phone Number	+1 651 379 5800
Website	https://www.goodwilleastersea www.giin.org
Status	Subsidiary
Parent Name	Goodwill Industries, Inc.
Ownership	Organization
Industry	Non-Profit
Primary NAICS / SIC (US)	541612 / 7361

Tenant Brokerage

Tenant Brokerage Firms	—
Tenant Brokers	—

Data provided by COMPSTAK
All information is not guaranteed. Some of the data on this report was provided by preparer and not verified by CompStak.

ID: 1924456

A-6

Fastrac

19900 East Colfax Avenue | Aurora, CO 80011

[object Object] • Retail • Class C • 17065 @ 9.36 PSF

Building



Address	19900 East Colfax Avenue, Aurora, CO, 80011
Building Class	C
Building Name	—
Property Type	Industrial
Property Subtype	Warehouse/Distribution
Submarket	Aurora
Country	United States of America

Lease

Tenant Name	Fastrac
Transaction Quarter	2019 - Q1
Transaction SQFT	17,065 SF
Transaction Type	New Lease
Starting Rent (PSF)	$9.36 (Annual)
Lease Type	NNN
Free Rent	3m
Net Effective Rent (PSF)	$8.89 (Annual)
Work Type	—
TI Value / Work Value (PSF)	—
Sublease	No
Current Rent (PSF)	$9.36

Dates

Commencement Date	Feb 8, 2019
Lease Term	5y
Execution Date	Jan 28, 2019
Expiration Date	Feb 7, 2024
Date Created	June 10, 2019

Space

Space Type	Retail
Floor(s) Occupied	Ground
Suite	—

Landlord

Current Landlord	—
Landlord Brokerage Firms	—
Landlord Brokers	—

Tenant

HQ Address	1281 Blackshear Hwy Baxley, GA 31513-4461, United States
Employees	7
Revenue (USD)	$1.31M
Phone Number	+1 912 366 0250
Status	Operating
Ownership	Private
Primary NAICS / SIC (US)	445131 / 5411

Tenant Brokerage

Tenant Brokerage Firms	—
Tenant Brokers	—

Data provided by COMPSTAK

All information is not guaranteed. Some of the data on this report was provided by preparer and not verified by CompStak.

ID: 1685331

A-7

Vapor Distilled
1880 55th St
1880 55th Street | Boulder, CO 80301

[object Object] • Retail • Class C • 18125 @ 16.5 PSF

Building



Address	1880 55th Street, Boulder, CO, 80301
Building Class	C
Building Name	1880 55th St
Property Type	Industrial
Property Subtype	Flex/R&D
Submarket	Boulder
Building Size (SF)	18,200
Year Built	1974
Country	United States of America

Lease

Tenant Name	Vapor Distilled
Transaction Quarter	2019 - Q1
Transaction SQFT	18,125 SF
Transaction Type	—
Starting Rent (PSF)	$16.50 (Annual)
Lease Type	NNN
Free Rent	—
Net Effective Rent (PSF)	$16.50 (Annual)
Work Type	—
TI Value / Work Value (PSF)	—
Sublease	No
Current Rent (PSF)	—

Dates

Commencement Date	Aug 1, 2019
Lease Term	3y
Execution Date	Feb 5, 2019
Expiration Date	July 31, 2022
Date Created	July 8, 2019

Space

Space Type	Retail
Floor(s) Occupied	—
Suite	—

Landlord

Current Landlord	—
Landlord Brokerage Firms	—
Landlord Brokers	—

Tenant

Industry	Pharmaceuticals, Biotechnology & Life Sciences

Tenant Brokerage

Tenant Brokerage Firms	—
Tenant Brokers	—

Data provided by COMPSTAK
All information is not guaranteed. Some of the data on this report was provided by preparer and not verified by CompStak.

ID: 1699119

A-8

Goodwill Industries
6170 South Pierce Street | Littleton, CO 80123

[object Object] • Retail • Class undefined • 15200 @ 11.72 PSF

Building



Address	6170 South Pierce Street, Littleton, CO, 80123
Building Name	—
Property Type	Retail
Submarket	Southwest
Country	United States of America

Lease

Tenant Name	Goodwill Industries
Transaction Quarter	2019 - Q1
Transaction SQFT	15,200 SF
Transaction Type	Extension
Starting Rent (PSF)	$11.72 (Annual)
Lease Type	NNN
Free Rent	—
Net Effective Rent (PSF)	$11.72 (Annual)
Work Type	—
TI Value / Work Value (PSF)	—
Sublease	No
Current Rent (PSF)	$11.72

Dates

Commencement Date	Feb 1, 2023
Lease Term	3y
Execution Date	Mar 12, 2019
Expiration Date	Jan 31, 2026
Date Created	Apr 23, 2020

Space

Space Type	Retail
Floor(s) Occupied	—
Suite	—

Landlord

Current Landlord	—
Landlord Brokerage Firms	—
Landlord Brokers	—

Tenant

HQ Address	553 Fairview Ave N St Paul, MN 55104, United States
Employees	4,644
Revenue (USD)	$44.13M
Phone Number	+1 651 379 5800
Website	https://www.goodwilleastersea www.giin.org
Status	Subsidiary
Parent Name	Goodwill Industries, Inc.
Ownership	Organization
Industry	Non-Profit
Primary NAICS / SIC (US)	541612 / 7361

Tenant Brokerage

Tenant Brokerage Firms	—
Tenant Brokers	—

Data provided by COMPSTAK
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ID: 1983823

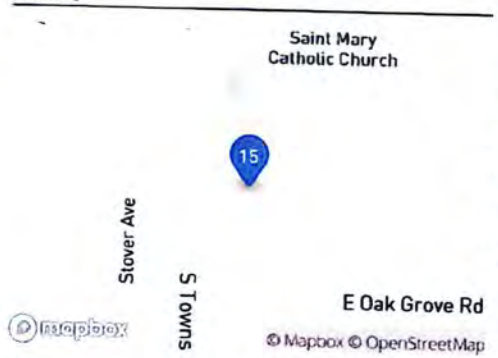
A-9

Harbor Freight Tools

2201 South Townsend Avenue | Montrose, CO 81401

[object Object] • Retail • Class C • 20000 @ 6.36 PSF

Building



Address	2201 South Townsend Avenue, Montrose, CO, 81401
Building Class	C
Building Name	—
Property Type	Retail
Property Subtype	Freestanding
Submarket	Colorado
Building Size (SF)	22,750
Number of Floors	1
Year Built	1987
Country	United States of America

Lease

Tenant Name	Harbor Freight Tools
Transaction Quarter	2019 - Q1
Transaction SQFT	20,000 SF
Transaction Type	New Lease
Starting Rent (PSF)	$6.36 (Annual)
Lease Type	—
Free Rent	—
Net Effective Rent (PSF)	$6.36 (Annual)
Work Type	—
TI Value / Work Value (PSF)	—
Sublease	No
Current Rent (PSF)	$6.36
Operating Expense (PSF)	$1.56

Dates

Commencement Date	July 28, 2019
Lease Term	10y
Execution Date	Mar 28, 2019
Expiration Date	July 28, 2029
Date Created	Oct 5, 2020

Space

Space Type	Retail
Floor(s) Occupied	—
Suite	—

Landlord

Current Landlord	—
Landlord Brokerage Firms	—
Landlord Brokers	—

Tenant

HQ Address	3491 Mission Oaks Blvd Camarillo, CA 93012, United States
Employees	24,000
Revenue (USD)	$6.8B
Phone Number	+1 805 388 1000
Website	https://www.harborfreight.com
Status	Operating
Ownership	Private
Industry	Retail
Primary NAICS / SIC (US)	444140 / 525

Tenant Brokerage

Tenant Brokerage Firms	—
Tenant Brokers	—

Data provided by COMPSTAK

All information is not guaranteed. Some of the data on this report was provided by preparer and not verified by CompStak.

ID: 2174330

A-10

Goodwill Industries

535 West South Boulder Road | Lafayette, CO 80026

[object Object] • Retail • Class undefined • 17508 @ 13.34 PSF

Building



Address	535 West South Boulder Road, Lafayette, CO, 80026
Building Name	—
Property Type	Retail
Submarket	Broomfield
Country	United States of America

Lease

Tenant Name	Goodwill Industries
Transaction Quarter	2019 - Q2
Transaction SQFT	17,508 SF
Transaction Type	Extension
Starting Rent (PSF)	$13.34 (Annual)
Lease Type	NNN
Free Rent	—
Rent Schedule	$13.34/3y, $13.87/2y
Net Effective Rent (PSF)	$13.55 (Annual)
Work Type	—
TI Value / Work Value (PSF)	—
Sublease	No
Current Rent (PSF)	$13.34

Dates

Commencement Date	Jan 1, 2023
Lease Term	5y
Execution Date	May 28, 2019
Expiration Date	Dec 31, 2027
Date Created	Apr 8, 2020

Space

Space Type	Retail
Floor(s) Occupied	—
Suite	—

Landlord

Current Landlord	—
Landlord Brokerage Firms	—
Landlord Brokers	—

Tenant

HQ Address	553 Fairview Ave N St Paul, MN 55104, United States
Employees	4,644
Revenue (USD)	$44.13M
Phone Number	+1 651 379 5800
Website	https://www.goodwilleastersea www.giin.org
Status	Subsidiary
Parent Name	Goodwill Industries, Inc.
Ownership	Organization
Industry	Non-Profit
Primary NAICS / SIC (US)	541612 / 7361

Tenant Brokerage

Tenant Brokerage Firms	—
Tenant Brokers	—

Data provided by COMPSTAK

All information is not guaranteed. Some of the data on this report was provided by preparer and not verified by CompStak.

ID: 1924261

A-11

Mile High Marketing
Triad West Business Center
16080 Table Mountain Parkway | Golden, CO 80403

[object Object] · Retail · Class B · 17880 @ 10.25 PSF

Building



Address	16080 Table Mountain Parkway, Golden, CO, 80403
Building Class	B
Building Name	Triad West Business Center
Property Type	Industrial
Property Subtype	Flex/R&D
Submarket	West
Year Built	1996
Country	United States of America

Lease

Tenant Name	Mile High Marketing
Transaction Quarter	2019 - Q4
Transaction SQFT	17,880 SF
Transaction Type	Renewal
Starting Rent (PSF)	$10.25 (Annual)
Lease Type	NNN
Free Rent	—
Net Effective Rent (PSF)	$10.25 (Annual)
Work Type	—
TI Value / Work Value (PSF)	—
Sublease	No
Current Rent (PSF)	$10.25

Dates

Commencement Date	Apr 1, 2020
Lease Term	10y
Execution Date	Nov 19, 2019
Expiration Date	Apr 1, 2030
Date Created	Mar 27, 2020

Space

Space Type	Retail
Floor(s) Occupied	—
Suite	—
Clear Height	18'
Loading Docks	1
Office Portion (SF)	8,940 SF

Landlord

Current Landlord	WPC Triad
Landlord Brokerage Firms	—
Landlord Brokers	—

Tenant

Industry	Media

Tenant Brokerage

Tenant Brokerage Firms	—
Tenant Brokers	—

Data provided by COMPSTAK
All information is not guaranteed. Some of the data on this report was provided by preparer and not verified by CompStak.

ID: 1903555

A-12

Arc Thrift Stores of Colorado

9131-9191 Washington Street | Thornton, CO 80229

[object Object] • Retail • Class undefined • 29727 @ 13.15 PSF

Building



Address	9131-9191 Washington Street, Thornton, CO, 80229
Building Name	—
Property Type	—
Submarket	North
Parking Ratio	4.79
Country	United States of America
Parking Notes	500 parking spaces

Lease

Tenant Name	Arc Thrift Stores of Colorado
Transaction Quarter	2020 - Q1
Transaction SQFT	29,727 SF
Transaction Type	Renewal
Starting Rent (PSF)	$13.15 (Annual)
Lease Type	NNN
Free Rent	—
Rent Schedule	3.00% per year
Net Effective Rent (PSF)	$13.95 (Annual)
Work Type	—
TI Value / Work Value (PSF)	—
Sublease	No
Current Rent (PSF)	$14.37

Dates

Commencement Date	Feb 1, 2020
Lease Term	4y 11m
Execution Date	Feb 1, 2020
Expiration Date	Jan 1, 2025
Date Created	Oct 15, 2020

Space

Space Type	Retail
Floor(s) Occupied	Ground
Suite	9131-A

Landlord

Current Landlord	—
Landlord Brokerage Firms	—
Landlord Brokers	—

Tenant

Industry	Retail

Tenant Brokerage

Tenant Brokerage Firms	—
Tenant Brokers	—

Data provided by COMPSTAK

All information is not guaranteed. Some of the data on this report was provided by preparer and not verified by CompStak.

ID: 2180147

A-13

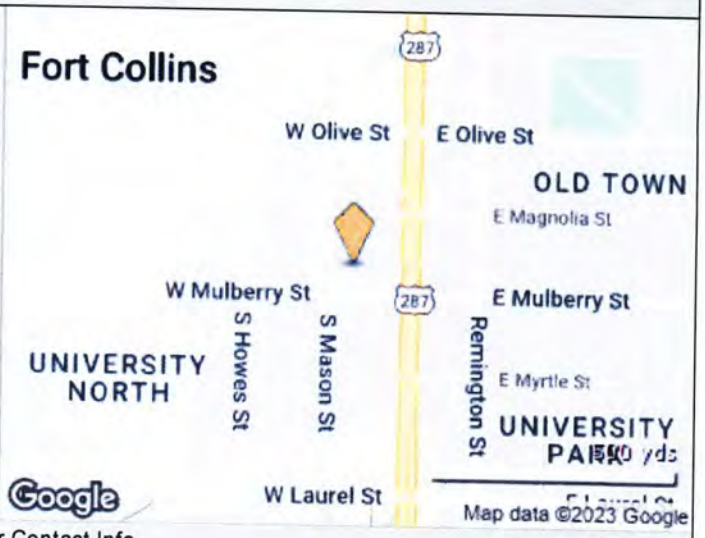
1

425 S College Ave

Fort Collins, CO 80524
Sale on 1/20/2016 for $3,250,100 ($125.92/SF) - Research Complete
25,810 SF Retail Freestanding Building Built in 1966, Renov Mar 2019

SOLD





Buyer & Seller Contact Info

Recorded Buyer:	425sc Llc
True Buyer:	McWhinney Douglas Hill 2725 Rocky Mountain Ave Loveland, CO 80538 (970) 962-9990
Buyer Type:	Developer/Owner-RGNL
Recorded Seller:	Wells Fargo Bank, N.A.
True Seller:	Wells Fargo Bank Ronald Mack 1740 Broadway Denver, CO 80274 (303) 861-8811
Seller Type:	Bank/Finance

Transaction Details

ID: 3509410

Sale Date:	01/20/2016
Escrow Length:	-
Sale Price:	$3,250,100-Full Value
Asking Price:	-
Price/SF:	$125.92
Price/AC Land Gross:	$3,250,100.00
Percent Leased:	100.0%
Tenancy:	Single
Sale Conditions:	REO Sale
No. of Tenants:	1
Tenants at time of sale:	Sports Authority
Financing:	Down payment of $0.00 (0.0%)
Parcel No:	97114-25-001
Document No:	20160003603
Sale Type:	Investment
Bldg Type:	Retail - Freestanding
Year Built/Age:	Built in 1966, Renov Mar 2019 Age: 50
GLA:	25,810 SF
Land Area:	1 AC (43,560 SF)
Percent Improved:	5.4%
Total Value Assessed:	$523,940 in 2014
Improved Value Assessed	$28,040
Land Value Assessed:	$495,900
Land Assessed/AC:	$495,900

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425 S College Ave

25,810 SF Retail Freestanding Building Built in 1966, Renov Mar 2019 (con't)

SOLD

Transaction Notes

On 1/20/2016, the 25,810 square foot general retail building located on 425 S College Ave sold for $3,250,000 or about $125.92 per square foot.

Sale conditions include REO Sale

The property is zoned D and sits on 1 acres of land.

The parties involved were unable to be reached for comment.

Income Expense Data

Expenses	- Taxes	$61,933
	- Operating Expenses	
	Total Expenses	$61,933

Current Retail Information

ID: 1453399

Property Type:	Retail - Freestanding	GLA:	25,810 SF
Center:	-	Total Avail:	0 SF
Bldg Status:	Built in 1966, Renov Mar 2019	% Leased:	100.0%
Owner Type:	Developer/Owner-RGNL	Bldg Vacant:	0 SF
Zoning:	D	Land Area:	1 AC
Owner Occupied:	No	Lot Dimensions:	-
		Building FAR:	0.59
Rent/SF/Yr:	-	No. of Stores:	-
CAM:	-		

Street Frontage: 221 feet on Mason St
213 feet on College Ave
415 feet on Mulberry St

Expenses: 2021 Tax @ $4.18/sf

Parking: 100 free Surface Spaces are available

Features: Pylon Sign, Signage

Location Information

Metro Market:	Denver
Submarket:	Fort Collins Ret/Fort Collins Ret
County:	Larimer
CBSA:	Fort Collins, CO
DMA:	Denver, CO-WY-NE

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2 251 W 104th Ave - Northglenn Marketplace

SOLD

Northglenn, CO 80234
Sale on 9/25/2017 for $3,872,159 ($119.64/SF) - Research Complete (Part of Multi-Property)
32,365 SF Retail Freestanding (Power Center) Building Built in 1999





Buyer & Seller Contact Info

Recorded Buyer:	MP Northglenn, LLC
True Buyer:	Hutensky Capital REIT III Brad Hutensky 100 Constitution Plz Hartford, CT 06103 (860) 297-4502
Buyer Type:	Investment Manager
Buyer Broker:	No Buyer Broker on Deal

Recorded Seller:	Hq8-10410-10450 Melody Lane LI
True Seller:	LNR Partners Steven Ferreira 1601 Washington Ave Miami Beach, FL 33139 (305) 695-5500
Seller Type:	Special Servicer
Listing Broker:	Faris Lee Investments Donald MacLellan (949) 221-1821 Rick Chichester (949) 221-1818 Faris Lee Investments Patrick Toomey (424) 405-3890

Transaction Details

ID: 4014525

Sale Date:	09/25/2017 (188 days on market)
Escrow Length:	-
Sale Price:	$3,872,159-Allocated
Asking Price:	-
Price/SF:	$119.64
Price/AC Land Gross:	$75,987.71
Percent Leased:	100.0%
Tenancy:	Single
Transfer Tax:	$4,800
Legal Desc:	Lots 1-7 Northglenn Marketplace
Document No:	0083962

Sale Type:	Investment
Bldg Type:	Retail - Freestanding (Power Center)
Year Built/Age:	Built in 1999 Age: 18
GLA:	32,365 SF
Land Area:	50.96 AC (2,219,717 SF)

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251 W 104th Ave - Northglenn Marketplace — SOLD

32,365 SF Retail Freestanding (Power Center) Building Built in 1999 (con't)

Sale History: Portfolio sale of 9 properties sold for $48,000,000 ($122.68/SF) on 9/25/2017
Portfolio sale of 18 properties sold for $90,760,000 ($158.65/SF) on 12/28/2005
Portfolio sale of 18 properties sold for $9,768,950 ($17.08/SF) on 1/30/1997

Transaction Notes

This transaction represents the sale of a 439-063 SF Community Center situated on a 55-acre parcel located in Northglenn.

Occupancy at the time of sale was reported at 63%; cap rate and other financial information was not disclosed. Major tenants include Ross, PetSmart, Bed Bath and Beyond, and Office Depot.

Property originally delivered in 1999; buyer plans to redevelop the property, details were not disclosed. There was no reported deferred maintenance.

There were no other reported conditions on this transaction.

Income Expense Data

Expenses	- Taxes	$1,548,812
	- Operating Expenses	
	Total Expenses	$1,548,812
Expenses	- Taxes	$1,548,812
	- Operating Expenses	
	Total Expenses	$1,548,812

Current Retail Information — ID: 7252870

Property Type:	Retail - Freestanding (Power Center)	GLA:	32,365 SF
Center:	Northglenn Marketplace	Total Avail:	0 SF
Bldg Status:	Built in 1999	% Leased:	100.0%
Owner Type:	Investment Manager	Bldg Vacant:	0 SF
Zoning:	C-5	Land Area:	50.96 AC
Owner Occupied:	No	Lot Dimensions:	-
		Building FAR:	0.01
Rent/SF/Yr:	-	No. of Stores:	47
CAM:	-		

Street Frontage: 230 feet on I-25 Hwy (with 2 curb cuts)
Expenses: 2021 Tax @ $48.84/sf
Features: Freeway Visibility

Location Information

Park Name: Northglenn Marketplace
Metro Market: Denver
Submarket: Northwest Ret/Northwest Ret
County: Adams
CBSA: Denver-Aurora-Lakewood, CO
CSA: Denver-Aurora, CO
DMA: Denver, CO-WY-NE

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3

241 W 104th Ave - Northglenn Marketplace

SOLD

Northglenn, CO 80234
Sale on 9/25/2017 for $3,001,866 ($119.64/SF) - Research Complete (Part of Multi-Property)
25,091 SF Retail Freestanding (Power Center) Building Built in 1999





Buyer & Seller Contact Info

Recorded Buyer:	MP Northglenn, LLC	Recorded Seller:	Hq8-10410-10450 Melody Lane LI
True Buyer:	Hutensky Capital REIT III Brad Hutensky 100 Constitution Plz Hartford, CT 06103 (860) 297-4502	True Seller:	LNR Partners Steven Ferreira 1601 Washington Ave Miami Beach, FL 33139 (305) 695-5500
Buyer Type:	Investment Manager	Seller Type:	Special Servicer
Buyer Broker:	No Buyer Broker on Deal	Listing Broker:	Faris Lee Investments Donald MacLellan (949) 221-1821 Rick Chichester (949) 221-1818 Faris Lee Investments Patrick Toomey (424) 405-3890

Transaction Details

ID: 4014525

Sale Date:	09/25/2017 (188 days on market)	Sale Type:	Investment
Escrow Length:	-	Bldg Type:	Retail - Freestanding (Power Center)
Sale Price:	$3,001,866-Allocated	Year Built/Age:	Built in 1999 Age: 18
Asking Price:	-	GLA:	25,091 SF
Price/SF:	$119.64	Land Area:	50.96 AC (2,219,717 SF)
Price/AC Land Gross:	$58,908.98		
Percent Leased:	-		
Tenancy:	Single		
Transfer Tax:	$4,800		
Legal Desc:	Lots 1-7 Northglenn Marketplace		
Document No:	0083962		

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241 W 104th Ave - Northglenn Marketplace

SOLD

25,091 SF Retail Freestanding (Power Center) Building Built in 1999 (con't)

Sale History: Portfolio sale of 9 properties sold for $48,000,000 ($122.68/SF) on 9/25/2017
Portfolio sale of 18 properties sold for $90,760,000 ($158.65/SF) on 12/28/2005
Portfolio sale of 18 properties sold for $9,768,950 ($17.08/SF) on 1/30/1997

Transaction Notes

This transaction represents the sale of a 439-063 SF Community Center situated on a 55-acre parcel located in Northglenn.

Occupancy at the time of sale was reported at 63%; cap rate and other financial information was not disclosed. Major tenants include Ross, PetSmart, Bed Bath and Beyond, and Office Depot.

Property originally delivered in 1999; buyer plans to redevelop the property, details were not disclosed. There was no reported deferred maintenance.

There were no other reported conditions on this transaction.

Income Expense Data

Expenses	- Taxes	$1,548,812
	- Operating Expenses	
	Total Expenses	$1,548,812
Expenses	- Taxes	$1,548,812
	- Operating Expenses	
	Total Expenses	$1,548,812

Current Retail Information

ID: 7252871

Property Type:	Retail - Freestanding (Power Center)	GLA:	25,091 SF
Center:	Northglenn Marketplace	Total Avail:	0 SF
Bldg Status:	Built in 1999	% Leased:	100.0%
Owner Type:	Investment Manager	Bldg Vacant:	0 SF
Zoning:	-	Land Area:	50.96 AC
Owner Occupied:	No	Lot Dimensions:	-
		Building FAR:	0.01
Rent/SF/Yr:	-	No. of Stores:	47
CAM:	-		
Street Frontage:	236 feet on I-25 Hwy (with 2 curb cuts)		
Expenses:	2021 Tax @ $63.00/sf		
Features:	Freeway Visibility		

Location Information

Park Name:	Northglenn Marketplace
Metro Market:	Denver
Submarket:	Northwest Ret/Northwest Ret
County:	Adams
CBSA:	Denver-Aurora-Lakewood, CO
CSA:	Denver-Aurora, CO
DMA:	Denver, CO-WY-NE

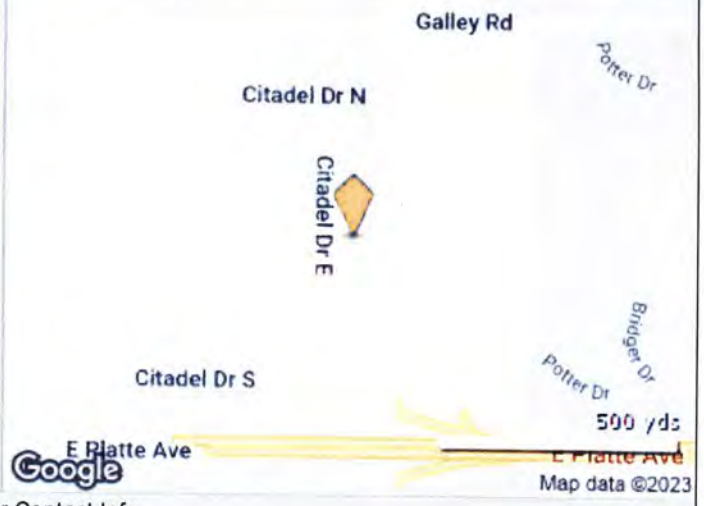
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4 747-795 E Citadel Dr

SOLD

Colorado Springs, CO 80909
Sale on 4/18/2019 for $3,025,000 ($112.77/SF) - Research Complete
26,825 SF Retail Freestanding Building Built in 1994





Buyer & Seller Contact Info

Recorded Buyer:	Citadel Plaza LLC
True Buyer:	Randy Garciga 13251-13455 NE 17th Ave Miami, FL 33181 (305) 343-2591
Buyer Type:	Individual

Recorded Seller:	PRD Properties L.P. Arrowhead Net Lease Limited Partnership
True Seller:	Gerald V Dicker 1106 W 9th Ave Spokane, WA 99204 (509) 448-0844
Seller Type:	Individual
Listing Broker:	Marcus & Millichap Jamie Medress (602) 687-6778 Mark Ruble (602) 687-6700 Christopher Lind (602) 687-6780 Marcus & Millichap Marc Strauss (954) 245-3500

Transaction Details

ID: 4739761

Sale Date:	04/18/2019 (71 days on market)
Escrow Length:	-
Sale Price:	$3,025,000-Confirmed
Asking Price:	$3,357,000
Price/SF:	$112.77
Price/AC Land Gross:	$1,234,693.88
Percent Leased:	-
Tenancy:	Multi
Actual Cap Rate:	9.71%
Sale Conditions:	Investment Triple Net
Transfer Tax:	$302.50

Sale Type:	Investment
Bldg Type:	Retail - Freestanding
Year Built/Age:	Built in 1994 Age: 25
GLA:	26,825 SF
Land Area:	2.45 AC (106,722 SF)
Percent Improved:	54.2%
Total Value Assessed:	$4,569,422 in 2018
Improved Value Assessed	$2,478,542
Land Value Assessed:	$2,090,880

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747-795 E Citadel Dr

SOLD

26,825 SF Retail Freestanding Building Built in 1994 (con't)

Land Assessed/AC: $853,420

No. of Tenants: 2
Tenants at time of sale: Barnes & Noble; Starbucks

Parcel No: 64104-07-013
Document No: 0041909
Sale History: Sold for $4,050,000 ($150.98/SF) on 5/17/2022
Sold for $3,025,000 ($112.77/SF) on 4/18/2019

Transaction Notes

The 26,825 square foot retail building traded on 4/18/19 for $3,025,000. At the time of close there was a 9.71% cap rate.

Income Expense Data

Expenses	- Taxes	$44,727
	- Operating Expenses	
	Total Expenses	$44,727

Current Retail Information

ID: 6118176

Property Type:	Retail - Freestanding	GLA:	26,825 SF
Center:	-	Total Avail:	26,825 SF
Bldg Status:	Built in 1994	% Leased:	100.0%
Owner Type:	Investment Manager	Bldg Vacant:	0 SF
Zoning:	PBC AO HR	Land Area:	2.45 AC
Owner Occupied:	No	Lot Dimensions:	-
		Building FAR:	0.25
Rent/SF/Yr:	Withheld	No. of Stores:	-
CAM:	-		

Street Frontage: 147 feet on E Citadel Dr (with 1 curb cut)
Expenses: 2021 Tax @ $1.32/sf
Parking: 124 Surface Spaces are available
Features: Pylon Sign

Location Information

Metro Market: Colorado Springs
Submarket: East Ret/East Ret
County: El Paso
CBSA: Colorado Springs, CO
DMA: Colorado Springs-Pueblo, CO

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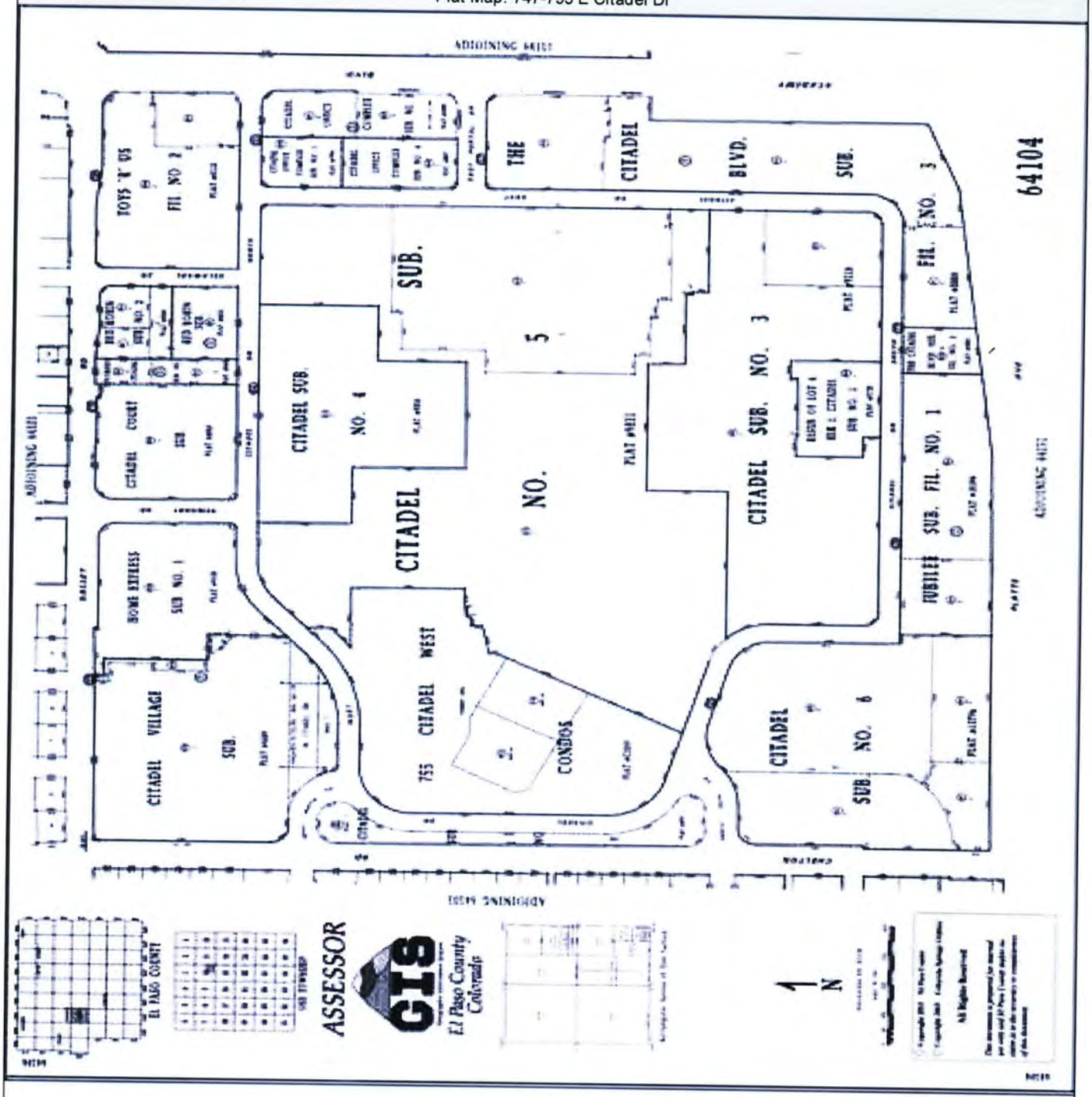
747-795 E Citadel Dr

26,825 SF Retail Freestanding Building Built in 1994 (con't)

SOLD

Parcel Number: 64104-07-013
Legal Description: -
County: El Paso

Plat Map: 747-795 E Citadel Dr



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5

2302 Devereux Rd

SOLD

Glenwood Springs, CO 81601
Sale on 5/24/2018 for $3,400,000 ($110.99/SF) - Research Complete
30,633 SF Retail Freestanding Building Built in 2007





Buyer & Seller Contact Info

Recorded Buyer:	2302 Devereux Rd Llc
True Buyer:	2302 Devereux Rd Llc Michael Berry PO Box 5259 Eagle, CO 81631
Buyer Type:	Individual

Recorded Seller:	Western Co Motor Sports Llc
True Seller:	Turnberry Associates Mario Romine 19501-19575 Biscayne Blvd Aventura, FL 33180 (305) 937-6200
Seller Type:	Developer/Owner-NTL
Listing Broker:	Moe Saslove Trust Joshua Saslove (970) 925-8810

Transaction Details

ID: 4349447

Sale Date:	05/24/2018
Escrow Length:	-
Sale Price:	$3,400,000-Full Value
Asking Price:	-
Price/SF:	$110.99
Price/AC Land Gross:	$2,556,390.98
Percent Leased:	100.0%
Tenancy:	Single
No. of Tenants:	1
Tenants at time of sale:	Harley-Davidson
Parcel No:	R540080
Document No:	000000907144

Sale Type:	-
Bldg Type:	Retail - Freestanding
Year Built/Age:	Built in 2007 Age: 11
GLA:	30,633 SF
Land Area:	1.33 AC (57,935 SF)
Percent Improved:	65.1%
Total Value Assessed:	$1,298,530 in 2017
Improved Value Assessed	$844,900
Land Value Assessed:	$453,630
Land Assessed/AC:	$341,075

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2302 Devereux Rd

SOLD

30,633 SF Retail Freestanding Building Built in 2007 (con't)

Sale History: Sold for $4,300,000 ($140.37/SF) on 2/16/2021
Sold for $3,400,000 ($110.99/SF) on 5/24/2018
Sold on 9/16/2015 Non-Arms Length

Transaction Notes

The 30,633 SF Retail Building located at 2302 Devereux Rd, Gleenwood Springs, CO 81601 sold on 5/24/2018 for $3,400,000 or $110.99 price per SF. Research attempted to contact all parties involved in the sale however was unable to reach anyone. All information was obtained per public record.

Income Expense Data

Expenses	- Taxes	$73,147
	- Operating Expenses	
	Total Expenses	$73,147

Current Retail Information

ID: 9806301

Property Type:	Retail - Freestanding	GLA:	30,633 SF
Center:	-	Total Avail:	0 SF
Bldg Status:	Built in 2007	% Leased:	100.0%
Owner Type:	Corporate/User	Bldg Vacant:	0 SF
Zoning:	CO	Land Area:	1.33 AC
Owner Occupied:	Yes	Lot Dimensions:	-
		Building FAR:	0.53
Rent/SF/Yr:	-	No. of Stores:	-
CAM:	-		
Expenses:	2021 Tax @ $2.31/sf		
Parking:	48 Surface Spaces are available		

Location Information

County:	Garfield
CBSA:	Glenwood Springs, CO
CSA:	Edwards-Glenwood Springs, CO
DMA:	Denver, CO-WY-NE

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6

8651 Grant St

Thornton, CO 80229
Sale on 10/31/2016 for $1,850,000 ($110.90/SF) - Research Complete
16,681 SF Retail Freestanding Building Built in Dec 2002

SOLD





Buyer & Seller Contact Info

Recorded Buyer:	Moreland Arizona Properties
True Buyer:	William D. Moreland Douglas Moreland 1655 E Layton Dr Englewood, CO 80113 (303) 301-2820
Buyer Type:	Individual
Buyer Broker:	Asset Realty Advisors Mark Von Engeln (303) 781-2608

Recorded Seller:	D & D Holdings, LLC
True Seller:	DP Assets LLC 50 S Steele St Denver, CO 80209 (303) 242-8980
Seller Type:	Developer/Owner-RGNL
Listing Broker:	Cushman & Wakefield Ray Rosado (303) 296-8500

Transaction Details

ID: 3747783

Sale Date:	10/31/2016 (209 days on market)
Escrow Length:	30 days
Sale Price:	$1,850,000-Confirmed
Asking Price:	$2,200,000
Price/SF:	$110.90
Price/AC Land Gross:	$1,745,283.02
Percent Leased:	100.0%
Tenancy:	Multi
Actual Cap Rate:	12.02%
Sale Conditions:	1031 Exchange, Investment Triple Net
Transfer Tax:	$185

Sale Type:	Investment
Bldg Type:	Retail - Freestanding
Year Built/Age:	Built in Dec 2002 Age: 13
GLA:	16,681 SF
Land Area:	1.06 AC (46,174 SF)
Percent Improved:	66.7%
Total Value Assessed:	$1,166,395 in 2015
Improved Value Assessed	$778,533
Land Value Assessed:	$387,862
Land Assessed/AC:	$365,907

No. of Tenants:	3
Tenants at time of sale:	A Lighting; Inspire Talent; Tool Zone Inc
Financing:	Down payment of $1,850,000.00 (100.0%)
Legal Desc:	Lot 2C-1 American Furniture Warehouse 2nd Filing No 2.
Parcel No:	1719-27-1-18-017

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8651 Grant St

SOLD

16,681 SF Retail Freestanding Building Built in Dec 2002 (con't)

Document No:	0093248
Sale History:	Sold for $2,500,000 ($149.87/SF) on 12/31/2020 Sold for $1,850,000 ($110.90/SF) on 10/31/2016 Sold on 2/26/2014 Non-Arms Length

Transaction Notes

This transaction represents the sale of a fully leased NNN investment. The asset was purchased by Moreland Arizona Properties LLC from D&D Holdings LLC for $1,850,000, which equates to about $111 per square foot. There are two tenants-ToolZone, who occupy the first floor and have 3 years left on their lease and Inspire Talent who is on the second floor and have 5 years left on their lease. Cap rate was at 12.02% at COE. Both the buyer and seller exercised a 1031-Exchange. NNN's are running about $3.13 per square foot.

Income Expense Data

Expenses	- Taxes	$36,350
	- Operating Expenses	
	Total Expenses	$36,350
Net Income	Net Operating Income	$187,000
	- Debt Service	
	- Capital Expenditure	
	Cash Flow	

Current Retail Information

ID: 741387

Property Type:	Retail - Freestanding	GLA:	16,681 SF
Center:	-	Total Avail:	0 SF
Bldg Status:	Built in Dec 2002	% Leased:	100.0%
Owner Type:	Individual	Bldg Vacant:	0 SF
Zoning:	PD	Land Area:	1.06 AC
Owner Occupied:	Yes	Lot Dimensions:	-
		Building FAR:	0.36
Rent/SF/Yr:	-	No. of Stores:	-
CAM:	-		
Expenses:	2021 Tax @ $3.56/sf		
Parking:	27 free Surface Spaces are available		

Location Information

Metro Market:	Denver
Submarket:	Northeast Ret/Northeast Ret
County:	Adams
CBSA:	Denver-Aurora-Lakewood, CO
CSA:	Denver-Aurora, CO
DMA:	Denver, CO-WY-NE

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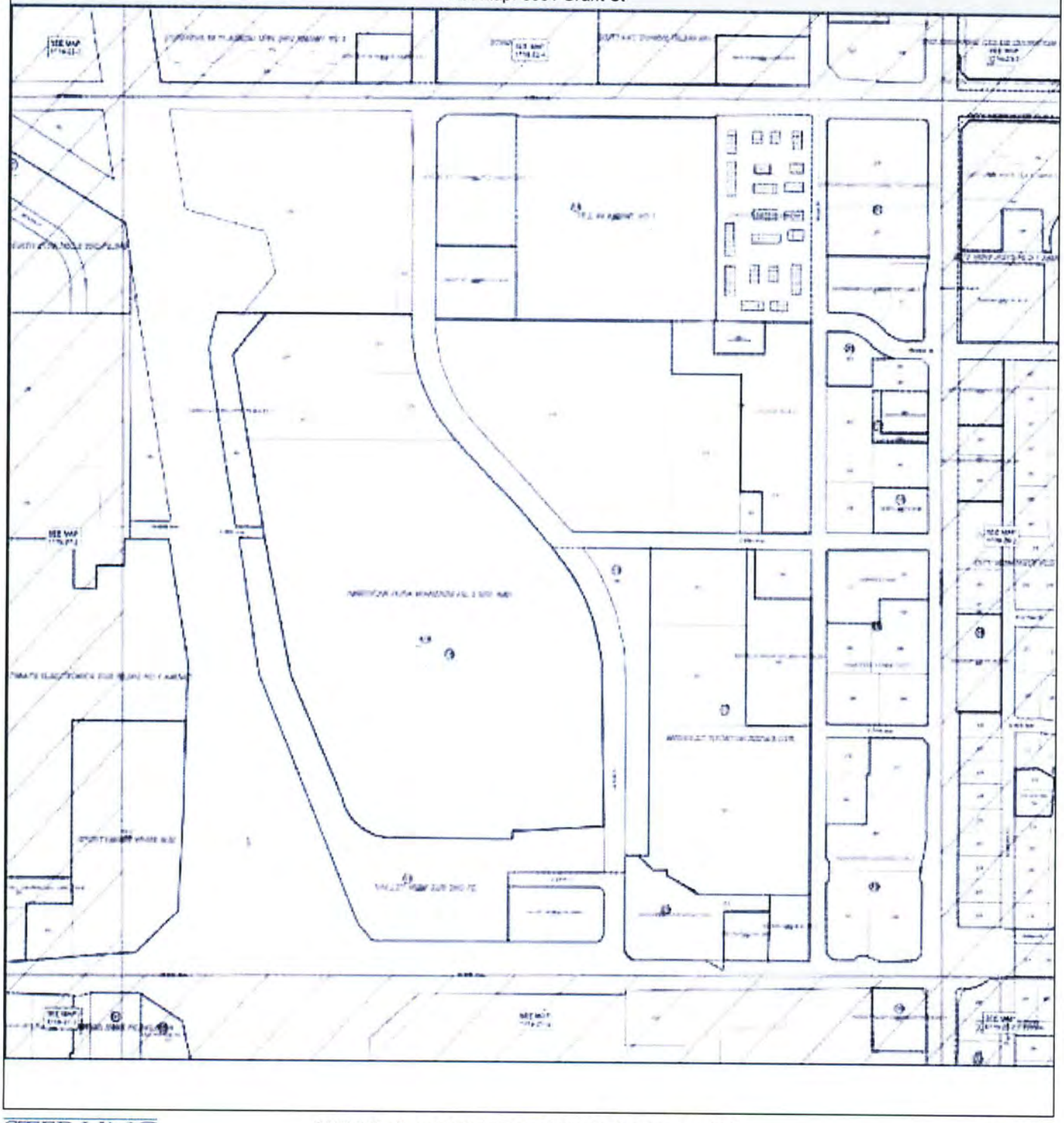
8651 Grant St

SOLD

16,681 SF Retail Freestanding Building Built in Dec 2002 (con't)

Parcel Number: 1719-27-1-18-017
Legal Description: -
County: Adams

Plat Map: 8651 Grant St



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3770 Citadel Dr N - Pima Medical Institute

SOLD

Colorado Springs, CO 80909
Sale on 10/15/2019 for $1,500,000 ($100.00/SF) - Research Complete
15,000 SF Retail Freestanding Building Built in 1977





Buyer & Seller Contact Info

Recorded Buyer:	Toys & Pads Llc
True Buyer:	Taylor J Fenn Taylor Fenn 1321 S Jackson St Denver, CO 80210 (720) 373-4564
Buyer Type:	Individual

Recorded Seller:	Zia Properties
True Seller:	Michael Carnel Michael Carnel 40 Woodmen Ct Colorado Springs, CO 80919 (719) 338-3322
Seller Type:	Individual
Listing Broker:	CBRE Daniel Rodriguez (719) 634-1500

Transaction Details

ID: 4919368

Sale Date:	10/15/2019 (718 days on market)
Escrow Length:	-
Sale Price:	$1,500,000-Confirmed
Asking Price:	$1,500,000
Price/SF:	$100.00
Price/AC Land Gross:	$1,546,391.75
Percent Leased:	-
Tenancy:	Single
Transfer Tax:	$150

Sale Type:	Owner User
Bldg Type:	Retail - Freestanding
Year Built/Age:	Built in 1977 Age: 42
GLA:	15,000 SF
Land Area:	0.97 AC (42,253 SF)
Percent Improved:	66.6%
Total Value Assessed:	$365,230 in 2018
Improved Value Assessed	$243,280
Land Value Assessed:	$121,950
Land Assessed/AC:	$125,721

No. of Tenants:	3
Tenants at time of sale:	Pima Medical Institute; Taylor J Fenn; Toys & Pads Llc
Parcel No:	64104-08-007
Document No:	0128062

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3770 Citadel Dr N - Pima Medical Institute

SOLD

15,000 SF Retail Freestanding Building Built in 1977 (con't)

Transaction Notes

On 10/15/2019, Zia Properties sold a retail building in Colorado Springs, CO to Toys & Pads LLC for $1,500,000. Daniel Rodriquez of CBRE represented seller. The broker for the buyer has not been disclosed.

The subject property is a 15,000 sf, retail building located at 3770 Citadel Dr N, Colorado Springs, CO 80909. The property sits on a 0.97 acre site and was built in 1977, with renovations done in 2017. The property is located in the East Retail Submarket.

The property was sold as in owner user transaction.

The seller brokers provided notice of the sale. The buyer has been contacted but no response has been received. The seller was also contacted but has not confirmed any additional details.

Income Expense Data

Expenses	- Taxes	$19,576
	- Operating Expenses	
	Total Expenses	$19,576

Current Retail Information

ID: 1586899

Property Type:	Retail - Freestanding	GLA:	15,000 SF
Center:	Pima Medical Institute	Total Avail:	0 SF
Bldg Status:	Built in 1977	% Leased:	100.0%
Owner Type:	Individual	Bldg Vacant:	0 SF
Zoning:	C-2	Land Area:	0.97 AC
Owner Occupied:	Yes	Lot Dimensions:	-
		Building FAR:	0.36
Rent/SF/Yr:	-	No. of Stores:	-
CAM:	-		

Street Frontage: 295 feet on ACADEMY
138 feet on Citadel Dr N
104 feet on GALLEY

Expenses: 2019 Tax @ $1.31/sf

Parking: 75 Surface Spaces are available

Features: Bus Line, Corner Lot, Drive Thru, Signage

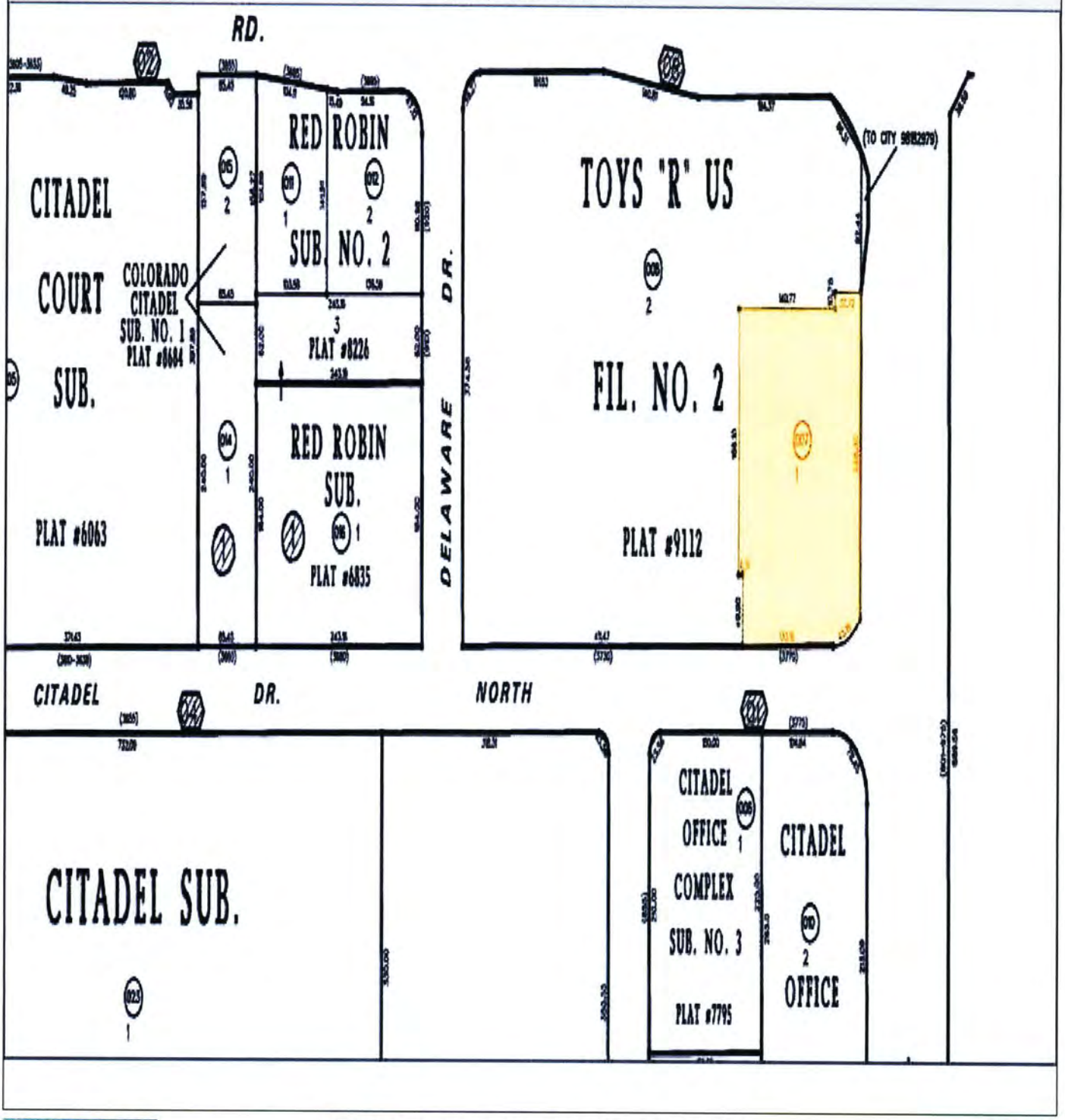
Location Information

Metro Market:	Colorado Springs
Submarket:	East Ret/East Ret
County:	El Paso
CBSA:	Colorado Springs, CO
DMA:	Colorado Springs-Pueblo, CO

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Parcel Number: 64104-08-007
Legal Description: -
County: El Paso

Plat Map: 3770 Citadel Dr N



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8

932 W Drake Rd - Longs Drugs - Market Centre

SOLD

Fort Collins, CO 80526
Sale on 5/18/2017 for $2,030,000 ($88.43/SF) - Research Complete
22,955 SF Retail Freestanding (Neighborhood Center) Building Built in 2000





Buyer & Seller Contact Info

Recorded Buyer:	Two Pauls, LLC
True Buyer:	Two Pauls, LLC 760 Whalers Way Fort Collins, CO 80525
Buyer Type:	Other - Private
Buyer Broker:	CBRE Mike Eyer (970) 372-3844

Recorded Seller:	Longs Drug Stores California Inc
True Seller:	CVS Pharmacy Robert Marcello 1 CVS Dr Woonsocket, RI 02895 (800) 746-7287
Listing Broker:	CBRE Jon Rue (970) 372-3851 Julius Tabert (970) 372-3852 Kit Brown (970) 372-3842

Transaction Details

ID: 3910441

Sale Date:	05/18/2017
Escrow Length:	-
Sale Price:	$2,030,000-Confirmed
Asking Price:	-
Price/SF:	$88.43
Price/AC Land Gross:	$2,569,620.25
Percent Leased:	100.0%
Tenancy:	Multi
Sale Conditions:	High Vacancy Property
Transfer Tax:	$203
No. of Tenants:	1
Tenants at time of sale:	Tolmar Pharmaceuticals

Sale Type:	Investment
Bldg Type:	Retail - Freestanding (Neighborhood Center)
Year Built/Age:	Built in 2000 Age: 17
GLA:	22,955 SF
Land Area:	0.79 AC (34,412 SF)
Percent Improved:	65.7%
Total Value Assessed:	$1,500,145 in 2016
Improved Value Assessed	$985,500
Land Value Assessed:	$514,645
Land Assessed/AC:	$651,449

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932 W Drake Rd - Longs Drugs - Market Centre

SOLD

22,955 SF Retail Freestanding (Neighborhood Center) Building Built in 2000 (con't)

Financing:	Down payment of $0.00 (0.0%) $2,680,000.00 from Bank of Colorado
Legal Desc:	Lot7 Centre for Advanced Technology
Parcel No:	97233-59-017, 97233-58-007
Document No:	20170032463

Transaction Notes

The property was sold for $2,030,000.

The property had been vacant since 2008 but was reportedly well maintained.

The buyer was not at liberty to disclose what they plan to do in this property.

Income Expense Data

Expenses	- Taxes	$39,602
	- Operating Expenses	
	Total Expenses	$39,602

Current Retail Information

ID: 6479213

Property Type:	Retail - Freestanding (Neighborhood Center)	GLA:	22,955 SF
Center:	Market Centre	Total Avail:	0 SF
Bldg Status:	Built in 2000	% Leased:	100.0%
Owner Type:	Other - Private	Bldg Vacant:	0 SF
Zoning:	E	Land Area:	0.79 AC
Owner Occupied:	No	Lot Dimensions:	-
		Building FAR:	0.67
Rent/SF/Yr:	-	No. of Stores:	-
CAM:	-		

Street Frontage:	365 feet on W Drake Rd
Expenses:	2021 Tax @ $2.58/sf
Parking:	143 free Surface Spaces are available

Location Information

Park Name:	Market Centre
Metro Market:	Denver
Submarket:	Fort Collins Ret/Fort Collins Ret
County:	Larimer
CBSA:	Fort Collins, CO
DMA:	Denver, CO-WY-NE

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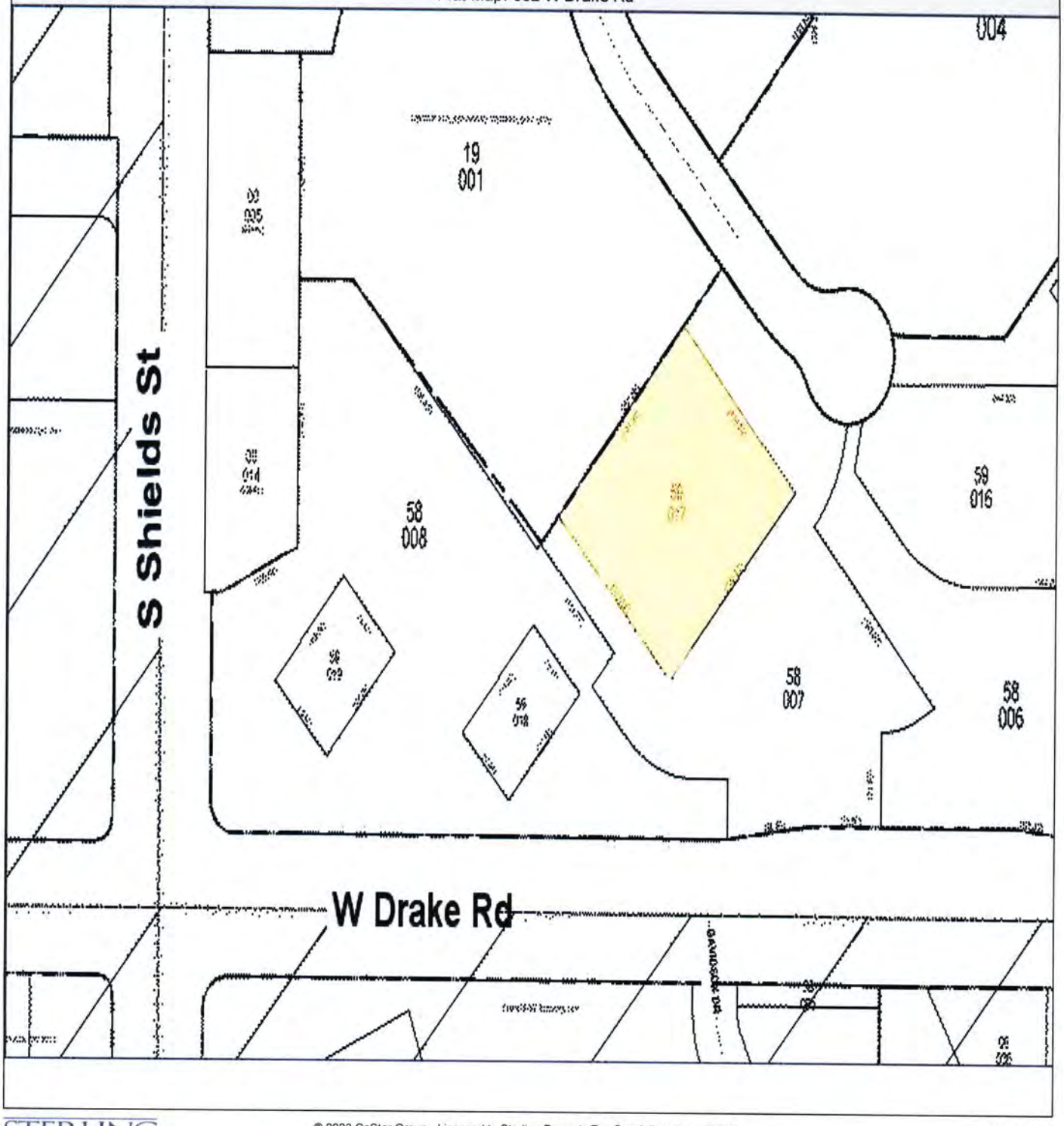
932 W Drake Rd - Longs Drugs - Market Centre

SOLD

22,955 SF Retail Freestanding (Neighborhood Center) Building Built in 2000 (con't)

Parcel Number: 97233-59-017, 97233-58-007
Legal Description: -
County: Larimer

Plat Map: 932 W Drake Rd



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9

3775 E Pikes Peak Ave - Family Furniture Bldg

SOLD

Colorado Springs, CO 80909
Sale on 4/20/2017 for $2,199,000 ($68.72/SF) - Research Complete
32,000 SF Retail Freestanding Building Built in 1984





Buyer & Seller Contact Info

Recorded Buyer:	Ps Co-pikes Peak Llc	Recorded Seller:	Waterville Property Management
True Buyer:	Assured Realty Shawn Valk 821 Longhorn Holw Southlake, TX 76092 (972) 979-0630	True Seller:	Waterville Properties Of El Paso Leonard Melley 18 Elkton Dr Pinehurst, NC 28374 (910) 692-5430
Buyer Type:	Developer/Owner-RGNL	Seller Type:	Other - Private
Buyer Broker:	David Jones Companies David Jones (214) 883-3056	Listing Broker:	Olive Real Estate Group Steve Hunsinger (719) 598-3000

Transaction Details

ID: 3884303

Sale Date:	04/20/2017 (646 days on market)	Sale Type:	Owner User
Escrow Length:	-	Bldg Type:	Retail - Freestanding
Sale Price:	$2,199,000-Confirmed	Year Built/Age:	Built in 1984 Age: 33
Asking Price:	$2,199,000	GLA:	32,000 SF
Price/SF:	$68.72	Land Area:	1.73 AC (75,202 SF)
Price/AC Land Gross:	$1,273,748.84		
Percent Leased:	100.0%		
Tenancy:	Multi	Percent Improved:	63.5%
Transfer Tax:	$219.90	Total Value Assessed:	$377,000 in 2016
		Improved Value Assessed	$239,320
		Land Value Assessed:	$137,680
		Land Assessed/AC:	$79,749

Financing: Down payment of $2,199,000.00 (100.0%)
Legal Desc: LOT 1 MINETTE RETAIL CENTER
Parcel No: 64154-14-064
Document No: 0045504

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3775 E Pikes Peak Ave - Family Furniture Bldg

SOLD

32,000 SF Retail Freestanding Building Built in 1984 (con't)

Sale History:	Sold for $2,800,000 ($87.50/SF) on 11/30/2021 Non-Arms Length Sold on 11/30/2021 Sold for $2,199,000 ($68.72/SF) on 4/20/2017 Sold for $2,512,500 ($78.52/SF) on 8/29/2008

Transaction Notes

Buyer will use property as climate controlled storage.

Income Expense Data

Expenses	- Taxes	$29,007
	- Operating Expenses	
	Total Expenses	$29,007

Current Retail Information

ID: 53779

Property Type:	Retail - Freestanding	GLA:	32,000 SF
Center:	Family Furniture Bldg	Total Avail:	0 SF
Bldg Status:	Built in 1984	% Leased:	100.0%
Owner Type:	Public REIT	Bldg Vacant:	0 SF
Zoning:	C-6	Land Area:	1.73 AC
Owner Occupied:	No	Lot Dimensions:	-
		Building FAR:	0.43
Rent/SF/Yr:	-	No. of Stores:	-
CAM:	-		

Street Frontage:	332 feet on E Pikes Peak Ave (with 1 curb cut)
Expenses:	2021 Tax @ $0.93/sf
Parking:	63 free Surface Spaces are available
Features:	Bus Line, Pylon Sign, Signage, Signalized Intersection

Location Information

Located:	SWC of Academy Blvd and Pikes Peak
Metro Market:	Colorado Springs
Submarket:	East Ret/East Ret
County:	El Paso
CBSA:	Colorado Springs, CO
DMA:	Colorado Springs-Pueblo, CO

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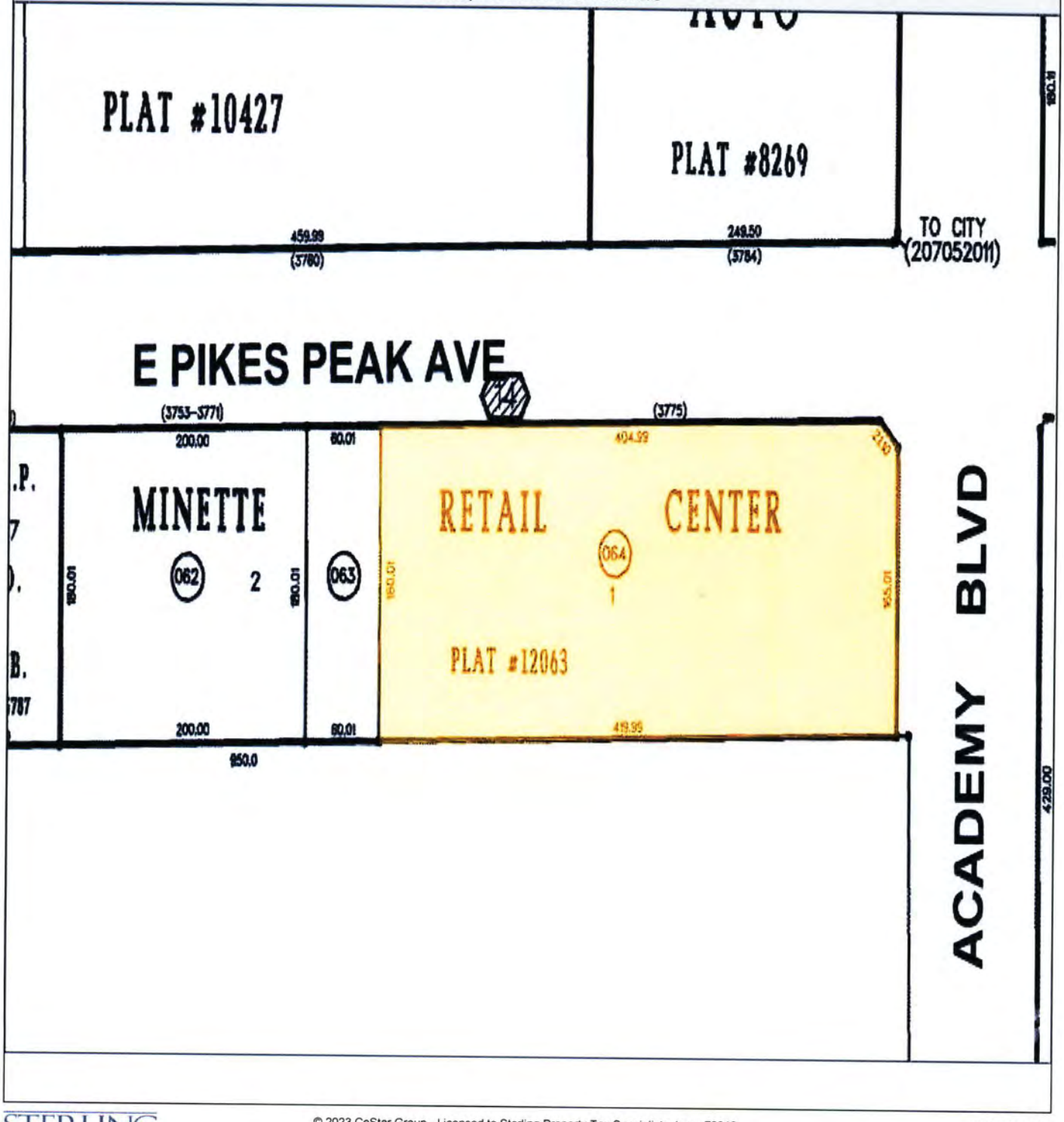
3775 E Pikes Peak Ave - Family Furniture Bldg

SOLD

32,000 SF Retail Freestanding Building Built in 1984 (con't)

Parcel Number: 64154-14-064
Legal Description: -
County: El Paso

Plat Map: 3775 E Pikes Peak Ave



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10 2765 E Main St - Office Depot

SOLD

Canon City, CO 81212
Sale on 8/23/2018 for $1,200,000 ($58.01/SF) - Research Complete
20,686 SF Retail Freestanding Building Built in 2007





Buyer & Seller Contact Info

Recorded Buyer:	2765 Canon City, LLC 5150 E Yale Cir Denver, CO 80222 (303) 565-2100	Recorded Seller:	Burke Family Investment Club LLP
True Buyer:	-	True Seller:	Lawrence V Burke Lawrence Burke 584 Coyota Willow Dr Colorado Springs, CO 80921 (719) 481-3136
		Seller Type:	Individual
Buyer Broker:	Pinnacle Real Estate Advisors Zach Wright (314) 302-5818 Robert Edwards (720) 966-1630 Thomas Ethington (720) 966-1624	Listing Broker:	Antonoff & Company Brokerage, Inc. Jeffrey Hirschfeld (303) 454-5425

Transaction Details

ID: 4489746

Sale Date:	08/23/2018 (34 days on market)	Sale Type:	Investment
Escrow Length:	-	Bldg Type:	Retail - Freestanding
Sale Price:	$1,200,000-Confirmed	Year Built/Age:	Built in 2007 Age: 11
Asking Price:	$1,250,000	GLA:	20,686 SF
Price/SF:	$58.01	Land Area:	1.76 AC (76,666 SF)
Price/AC Land Gross:	$681,818.18		
Percent Leased:	100.0%		
Tenancy:	Single	Percent Improved:	-
Actual Cap Rate:	6.87%	Total Value Assessed:	$1,634,210 in 2017
Sale Conditions:	Investment Triple Net	Improved Value Assessed	-
		Land Value Assessed:	-
		Land Assessed/AC:	-

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2765 E Main St - Office Depot

SOLD

20,686 SF Retail Freestanding Building Built in 2007 (con't)

No. of Tenants:	1
Tenants at time of sale:	Office Depot
Parcel No:	000012080032
Sale History:	Sold for $1,200,000 ($58.01/SF) on 8/23/2018 Sold for $4,300,000 ($207.87/SF) on 2/8/2008

Transaction Notes

On August 23rd 2018 the 20,679sf retail building at 2765 E Main St in Canon City CO 81212 was sold for $1,200,000 or $58.03 per square foot. The small box retail building is occupied by Office Depot and is on W Royal Gorge Blvd and N Raynolds Ave in Canon City.

The property was on the market for 1 year, with an initial asking price of $3.1M.

This was a triple net investment property with Office Depot's lease ending in 2022

The in-place net operating income was reported to be $82,500 for 2017, yielding an actual cap rate of %6.6

The information was verified with the parties involved.

Income Expense Data

Expenses	- Taxes	$40,316
	- Operating Expenses	
	Total Expenses	$40,316

Current Retail Information

ID: 5852103

Property Type:	Retail - Freestanding	GLA:	20,686 SF
Center:	Office Depot	Total Avail:	20,686 SF
Bldg Status:	Built in 2007	% Leased:	100.0%
Owner Type:	Individual	Bldg Vacant:	0 SF
Zoning:	-	Land Area:	1.76 AC
Owner Occupied:	No	Lot Dimensions:	-
		Building FAR:	0.27
Rent/SF/Yr:	Withheld	No. of Stores:	-
CAM:	-		
Street Frontage:	224 feet on E Main St		
Expenses:	2021 Tax @ $1.49/sf		
Parking:	84 Surface Spaces are available		

Location Information

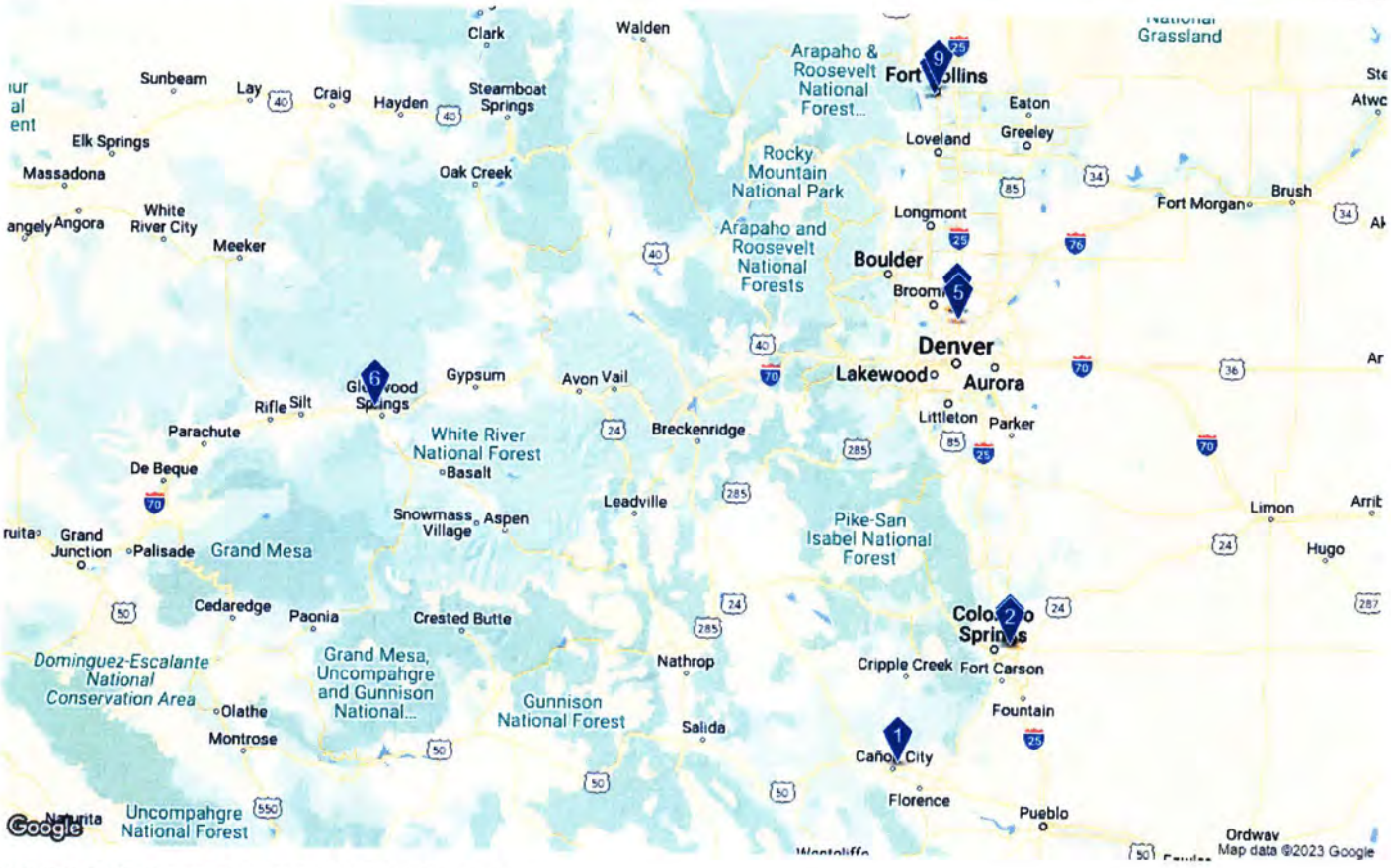
Second Address:	2765 E Main St
Located:	NEC E US Hwy 50 & McKenzie Ave
County:	Fremont
CBSA:	Cañon City, CO
CSA:	Pueblo-Cañon City, CO
DMA:	Colorado Springs-Pueblo, CO

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Sale Comps Map & List Report

Sale Comparables	Avg. Cap Rate	Avg. Price/SF	Avg. Vacancy At Sale
10	9.5%	$102	-

SALE COMPARABLES LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	$1,200,000	$2,532,813	$2,600,433	$3,872,159
Price Per SF	$58	$102	$111	$126
Cap Rate	6.9%	9.5%	9.7%	12.0%
Time Since Sale in Months	49.0	71.2	73.0	94.0

Property Attributes	Low	Average	Median	High
Building SF	15,000 SF	24,805 SF	25,451 SF	32,365 SF
Floors	1	1	1	2
Typical Floor	7,663 SF	20,874 SF	23,478 SF	32,365 SF
Vacancy Rate at Sale	-	-	-	-
Year Built	1966	1994	1999	2007
Star Rating	★★★★★	★★★★★ 2.9	★★★★★ 3.0	★★★★★

Sale Comps Map & List Report

	Property				Sale			
Property Name - Address	Type	Yr Built	Size	Vacancy	Sale Date	Price	Price/SF	Cap Rate
1 Office Depot 2765 E Main St Canon City, CO 81212	Freestanding ★★★★☆	2007	20,686 SF	-	8/23/2018	$1,200,000	$58/SF	6.9%
2 Family Furniture Bldg 3775 E Pikes Peak Ave Colorado Springs, CO...	Freestanding ★★☆☆☆	1984	32,000 SF	-	4/20/2017	$2,199,000	$69/SF	-
3 Longs Drugs 932 W Drake Rd Fort Collins, CO 80526	Freestanding ★★★☆☆	2000	22,955 SF	-	5/18/2017	$2,030,000	$88/SF	-
4 Pima Medical Institute 3770 Citadel Dr N Colorado Springs, CO...	Freestanding ★★★☆☆	1977	15,000 SF	-	10/15/2019	$1,500,000	$100/SF	-
5 8651 Grant St Thornton, CO 80229	Freestanding ★★½☆☆	2002	16,681 SF	-	10/31/2016	$1,850,000	$111/SF	12.0%
6 2302 Devereux Rd Glenwood Springs, CO...	Freestanding ★★½☆☆	2007	30,633 SF	-	5/24/2018	$3,400,000	$111/SF	-
7 747-795 E Citadel Dr Colorado Springs, CO...	Freestanding ★★★☆☆	1994	26,825 SF	-	4/18/2019	$3,025,000	$113/SF	9.7%
8 Northglenn Market... 241 W 104th Ave Northglenn, CO 80234	Freestanding ★★★☆☆	1999	25,091 SF	-	9/25/2017	$3,001,866 Part of Portfolio	$120/SF	-
9 425 S College Ave Fort Collins, CO 80524	Freestanding ★★☆☆☆	1966	25,810 SF	-	1/20/2016	$3,250,100	$126/SF	-
10 Northglenn Market... 251 W 104th Ave Northglenn, CO 80234	Freestanding ★★★☆☆	1999	32,365 SF	-	9/25/2017	$3,872,159 Part of Portfolio	$120/SF	-

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MEETING DATE: September 24, 2024

STAFF PERSON RESPONSIBLE: Ashley Chamberlain, Paralegal

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

SUMMARY: 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.

RECOMMENDED ACTION: Approval of the Settlement Agreements as Recommended by the Assessor's Office and to Authorize the Douglas County Attorney's Office to Sign the Proposed Stipulations.

REVIEW:

Jeff Garcia	Approve	9/17/2024
Andrew Copland	Approve	9/18/2024
Doug DeBord	Approve	9/19/2024

ATTACHMENTS:

Board Memo 09.24.24.pdf

COUNTY ATTORNEY'S OFFICE

MEMORANDUM

TO: **BOARD OF COUNTY COMMISSIONERS**

APPROVED BY: **W. CASEY BROWN,**
ASSISTANT COUNTY ATTORNEY

DATE: **SEPTEMBER 24, 2024**

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.

Wal-Mart Real Estate Business Trust v. Douglas County BOE,
BAA Docket No. 2023BAA2551

BOE Decision: November 1, 2023

BOE Action: Petition denied

Current Status: Protest Tax Year 2023; Scheduled at BAA

Property Profile: Address: 6675 Business Center Drive, Littleton 80130

Type: Commercial Retail

New Information: The subject property is a Wal-Mart Superstore of 191,501 SF built in 1995 that is situated on a 17.021-acre site in Highlands Ranch along the C-470 corridor. For the BAA analysis, the appeals appraiser reviewed the Cost, Sales Comparison, and Income approaches to value. While the Cost approach supported the current value, an adjustment was merited via the Sales Comparison and Income approaches to value given the size and market data analysis related to the other two analyses. The final stipulation value is a blend of all three approaches to value

with the most weight placed on the Cost approach. The owner's representative and the Assessor's Office have agreed to adjust the TY 2023 value from $15,864,405 to $14,600,000. The difference between the Douglas County rebate for Tax Year 2023 paid and the adjusted rebate amount based on this stipulation will be deducted from final settlement refund amount.

Kentwood Investors v. Douglas County BOE,
BAA Docket No. 2023BAA2947

BOE Decision: November 1, 2023

BOE Action: Petition denied

Current Status: Protest Tax Year 2023; Scheduled at BAA

Property Profile: Address: 10047-10091 Park Meadows Drive, Lone Tree 80124

Type: Commercial Retail

New Information: The subject property consists of 400 apartments (within 11 buildings) and 11,087 SF of retail development within the entry building's first floor facing Park Meadows Drive. The complex was built in 2002 and is located near the C470/I-25 interchange in Lone Tree. It is situated on a 14.46-acre site.

For the residential portion of the BAA analysis, the appeals appraiser re-examined the sales comparison approach and reviewed the complex's study period rent rolls to determine if conducting a GRM analysis of the subject suggested an adjustment. After considering the most similar sales and using them to develop a market GRM, the appraiser recommended that the value per unit be reduced from $390,000 per unit (A-10 model) to $355,000 per unit. The model assignment for this account will be reviewed for the Tax Year 2025 re-appraisal due to the number of units and the consistently lower rental rate the complex has historically commanded.

The analysis for the commercial portion of the account also merited an adjustment based upon the study period rent rolls and income and expense statements when compared to the commercial model assumptions. The parties agreed to adjust the Tax Year 2023 value from $3,905,478 to $3,137,621.

Taxes for the residential portion of the account are assessed at 6.7% while the commercial portion is assessed at 27.9%. Based upon our discussion with the agent and upon approval of the owner, the combined stipulation adjusts the 2023 value account value from $159,880,451 to $145,137,621 – a 9.21% combined reduction. The difference between the Douglas County rebate for Tax Year 2023 paid and the adjusted rebate amount based on this stipulation will be deducted from final settlement refund amount.

MEETING DATE: September 24, 2024

STAFF PERSON RESPONSIBLE: Dru Campbell, Office Manager

DESCRIPTION: Resolution Making an Appointment to the Douglas County Community Services Block Grant Tripartite Board.

SUMMARY: Douglas County has a number of citizen advisory boards and commissions. Some of these Citizens represent specialized fields or interests on their respective board or commission. Members of boards and commissions provide an invaluable service to the County. They advise the Board of County Commissioners and County staff on a wide variety of subjects by making recommendations on important policy matters.

RECOMMENDED ACTION: Approve Resolution.

REVIEW:

Doug DeBord	Approve	9/11/2024
Jeff Garcia	Approve	9/17/2024
Andrew Copland	Approve	9/17/2024

ATTACHMENTS:

Resolution Making an Appointment to the Douglas County Community Services Block Grant Tripartite Board

RESOLUTION MAKING AN APPOINTMENT TO THE DOUGLAS COUNTY COMMUNITY SERVICES BLOCK GRANT TRIPARTITE BOARD.

WHEREAS, pursuant to §§ 30-11-101 (1)(c) and 30-11-1 07(1)(e), C.R.S., the Board of County Commissioners has the legislative authority to manage the concerns of Douglas County when deemed by the Board to be in the best interests of the County and its inhabitants; and

WHEREAS**,** the Douglas County annually receives Community Services Block Grant funds from the Colorado Department of Local Affairs to provide a range of services to low-income persons; and

WHEREAS**,** CSBG regulations require as a condition of the receipt of grant funds the establishment of an advisory board to participate in the development, planning, implementation and evaluation of the CSBG program; and

WHEREAS**,** the Board of County Commissioners desires to establish the Douglas County Community Services Block Grant Tripartite Board (Tripartite Board) and will appoint members to the new board as outlined in the bylaws.

NOW THEREFORE, BE IT RESOLVED that the Board of County Commissioners of Douglas County, Colorado, to appoint the following individual to serve on the Tripartite Board to complete the unexpired term of Leia Martinez:

Milocy Willeford, Douglas County Resident Term Expires January 2025

PASSED AND ADPOTED this 24th day of September 2024 in Castle Rock, Douglas County Colorado.

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

BY:

_____
GEORGE TEAL, Chair

ATTEST:

_____
HAYLEY HALL, Clerk to the Board

MEETING DATE: September 24, 2024

STAFF PERSON RESPONSIBLE: Andrew Copland, Director of Finance

DESCRIPTION: Resolution Certifying Costs of Prosecuting Crimes Alleged to Have Been Committed by Persons in the Custody of the Department of Corrections.

SUMMARY: This Resolution formalizes the reimbursement to the four Counties in the18th Judicial District by the Department of Corrections for prosecution costs from July 2023 to June 2024. The total to be reimbursed to Douglas County is $6,608.16. A resolution certifying the costs of prosecuting a crime, or crimes, alleged to have been committed by a person, or persons, in the custody of the Department of Corrections, in matters prosecuted by the Office of the District Attorney for the Eighteenth Judicial District is required pursuant to C.R.S. § 16-18-101(3) prior to reimbursement being issued.

RECOMMENDED ACTION: Approve Resolution in the form attached hereto.

REVIEW:

Andrew Copland	Approve	9/18/2024
Jeff Garcia	Approve	9/19/2024
Doug DeBord	Approve	9/19/2024

ATTACHMENTS:

2024 Cost of Prosecution

RESOLUTION NO. R-_____
THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF _____, COLORADO

A RESOLUTION CERTIFYING COSTS OF PROSECUTING CRIMES ALLEGED TO HAVE BEEN COMMITTED BY PERSONS IN THE CUSTODY OF THE COLORADO DEPARTMENT OF CORRECTIONS

WHEREAS, C.R.S. § 16-18-101(3) provides that the Colorado Department of Corrections (CDOC), from annual appropriations made by the General Assembly, shall reimburse the county or counties in a judicial district for the costs of prosecuting any crime alleged to have been committed by a person in the CDOC; and

WHEREAS, C.R.S. § 16-18-101(3) provides that the county or counties shall certify these costs to the CDOC; and

WHEREAS, C.R.S. § 16-18-101(3) provides that the provisions of C.R.S. § 16-18-101(3) shall apply to costs that are not otherwise paid by the State; and

WHEREAS, Exhibit A to this resolution summarizes the costs of prosecuting crimes alleged to have been committed by persons in the custody of the CDOC, in matters prosecuted by the Office of the District Attorney for the Eighteenth Judicial District, which serves Arapahoe, Douglas, Elbert and Lincoln Counties; and

WHEREAS, the Office of the District Attorney for the Eighteenth Judicial District has confirmed the accuracy of these costs to Arapahoe, Douglas, Elbert and Lincoln Counties, and the Counties are now forwarding and certifying such costs to the CDOC relying on such DA confirmation.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of the

County of _____, State of Colorado, as follows:

1. The costs in attached Exhibit "A" are certified to the CDOC.
2. The costs in attached Exhibit "A" have not otherwise been paid by the State.

PASSED AND ADOPTED this _____of _____, 201_____,

in _____, County, Colorado.

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF _____, COLORADO

BY: _____

_____**, County Chair**

ATTEST:

_____

_____**, Clerk**

All Limon Correctional Facility Prosecution Expenses Summary
District Attorney Employee Compensation and Associated Costs
Related to Colorado Department of Corrections (DOC) - Limon Facility

DOC Fiscal Year - July 1st thru June 30th	2023	2024

Percentage & Dollar Amounts of Total Expenses to be Billed to DOC
County & District Attorney Fiscal Year Runs - January 1st thru December 31st
DOC Fiscal Year Runs - July 1st thru June 30th

County Percentages

The chart below reflects the total amounts owed by DOC to each of the Four Counties. The amounts owed to each of the Four Counties is calculated upon the population percentage of each County in relationship to the total population of the 18th Judicial District within a Calendar Year. Because portions of two Calendar Years are contained within DOC's Fiscal Year, each of the two years is assigned different County percentages. The percentage owed to each County is calculated separately for each of the portions of the two years within DOC's Fiscal Year, and then added together to give the total amount to be billed (invoiced) to DOC by each of the Four Counties for the Billing Cycle.

County	DOC First Quarter	DOC Second Quarter	DOC Third Quarter	DOC Fourth Quarter
Arapahoe	$3,856.42	$2,669.96	$1,212.45	$4,095.37
Calendar Year Within DOC Fiscal Year	**2023**		**2024**	
Percent Applied to County	**62.7100%**		**61.5800%**	
Calendar Year Total to be Billed to DOC	**$6,526.38**		**$5,307.82**	
Fiscal Year Total to be Billed to DOC	**$11,834.20**			

County	DOC First Quarter	DOC Second Quarter	DOC Third Quarter	DOC Fourth Quarter
Douglas	$2,106.86	$1,458.66	$695.02	$2,347.62
Calendar Year Within DOC Fiscal Year	**2023**		**2024**	
Percent Applied to County	**34.2600%**		**35.3000%**	
Calendar Year Total to be Billed to DOC	**$3,565.52**		**$3,042.64**	
Fiscal Year Total to be Billed to DOC	**$6,608.16**			

All Limon Correctional Facility Prosecution Expenses Summary
District Attorney Employee Compensation and Associated Costs
Related to Colorado Department of Corrections (DOC) - Limon Facility

DOC Fiscal Year - July 1st thru June 30th	2023	2024

County	DOC First Quarter	DOC Second Quarter	DOC Third Quarter	DOC Fourth Quarter
Elbert	$153.13	$106.01	$51.19	$172.91
Calendar Year Within DOC Fiscal Year	**2023**		**2024**	
Percent Applied to County	**2.4900%**		**2.6000%**	
Calendar Year Total to be Billed to DOC	**$259.14**		**$224.10**	
Fiscal Year Total to be Billed to DOC	**$483.24**			

County	DOC First Quarter	DOC Second Quarter	DOC Third Quarter	DOC Fourth Quarter
Lincoln	$33.21	$22.99	$10.24	$34.58
Calendar Year Within DOC Fiscal Year	**2023**		**2024**	
Percent Applied to County	**0.5400%**		**0.5200%**	
Calendar Year Total to be Billed to DOC	**$56.20**		**$44.82**	
Fiscal Year Total to be Billed to DOC	**$101.02**			

District	DOC First Quarter	DOC Second Quarter	DOC Third Quarter	DOC Fourth Quarter
Entire 18th Judicial District	$6,149.62	$4,257.62	$1,968.90	$6,650.48
Calendar Year Within DOC Fiscal Year	**2023**		**2024**	
Percent Applied to All Counties Combined	**100.0000%**		**100.0000%**	
Calendar Year Total to be Billed to DOC	**$10,407.24**		**$8,619.38**	
Fiscal Year Total to be Billed to DOC	**$19,026.62**			

MEETING DATE: September 24, 2024

STAFF PERSON RESPONSIBLE: Tim Hallmark, Director, FFESS

DESCRIPTION: Finalize the Sale of the County Property Located at 9228 Park Meadows Drive, Lone Tree, CO.

SUMMARY: Douglas County Facilities, Fleet & Emergency Support Services (FFESS) purchased the property for $3.9M in December 2023 to expand ARDC Services. The seller then donated $500k back to ARDC at closing. In April of 2024, we received an unsolicited purchase offer for the property from an established restaurateur that would better fit the plans for the entertainment district of Lone Tree. On May 7th, 2024, the BOCC gave approval for staff to move forward with the negotiations for the sale of the property at a $0 loss to Douglas County. The appraisal for the property has come back at $4,010,000; the buyer has agreed to pay the full appraised value. The sale of this property will allow us the funding to locate a property in a desirable location for the planned expansion of ARDC services for Douglas County.

RECOMMENDED ACTION: Approval for staff to finalize the sale of the property for $4,010,000.00, which is a $0 loss from original County funding, and authorization for the County Manager, Doug DeBord, and County Attorney, Jeff Garcia, to sign all contracts and closing documents as it complies with the County approval standards and policies.

REVIEW:

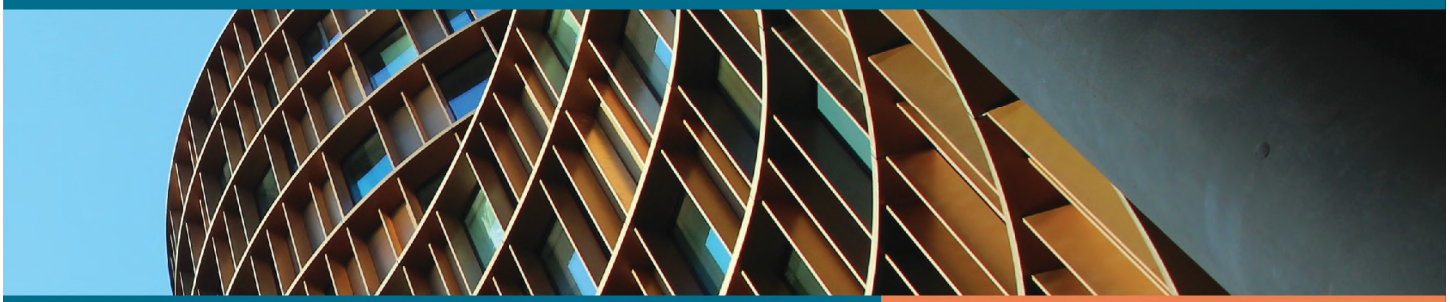
Tim Hallmark	Approve	9/10/2024
Jeff Garcia	Escalated	9/16/2024
Amy Williams	Approve	9/17/2024
Andrew Copland	Approve	9/17/2024
Doug DeBord	Approve	9/18/2024

ATTACHMENTS:

Appraisal_9228 Park Meadows Dr_Report

BBG
REAL ESTATE SERVICES

APPRAISAL REPORT



The insight you need. The independence you trust.

Restaurant Building

9228 Park Meadows Drive
Lone Tree, CO 80124

BBG File #0124017374
Client File #240812066

Prepared For
Appraisal Department
ENT Credit Union
11550 Ent Parkway
Colorado Springs, CO 80921 &
The US Small Business Administration

Report Date
September 9, 2024

Prepared By
BBG, Inc., Denver Office
5395 West 25th Avenue
Denver, CO 80214
303-420-1052

Client Manager: Robert Ryan, MAI
rryan@bbgres.com

BBG Website
bbgres.com

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September 9, 2024

Appraisal Department
ENT Credit Union
11550 Ent Parkway
Colorado Springs, CO 80921 &
The US Small Business Administration

Re: Appraisal of Real Property
Restaurant Building
9228 Park Meadows Drive
Lone Tree, CO 80124
BBG File #0124017374
Client File #240812066

Dear Appraisal Department :

In accordance with your authorization (per the engagement letter found in the *Addenda* of this report), an Appraisal Report of the above-referenced property has been prepared.

The subject is a masonry and wood frame-constructed restaurant building located west of the Park Meadows Drive and Maximum Drive intersection within the City of Lone Tree, Douglas County, Colorado. The 5,634 square foot building was built in 2003 and has undergone modest updates as needed since its construction. The subject is situated upon a 65,344 square foot (1.50 acre) site. The subject is demised for a single tenant and is configured into a commercial-grade kitchen, open retail/seating space, a bar area and associated walk-in coolers and mechanical and storage rooms. The building also features two multi-fixture restrooms, and the site features a paved parking lot containing 64 parking spaces. The subject also contains a covered patio space that provides additional seating. The property was vacant at the time of the inspection but is slated to be 100% owner-occupied subsequent to a pending sale.

As of the valuation date of this report, the owner of record is DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS. The subject is not currently listed for sale and is currently under a sale contract for $4,100,000 ($727.72). The subject was purchased by the current owner in January 2024 for $3,900,000 ($692.23/SF) and has performed various renovations costing approximately $100,000, resulting in a total cash outlay of $4,000,000 ($709.98/SF). There have been no other transactions involving the subject within the three years preceding the effective date of this report.

This Appraisal Report was prepared to conform with the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP), the appraisal guidelines set forth in Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA), and the December 2010 Interagency Appraisal and Evaluation Guidelines. This report has been written in accordance with the Code of Ethics and the Standards of Professional Practice of the Appraisal Institute. In addition, this report is intended to be in compliance with additional requirements of ENT Credit Union (client) as applicable. This report is intended to be used by the intended user(s) named herein; no other party may rely upon the opinions presented in this report.

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EXTRAORDINARY ASSUMPTION(S) AND HYPOTHETICAL CONDITION(S)	
The values presented within this appraisal report are subject to the extraordinary assumptions and hypothetical conditions listed below. Pursuant to the requirement within Uniform Standards of Professional Appraisal Practice Standards, it is stated here that the use of any extraordinary assumptions and/or hypothetical conditions might have affected the assignment results.	
Extraordinary Assumption(s)	- We are appraising the subject under the extraordinary assumption that information provided by the Client and from public resources is accurate. If the actual size of the land or building is significantly different than that utilized within this report, the value conclusions could be impacted.
Hypothetical Condition(s)	This appraisal employs no hypothetical conditions.

Based on the analysis undertaken, the following value opinion(s) have been developed.

MARKET VALUE CONCLUSION(S)			
Appraisal Premise	**Interest Appraised**	**Date of Value**	**Value Conclusion**
Market Value - As Is	Fee Simple	August 29, 2024	$4,010,000

This letter must remain attached to the report, which should be transmitted in its entirety, in order for the value opinion(s) set forth above to be relied upon by the intended user(s).

BBG, Inc. appreciates the opportunity to have performed this appraisal assignment on your behalf. If we may be of further service, please contact the Client Manager.

Sincerely,



Eric Pitcher
CO Certified General Appraiser
License #: CG200002579
303-420-1052
epitcher@bbgres.com



Robert Ryan, MAI
CO Certified General Appraiser
License #: CG200003816
770-777-6133
rryan@bbgres.com



Brett Wilkerson, MAI
CO Certified General Appraiser
License #: CG200000805
303-420-1052
BWilkerson@bbgres.com

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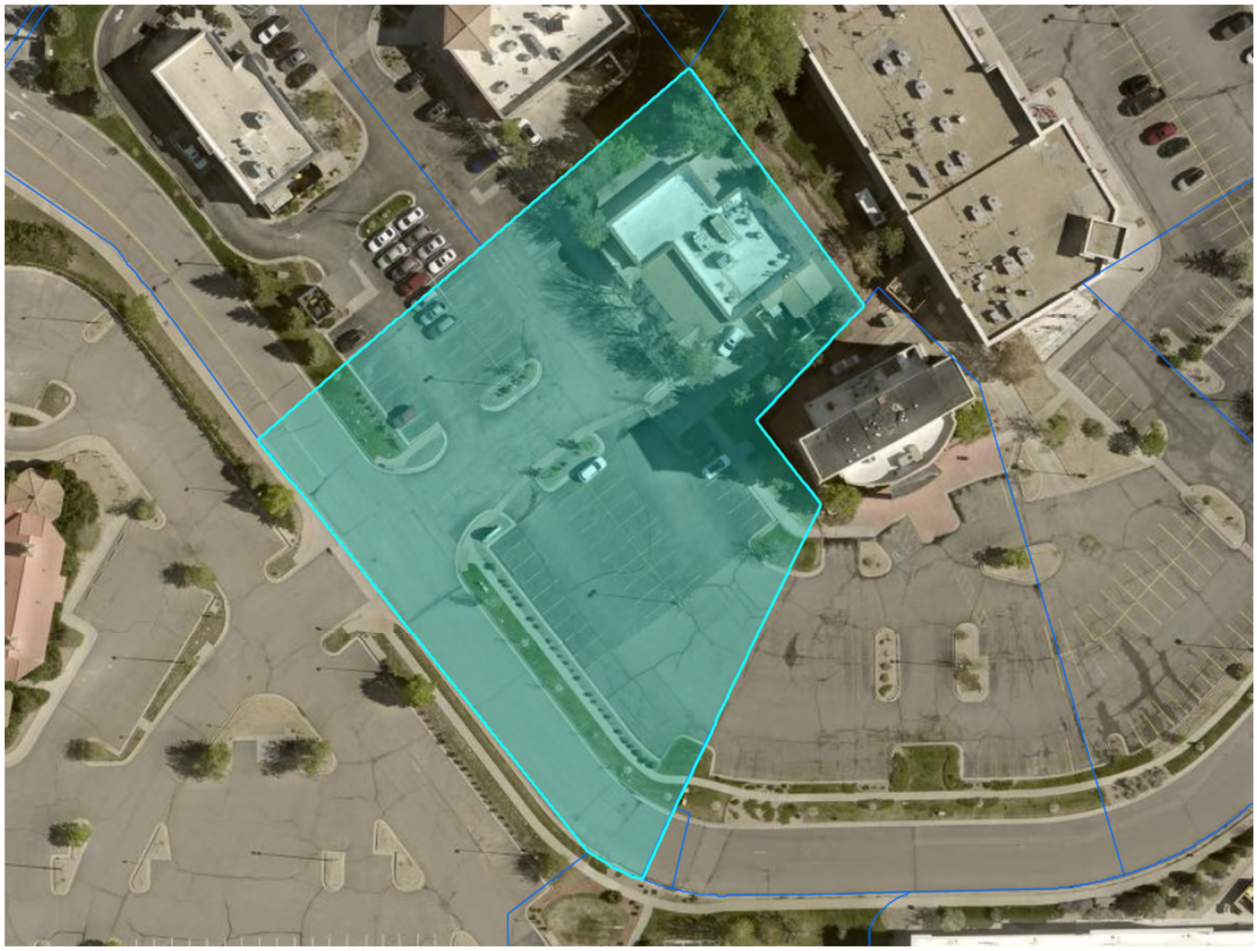
SUBJECT PROPERTY





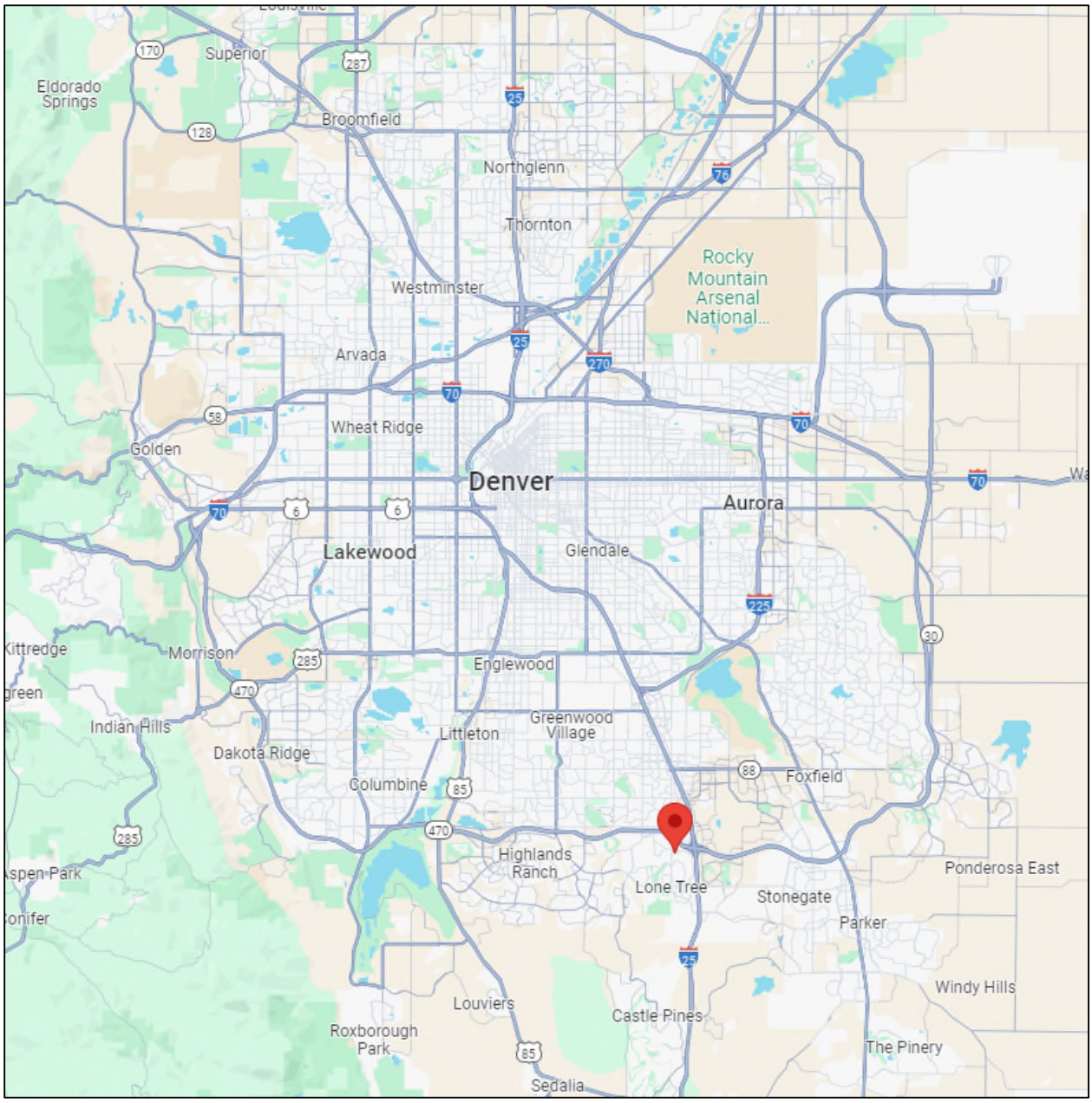
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AERIAL PHOTOGRAPH



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LOCATION MAP



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SUMMARY OF SALIENT FACTS

APPRAISAL INFORMATION	
Client	ENT Credit Union 11550 Ent Parkway, Colorado Springs, CO 80921
Intended User(s)	ENT Credit Union and the US Small Business Administration
Intended Use	This appraisal is to be used as an aid in underwriting a loan, loan modification or loan extension; classification or monitoring of a loan; and/or the disposition or monitoring of REO or loan collateral.
Property Rights Appraised	As Is Market Value - Fee Simple
Date of Inspection	August 29, 2024
Marketing Time (Months)	12
Exposure Time (Months)	12
Owner of Record	DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS
Property Contact(s)	Jeff Brandon, listing broker, provided information, was interviewed throughout the appraisal process and attended the inspection.
Most Probable Purchaser	Owner-User
Highest and Best Use	
If Vacant	Hold for future retail development
As Improved	Continue as currently developed

PROPERTY DATA			
Property Name	Restaurant Building		
Address	9228 Park Meadows Drive Lone Tree, CO 80124		
Location	West of the intersection of Park Meadows Drive and Maximus Drive within the City of Lone Tree, Douglas County, Colorado.		
County	Douglas		
Parcel Number	2231-033-06-013		
Legal Description	LOT 13H-1 PARK MEADOWS FILING 2 AMENDMENT 12 TOTAL ACREAGE 1.50 AM/L		
Site Area			
Primary Site	65,344 square feet	(1.50 acres)	
Zoning	PD; Planned Development - Westbrook Entertainment & Sports District		
Flood Zone/Map Number/Date	Zone X (Unshaded)	08035C0042G	March 16, 2016
Year Built	2003		
Type of Construction	Masonry/wood frame		
Number of Buildings	1		
Gross Building Area	5,634 square feet		
Occupancy	0.0%		
Overall Condition	Average		
Overall Quality	Average		
Overall Design/Functionality	Average		

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RISK SUMMARY	
Advantages	- The population growth and income levels of the area are relatively strong in comparison to nearby submarkets. - The subject is located within a larger entertainment district and shares good commercial synergy with its neighboring properties. The subject has good transportation linkages to the area transportation network. - The subject has been well-maintained and is constructed with quality building materials.
Challenges	- The subject property is of older construction and may require more ongoing upkeep to maintain its economic life. - While the Federal Reserve is anticipated to lower interest rates in the coming months, there remains uncertainty as to the magnitude and number of potential reductions. This has resulted in cautious optimism in the market. - Inflation remains a significant concern among investors.

VALUE INDICATIONS			
1) As Is as of August 29, 2024			
Cost Approach	Not Developed		
Land Value	Not Developed		
Sales Comparison Approach	$4,010,000	$711.75	Per Square Foot (GBA)
Income Capitalization Approach			
Direct Capitalization	$3,170,000	$562.66	Per Square Foot (GBA)
Yield Capitalization	Not Developed		
Approach Reliance	**Sales Comparison Approach**		
Value Conclusion - As Is	**$4,010,000**	**$711.75**	Per Square Foot (GBA)
Exposure Time (Months)	12		
Marketing Time (Months)	12		

EXTRAORDINARY ASSUMPTION(S) AND HYPOTHETICAL CONDITION(S)

The values presented within this appraisal report are subject to the extraordinary assumptions and hypothetical conditions listed below. Pursuant to the requirement within Uniform Standards of Professional Appraisal Practice Standards, it is stated here that the use of any extraordinary assumptions and/or hypothetical conditions might have affected the assignment results.

Extraordinary Assumption(s)	- We are appraising the subject under the extraordinary assumption that information provided by the Client and from public resources is accurate. If the actual size of the land or building is significantly different than that utilized within this report, the value conclusions could be impacted.
Hypothetical Condition(s)	This appraisal employs no hypothetical conditions.

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PROPERTY TRANSACTION HISTORY

Current Listing	
Comments	The subject is not currently listed for sale.
Current Contract	
Contract Date	May 7, 2024
Sale Price	$4,100,000
per SF (GBA)	$727.72
Grantor	DOUGLAS COUNTY BOARD OF COMMISSIONERS
Grantee	KURT GHIARDI
% Change – Previous Transaction	5.13%
% Change Discussion	Since the time of the recent transaction, the current owner performed various renovations to the property including but not limited to: two new HVAC units, upgraded fire systems and landscaping work, with a reported cost of ~$100,000 ($17.75/SF). This results in an all in cash outlay of ~$4,000,000 ($709.98/SF).
Comments	The subject is currently under contract via a pending arm's-length trasaction between unrelated parties that are typically motivated. Per discussions with the listing broker, the property was marketed to a small pool of potential buyers prior to going on the open market and the prospective buyer expressed interest. The contract price was reported as the asking price. The buyer is a local sports bar/restaurant owner that is looking to open a new location in Lone Tree and was reportedly interested in the subject because it is located within an entertainment district that has a variety of improvement plans in the coming years. No other offers were provided for the subject. Because the subject was not listed on the open market prior to going under contract, it is possible that the contract price is not an indication of market value.
Recent Transaction	
Sale Date	January 3, 2024
Reception #	2024000369
Sale Price	$3,900,000
per SF (GBA)	$692.23
Grantor	LOUDECO LLC
Grantee	DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS
Comments	The subject was purchased by the current owner in January 2024 via an arm's-length transaction between unrelated parties that were typically motivated. The initial asking price was $3,950,000 and the subject was on the market for ~10 months prior to sale. Based on its time on the market prior to sale, we conclude that the recent transaction was a good indication of market value at that time. The seller in the deal was an owner-user restaurant operator that wished to retail and divest of the real estate, while the buyer was Douglas County, who originally had plans to convert the building into a senior center. This plan ultimately did not fit with what the City of Lone Tree had envisioned for the entertainment district; therefore, the County changed course and decided to sell the property. Subsequent to sale, the County reportedly remedied several deferred maintenance items to get the property ready for sale. Items included two new HVAC units, upgraded fire systems and landscaping work, with a reported cost of ~$100,000 ($17.75/SF).

There have been no other known transactions of the subject property within the three years prior to the effective date of this appraisal.

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SCOPE OF WORK

The scope of work best defines the needs of the client(s) and intended user(s) of the report and dictates what factors an appraiser considered during the valuation process. The scope of work summarized below has been deemed acceptable as it meets or exceeds both the expectations of parties who are regularly intended users for similar assignments and what an appraiser's peers' actions would be in performing the same or a similar assignment. As such, the scope of work summarized below is deemed appropriate for this assignment based on its parameters and will produce credible assignment results. Additional scope details are included in appropriate sections of this report.

SCOPE OF THE INVESTIGATION	
General and Market Data Analyzed	▪ Regional economic data and trends ▪ Market analysis data specific to the subject property type ▪ Published survey data ▪ Neighborhood demographic data ▪ Comparable cost, sale, rental, expense, and capitalization rate data ▪ Floodplain status ▪ Zoning information ▪ Assessor's information ▪ Interviewed professionals knowledgeable about the subject's property type and market
Inspection Details	Eric Pitcher personally inspected the subject's interior, exterior and site on August 29, 2024.

Property Specific Data Requested and Received

PROPERTY DATA RECEIVED
Floor plans
Sale contract
Renovation budget (verbal)
Cross Parking Easement
ALTA survey

Data Requested, but not Provided

DATA REQUESTED, BUT NOT PROVIDED
Phase 1 ESA

Data Sources

DATA SOURCES	
Site Size	ALTA Survey
Building Size	Douglas County Assessor's Records
Tax Data	Douglas County Assessor's Records
Zoning Information	City of Lone Tree Planning Department
Flood Status	FEMA
Demographics Reports	Spotlight

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VALUATION METHODOLOGY	
Most Probable Buyer	To apply the most relevant valuation methods and data, the appraiser must first determine the most probable buyer of the subject property. Based on the analyses presented, the most probable buyer of the subject property would be a(n) Owner-User
Valuation Methods Utilized	This appraisal employs the Sales Comparison Approach and the Income Capitalization Approach. Based on our analysis and knowledge of the subject property type and relevant investor profiles, it is our opinion that these approaches would be considered applicable and/or necessary for market participants. The subject's age makes it difficult to accurately form an opinion of depreciation and tends to make the Cost Approach unreliable. Investors do not typically rely on the Cost Approach when purchasing a property such as the subject of this report. Therefore, we have not employed the Cost Approach to develop an opinion of market value.

DEFINITIONS

Pertinent definitions, including the definition of market value, are included in the glossary, located in the *Addenda* of this report. The following definition of market value is used by agencies that regulate federally insured financial institutions in the United States:

Market Value

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:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- 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. [1]

LEVEL OF REPORTING DETAIL

Standards Rule 2-2 (Real Property Appraisal, Reporting) contained in USPAP requires each written real property appraisal report to be prepared as either an Appraisal Report or a Restricted Appraisal Report.

This report is prepared as an **Appraisal Report.** An Appraisal Report must at a minimum summarize the appraiser's analysis and the rationale for the conclusions.

[1] (Interagency Appraisal and Evaluation Guidelines; December 10, 2010, Federal Register, Volume 75 Number 237, Page 77472)

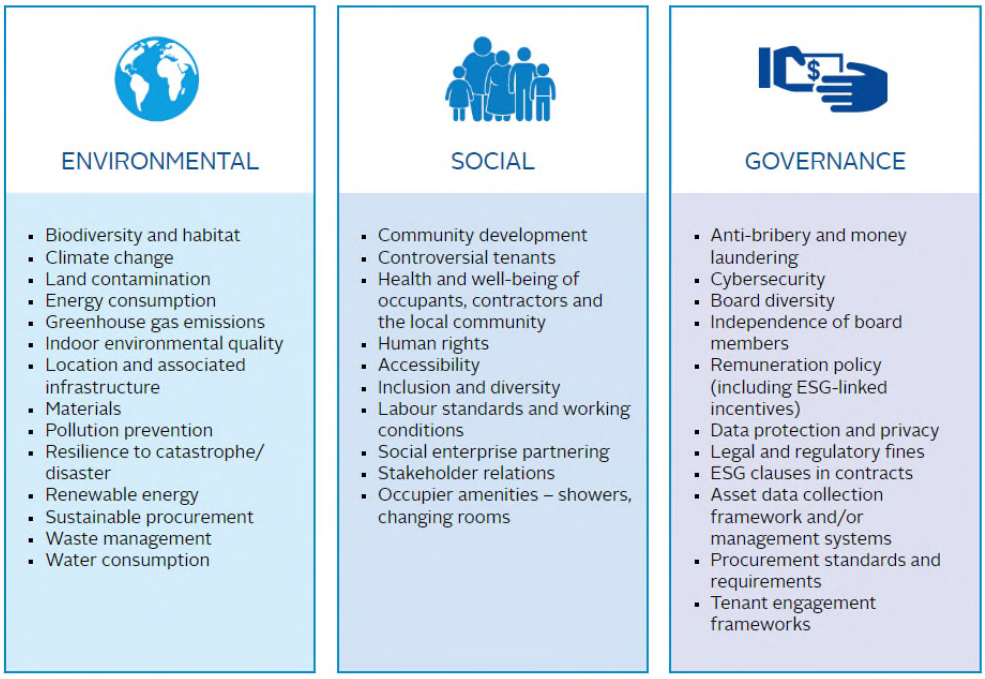
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ENVIRONMENTAL, SOCIAL AND GOVERNANCE

Overview

Environmental, Social and Governance (ESG) has become a standard criterion in the global real estate sector, excepting the United States. The European Union has adopted specific, conduct-based directives on ESG. In the US, while there has been a scattering of ESG regulations within specific markets there has been no industry wide or politically enacted regulations. Nevertheless, market participants are increasingly concerned with environmental risks, sustainable construction, carbon neutrality, social responsibilities, and governance of their companies, partners, and vendors.

Principles for Responsible Investment provides the following summary of approaches to responsible investment for direct and indirect real estate investors.



Furthermore, PRI provides examples of how these issues may affect property valuations.

ADDITIONAL CAPITAL EXPENDITURES	Equipment upgrades to improve energy performance
INCREASED COSTS	Higher insurance premiums due to physical risk factors
FUTURE INCOME UNCERTAINTY	Tenant and leasing disruption due to extreme weatherevents
OBSOLESCENCE RISK	Buildings that do not meet minimum energy performancestandards set by legislation

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Environmental

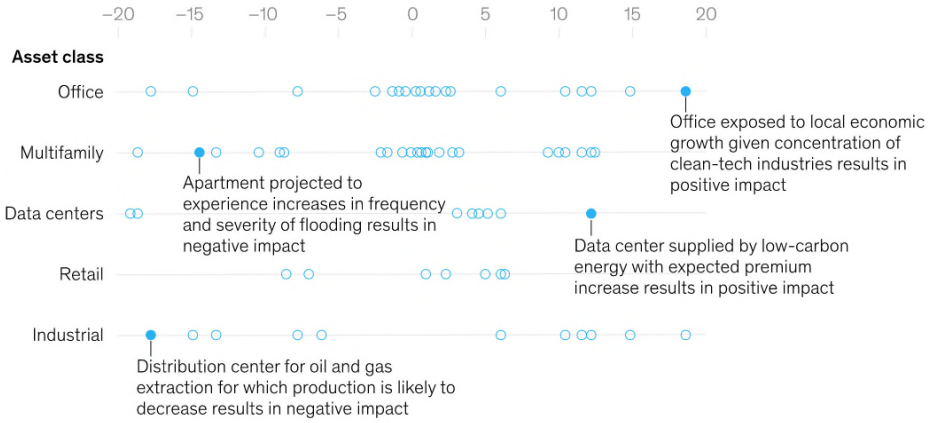
Both physical and transition risks must be analyzed for each property and market. Physical risks are hazards caused by changing climate such as floods, fires, rising temperatures, and rising sea levels. Transition risks involve the responses to climate change by humans and society. An example of transition risk is New York's Local Law 97 which requires most buildings over 25,000 square feet to meet energy and greenhouse gas emissions by 2024 with additional requirements in 2030. Transition risks are regulatory, economic and social changes that could affect asset values.

According to *Climate Risk and the Opportunity for Real Estate* by McKinsey & Company,

> The combination of this economic transition and the physical risks of climate change has created a significant risk of mispricing real estate across markets and asset classes. For example, a major North American bank conducted analysis that found dozens of assets in its real-estate portfolio that would likely be exposed to significant devaluations within the next ten years due to factors including increased rates of flooding and job losses due to the climate transition. Additionally, a study of a diversified equity portfolio found that, absent mitigating actions, climate risks could reduce annual returns toward the end of the decade by as much as 40 percent. Leading real-estate players will figure out which of their assets are mispriced and in what direction and use this insight to inform their investment, asset management, and disposition choices. They will also decarbonize their assets, attracting the trillions of dollars of capital that has been committed to net zero and the thousands of tenants that have made similar commitments. They will then create new revenue sources related to the climate transition.
>
> Building climate intelligence is central to value creation and strategic differentiation in the real-estate industry. But the reverse is also true: real estate is central to global climate change mitigation efforts. Real estate drives approximately 39 percent of total global emissions. Approximately 11 percent of these emissions are generated by manufacturing materials used in buildings (including steel and cement), while the rest is emitted from buildings themselves and by generating the energy that powers buildings. Real-estate owners and investors will need to improve their climate intelligence to understand the potential impact of revenue, operating costs, capital costs, and capitalization rate on assets. This includes developing the analytical capabilities to consistently assess both physical and transition risks. Analyses should encompass both direct effects on assets and indirect effects on the markets, systems, and societies with which assets interact.

The following chart from McKinsey& Co. shows examples of physical and transition risks, and their potential effects on value.

Illustrative chart and examples of physical and transition risk effects on equity value of assets, %



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Social

According to *ESG Real Estate Insights* by Deloitte,

> Recently, the "S" in ESG has received growing attention as the COVID-19 pandemic put greater emphasis on the social factor. Since real estate companies have a significant social impact, they should consider the "S" as a value driver. Social aspects in real estate include, for example, participation in the rehabilitation of public spaces, affordable housing, social housing or care centers as well as ensuring security in buildings and assuring human rights. From an internal perspective, social elements may also comprise ensuring workplace safety, fostering high standards in labor practices, responsible marketing, and promoting diversity across the company. Incorporating social considerations can increase companies' ability to attract talent – especially among millennials. The risk of neglecting social elements can lead to a lack of reputation, lost work, higher employee turnover, increased operating costs, and may threaten the ability to operate.

Governance

The "G" in ESG and how it pertains to commercial real estate is convoluted. Governance in commercial real estate has little to do with individual assets or portfolios, and more to do with how a commercial real estate company is structured, led, and how decisions are made. Governance concerns itself with how an ESG focused entity approaches risk management and longer-term planning. It may also concern itself with how individuals who manage properties make decisions to build tenant and community trust.

From a bigger picture, the "G" truly focuses on the boardroom and according to *ESG Real Estate Insights* by Deloitte,

> Regarding the "G" in ESG, governance scrutiny is central to companies' ability to continue business operations. While promoting corporate governance can present an opportunity for real estate companies in order to drive long-term value, not addressing governance considerations carries high risks – reaching from penalties and fines to a loss of reputation and market penetration.
>
> Governance elements include, among others, compliance with governance rules and guidelines, ensuring adequate and transparent remuneration, promoting transparent disclosure of governance issues, taking action against corruption, fostering diversity in management and governing bodies, as well as establishing and communicating organizational values. A corporate culture of ethics, compliance, and integrity is the foundation to create a positive long-term impact.

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REGIONAL OVERVIEW

MOODY'S ANALYTICS

DENVER-AURORA-LAKEWOOD CO

Data Buffet® MSA code: IUSA_MDEN

ECONOMIC DRIVERS

HIGH TECH | FINANCIAL CENTER | LOGISTICS

EMPLOYMENT GROWTH RANK

2022-2024	2022-2027
392	283
5th quintile	4th quintile

Best=1, Worst=410

RELATIVE COSTS

LIVING	BUSINESS
118%	105%

U.S.=100%

VITALITY

RELATIVE: 0.76 (Rank: 26)

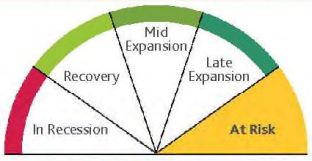
Best=1, Worst=403

QUALITY

OF LIFE: 30

Best=1, Worst=378

BUSINESS CYCLE STATUS



STRENGTHS & WEAKNESSES

STRENGTHS

- High concentration of dynamic, knowledge-based industries.
- Strong in-migration and population growth.
- Skilled workforce.
- High employment diversity.

WEAKNESSES

- Elevated cost of living relative to other Mountain West metro areas.
- Significantly overvalued housing market and low and falling affordability.

FORECAST RISKS

SHORT TERM ↑ | LONG TERM ↑

RISK EXPOSURE 2024-2029: 113 — 2nd quintile (Most=1, Least=403)

UPSIDE

- A reemerging tech sector and its high salaries support above-average growth in DEN's consumer industries.
- New-home construction helps expand the stock of affordable housing in DEN, supporting stronger in-migration.

DOWNSIDE

- Interest rates remain higher for longer than expected, applying downward pressure to tech and finance.

MOODY'S RATING

Aaa — CITY AS OF DEC 15, 2022

ANALYSIS

Recent Performance. Denver-Aurora-Lakewood's economy is moving backwards. DEN's major industries have been plagued by weakness for much of the past six months, except for state and local government. Nevertheless, some sectors are contributing to job losses more than others. Professional/business services backtracked mainly due to weak administrative services, while tech has largely plateaued. Thankfully, unemployment appears to finally be stabilizing after rising for most of the last year. Meanwhile, the overvalued single-family housing market is facing renewed downward pressure following a relatively steep correction at the end of 2022.

White-collar. Conditions will improve over the course of the year for local tech and finance firms, but the process will occur slowly. An outsize share of DEN's high-wage employment originates in high-tech and financial services. Both industries were uniquely exposed to the interest rate hikes through reduced venture capital funding and diminished dealmaking. Tech has also been affected by an increased focus on artificial intelligence, which has led to layoffs as some jobs become redundant. On the plus side, insurers are faring better thanks to higher reinvestment income and surging premiums.

Conditions are turning a corner, however. Equity markets have rebounded, and inflation is coming under control, which should lead to rate cuts later this spring. This will drive a return to growth, even if still-elevated borrowing costs keep a lid on gains. Further, the large number of job cuts in recent months associated with administrative services points to still-subdued local labor demand in tech and finance. Nevertheless, even modest growth will represent improvement, boosting incomes in the metro area.

Goods movers. Logistics will resume moderate growth in the near term. DEN is an important transportation hub in the West thanks to its relatively central location and the presence of Denver International Airport. The outlook for logistics is cautiously upbeat, as moderate e-commerce growth is poised to keep demand stable. Deteriorating freight rates, however, will mean only modest growth for air transportation, which represents an above-average share of logistics employment in DEN. Nevertheless, the relatively high incomes associated with this segment will ensure that any gains spill into local consumer spending. With interest rate cuts improving the outlook for manufacturers this year as well, downstream logistics providers should receive additional help.

Demographics. DEN's natural amenities and high-wage industries will sustain its popularity with in-migrants despite affordability concerns. According to migration data from the Equifax credit file, net migration edged higher in 2023, although it remains far lower than it was last decade. The metro area's diverse white-collar economy remains a draw for prime-age workers from across the nation, but particularly from other high-cost areas, including Los Angeles, Boulder and Washington DC. Although DEN's living costs and house prices are above average, they remain lower than those of many coastal tech hubs. Ultimately, DEN will need to expand its stock of affordable housing or risk the tables turning and residents moving to lower-cost peers in the long run.

Denver-Aurora-Lakewood will regain momentum over the next year. Better conditions for white-collar and logistics firms will provide support. In the long run, DEN's ability to attract young, highly educated workers will keep it at an advantage compared with its peers.

Kelly Walker *1-866-275-3266*
February 2024 *helpeconomy@moodys.com*

2017	2018	2019	2020	2021	2022	INDICATORS	2023	2024	2025	2026	2027	2028
197.9	206.5	218.4	218.0	234.0	241.7	Gross metro product (C17$ bil)	247.8	255.0	261.5	269.9	278.9	288.3
3.3	*4.4*	*5.7*	*-0.2*	*7.3*	*3.3*	*% change*	*2.5*	*2.9*	*2.5*	*3.2*	*3.3*	*3.4*
1,465.0	1,503.1	1,538.5	1,462.5	1,519.1	1,589.9	Total employment (ths)	1,595.8	1,601.1	1,614.6	1,629.0	1,644.2	1,659.5
2.1	*2.6*	*2.4*	*-4.9*	*3.9*	*4.7*	*% change*	*0.4*	*0.3*	*0.8*	*0.9*	*0.9*	*0.9*
2.5	2.9	2.6	7.0	5.5	3.0	Unemployment rate (%)	3.0	3.2	3.1	3.0	2.9	2.9
8.2	9.2	7.4	6.8	11.4	7.0	Personal income growth (%)	5.4	5.1	4.4	4.5	4.7	4.8
76.0	80.6	83.6	87.0	91.6	99.0	Median household income ($ ths)	104.5	108.4	111.7	115.4	119.3	123.3
2,884.3	2,917.9	2,948.1	2,969.6	2,972.2	2,988.4	Population (ths)	3,008.3	3,036.3	3,064.9	3,092.6	3,120.8	3,149.7
1.2	*1.2*	*1.0*	*0.7*	*0.1*	*0.5*	*% change*	*0.7*	*0.9*	*0.9*	*0.9*	*0.9*	*0.9*
17.6	18.1	15.8	8.9	-8.1	7.3	Net migration (ths)	9.0	15.6	16.2	15.8	16.5	17.7
10,978	11,808	11,081	11,234	13,113	10,108	Single-family permits (#)	8,573	15,493	18,030	17,865	17,162	16,146
11,757	9,921	8,227	8,498	16,893	13,368	Multifamily permits (#)	11,623	10,583	9,178	8,591	8,200	7,870
9.9	*8.7*	*4.2*	*4.4*	*15.1*	*16.0*	FHFA house price index (% change)	*1.4*	*0.1*	*-2.4*	*-2.1*	*-0.9*	*0.4*

MOODY'S ANALYTICS / Précis® U.S. Metro / February 2024

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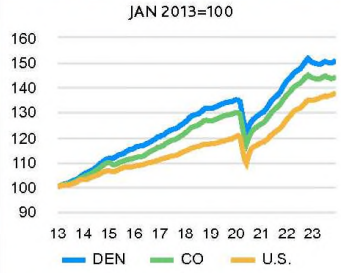
ECONOMIC HEALTH CHECK

3-MO MA	Jul 23	Aug 23	Sep 23	Oct 23	Nov 23	Dec 23
Employment, change, ths	-0.1	0.5	-1.1	-1.8	-3.7	-2.9
Unemployment rate, %	2.8	2.9	3.0	3.2	3.3	3.3
Labor force participation rate, %	71.3	71.3	71.2	71.0	70.9	70.8
Average weekly hours, #	33.7	33.8	33.8	34.1	34.3	34.4
Industrial production, 2012=100	112.7	113.3	113.8	113.9	113.7	113.5
Residential permits, single-family, #	7,083	7,389	8,099	9,143	9,621	11,970
Residential permits, multifamily, #	11,060	9,317	8,193	7,291	8,659	13,284
Dec/Dec	**Dec 18**	**Dec 19**	**Dec 20**	**Dec 21**	**Dec 22**	**Dec 23**
Employment, change, ths	30.0	40.5	-94.4	102.1	37.9	-14.3

Better than prior 3-mo MA | Unchanged from prior 3-mo MA | Worse than prior 3-mo MA

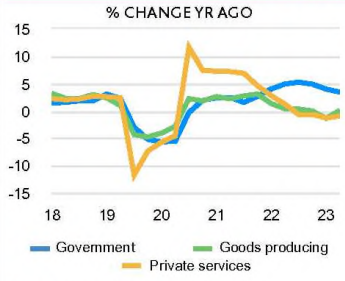
Sources: BLS, Census Bureau, Moody's Analytics

BUSINESS CYCLE INDEX



Source: Moody's Analytics

CURRENT EMPLOYMENT TRENDS



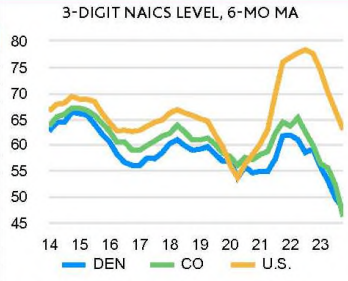
Sources: BLS, Moody's Analytics

% CHANGE YR AGO, 3-MO MA

	Dec 22	Jun 23	Dec 23
Total	2.8	0.3	-0.7
Mining	5.6	6.1	4.5
Construction	1.7	-0.7	-3.1
Manufacturing	0.4	1.2	0.5
Trade	1.8	-1.4	-2.3
Trans/Utilities	2.8	-2.6	-1.5
Information	0.0	-5.1	-4.1
Financial Activities	-0.9	-7.5	-6.0
Prof & Business Svcs.	4.6	1.1	-0.8
Edu & Health Svcs.	1.5	-1.5	-1.5
Leisure & Hospitality	5.4	3.1	0.8
Other Services	4.4	4.7	5.6
Government	4.0	5.3	4.0

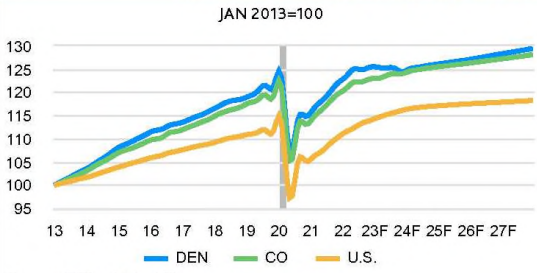
Sources: BLS, Moody's Analytics

DIFFUSION INDEX

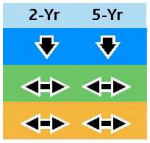


Sources: BLS, Moody's Analytics

RELATIVE EMPLOYMENT PERFORMANCE

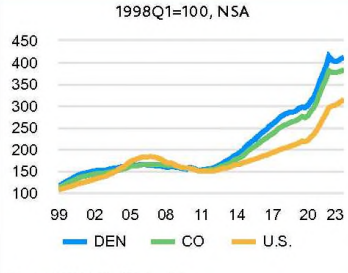


FORECAST VS. 6 MO PRIOR



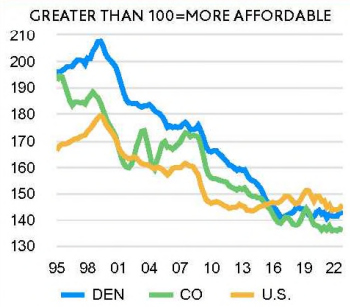
Sources: BLS, Moody's Analytics

HOUSE PRICE



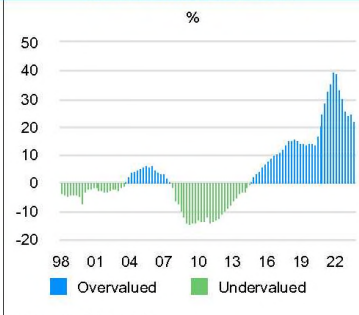
Sources: FHFA, Moody's Analytics

RENTAL AFFORDABILITY



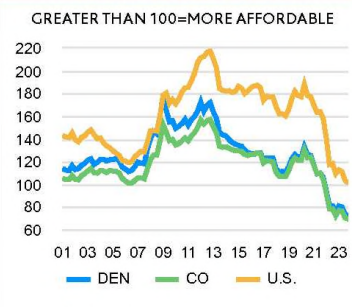
Sources: Census Bureau, BLS, Moody's Analytics

HOUSE PRICE TRENDS



Source: Moody's Analytics

HOUSING AFFORDABILITY



Sources: NAR, Moody's Analytics

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EMPLOYMENT AND INDUSTRY

TOP EMPLOYERS

HealthONE	9,260
UCHealth: University of Colorado Hospital	9,160
Lockheed Martin Corporation	7,080
United Airlines	7,000
Children's Hospital Colorado	6,150
Centura Health	6,100
Comcast	5,230
Amazon	5,190
Southwest Airlines	4,450
CenturyLink	4,410
Kaiser Permanente	4,380
Charles Schwab	4,300
United Parcel Service	4,020
University of Denver	3,770
Charter Communications	3,500
Frontier Airlines	3,070
Ball Corporation	2,790
Dish Network	2,700
Empower Retirement	2,660
Saint Joseph Hospital	2,580

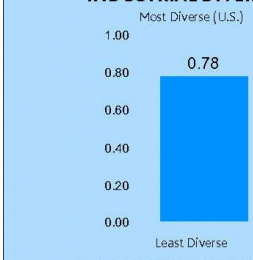
Source: Metro Denver EDC, May 2020

PUBLIC

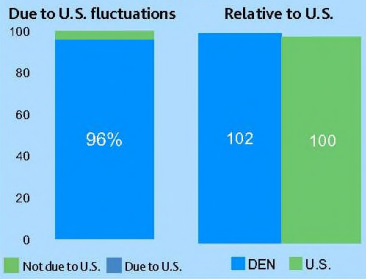
Federal	27,896
State	48,294
Local	128,921

2022

INDUSTRIAL DIVERSITY



EMPLOYMENT VOLATILITY



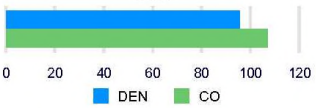
COMPARATIVE EMPLOYMENT AND INCOME

	% OF TOTAL EMPLOYMENT			AVERAGE ANNUAL EARNINGS		
Sector	**DEN**	**CO**	**U.S.**	**DEN**	**CO**	**U.S.**
Mining	0.6	0.8	0.4	ND	ND	$162,011
Construction	6.3	6.2	5.1	$89,322	$82,556	$77,126
Manufacturing	4.5	5.3	8.3	ND	$100,515	$98,786
Durable	*60.8*	*61.8*	*62.6*	*ND*	*$106,083*	*$102,481*
Nondurable	*39.2*	*38.2*	*37.4*	*ND*	*$91,666*	*$92,804*
Transportation/Utilities	4.7	3.8	4.6	ND	$67,490	$63,443
Wholesale Trade	4.8	3.9	3.9	$123,118	$114,774	$105,213
Retail Trade	8.5	9.4	10.0	ND	$44,384	$44,166
Information	3.2	2.6	1.9	ND	$122,612	$146,804
Financial Activities	6.9	6.0	5.9	ND	$57,450	$59,168
Prof. and Bus. Services	19.7	17.0	14.6	ND	$94,720	$88,580
Educ. and Health Services	12.1	12.3	16.2	$69,276	$67,108	$68,194
Leisure and Hosp. Services	10.7	12.3	10.6	$44,064	$39,976	$38,514
Other Services	4.4	4.3	3.7	$52,768	$50,012	$44,296
Government	13.5	16.2	14.6	$91,825	$84,558	$92,230

Sources: Percent of total employment — BLS, Moody's Analytics, 2023, Average annual earnings — BEA, Moody's Analytics, 2022

ENTREPRENEURSHIP

BROAD-BASED START-UP RATE
U.S.=100
2021



Sources: Census Bureau, Moody's Analytics

EXPORTS

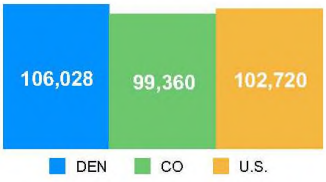
Product - 2019	$ mil
Food and kindred products	ND
Chemicals	334.4
Primary metal manufacturing	ND
Fabricated metal products	411.4
Machinery, except electrical	558.8
Computer and electronic products	500.6
Transportation equipment	ND
Miscellaneous manufacturing	ND
Other products	ND
Total	4,555.6

Destination - 2022	$ mil
Africa	68.1
Asia	1,211.1
European Union	1,232.8
Canada & Mexico	ND
South America	184.3
Rest of world	ND
Total	5,761.7
% of GDP	*2.0*
Rank among all metro areas	*302*

Sources: BEA, International Trade Administration, Moody's Analytics

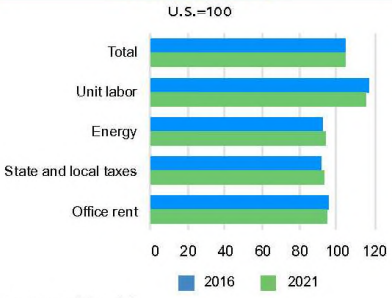
PRODUCTIVITY

REAL OUTPUT PER WORKER, $



Sources: BEA, Moody's Analytics, 2022

BUSINESS COSTS



Source: Moody's Analytics

HIGH-TECH EMPLOYMENT

	Ths	% of total
DEN	128.0	8.0
U.S.	8,527.1	5.5

HOUSING-RELATED EMPLOYMENT

	Ths	% of total
DEN	206.9	13.0
U.S.	15,431.4	9.9

Source: Moody's Analytics, 2023

LEADING INDUSTRIES BY WAGE TIER

	NAICS	Industry	Location Quotient	Employees (ths)
HIGH	5415	Computer systems design & related srvcs.	2.0	48.6
	5511	Management of companies & enterprises	1.4	35.4
	5413	Architectural, engineering & rel. srvcs.	2.1	33.4
	GVF	Federal Government	1.0	28.3
MID	GVL	Local Government	0.9	126.7
	GVS	State Government	0.9	47.3
	2382	Building equipment contractors	1.3	32.0
	4811	Scheduled air transportation	3.9	16.9
	7225	Restaurants and other eating places	1.0	109.2
LOW	5613	Employment services	0.8	33.2
	5617	Services to buildings and dwellings	1.2	26.6
	6241	Individual and family services	0.7	20.3

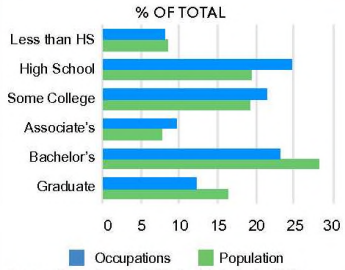
Source: Moody's Analytics, 2022

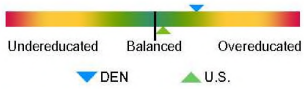
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SKILLS MISMATCH





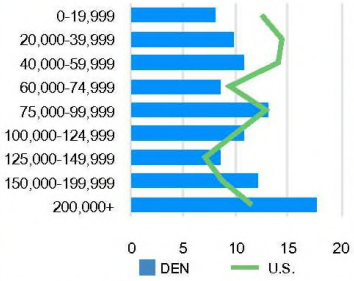
Sources: Census Bureau, ACS, Moody's Analytics, 2018

ECONOMIC DISENFRANCHISEMENT

Index	2019	Rank*
Gini coefficient	0.44	269
Palma ratio	3.0	236
Poverty rate	7.9%	369

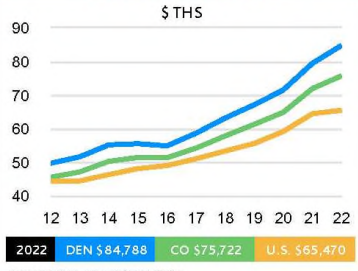
*Most unequal=1; Most equal=403

HOUSEHOLDS BY INCOME, %



Sources: Census Bureau, ACS, Moody's Analytics, 2022

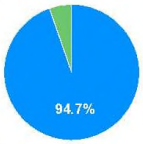
PER CAPITA INCOME



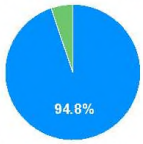
Sources: BEA, Moody's Analytics

COMMUTER FLOWS

RESIDENTS WHO WORK IN DEN



WORKERS WHO LIVE IN DEN



Top Outside Sources of Jobs

Denver CO	Share
Boulder CO	2.9
Greeley CO	0.8
Colorado Springs CO	0.4
Fort Collins CO	0.2

Top Outside Sources of Workers

Denver CO	Share
Greeley CO	1.4
Colorado Springs CO	0.8
Fort Collins CO	0.4

Sources: Census Bureau, Moody's Analytics, avg 2016-2020

MIGRATION FLOWS

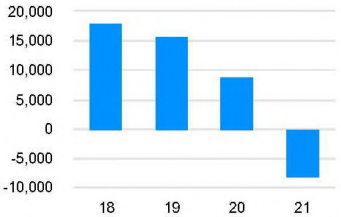
INTO DENVER CO

	Number of Migrants
Boulder CO	6,662
Colorado Springs CO	4,895
Greeley CO	4,045
Chicago IL	3,172
Los Angeles CA	3,110
Fort Collins CO	2,903
Phoenix AZ	2,659
New York NY	2,279
Dallas TX	2,170
Houston TX	1,998
Total in-migration	*114,800*

FROM DENVER CO

Greeley CO	8,628
Colorado Springs CO	6,290
Boulder CO	5,901
Fort Collins CO	4,064
Phoenix AZ	3,767
Dallas TX	2,200
Houston TX	1,931
Tampa FL	1,702
Los Angeles CA	1,577
Las Vegas NV	1,353
Total out-migration	*129,312*
Net migration	**-14,512**

NET MIGRATION, #

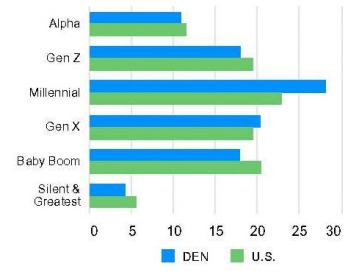


	2018	2019	2020	2021
Domestic	9,554	13,546	6,351	-10,277
Foreign	8,528	2,218	2,520	2,203
Total	18,081	15,764	8,871	-8,074

Sources: IRS (top), 2021, Census Bureau, Moody's Analytics

GENERATIONAL BREAKDOWN

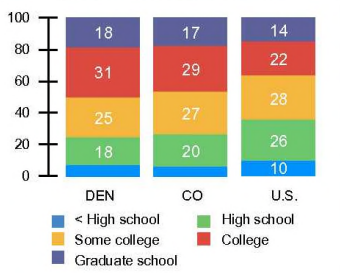
POPULATION BY GENERATION, %



Sources: Census Bureau, Moody's Analytics, 2022

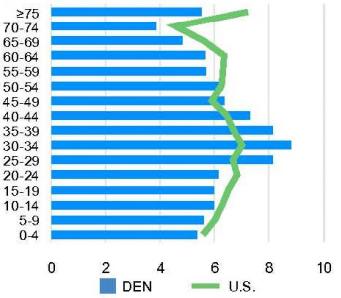
EDUCATIONAL ATTAINMENT

% OF ADULTS 25 AND OLDER



Sources: Census Bureau, ACS, Moody's Analytics, 2022

POPULATION BY AGE, %



Sources: Census Bureau, Moody's Analytics, 2022

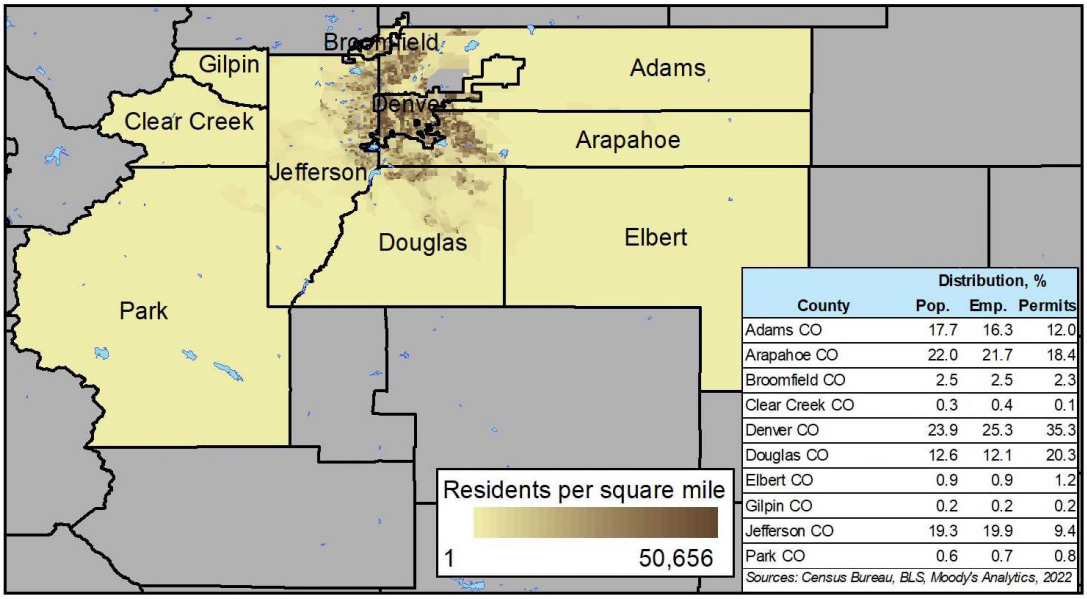
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GEOGRAPHIC PROFILE

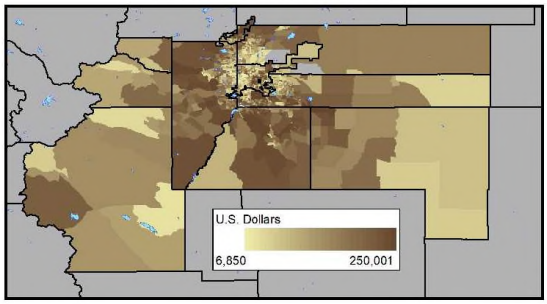
POPULATION DENSITY



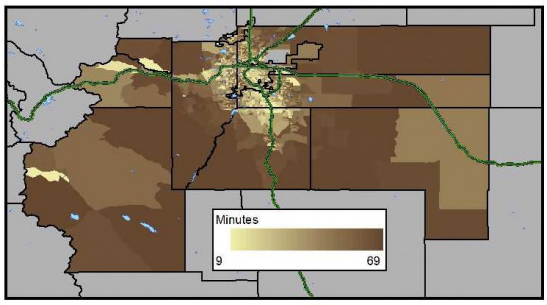
County	Distribution, % Pop.	Emp.	Permits
Adams CO	17.7	16.3	12.0
Arapahoe CO	22.0	21.7	18.4
Broomfield CO	2.5	2.5	2.3
Clear Creek CO	0.3	0.4	0.1
Denver CO	23.9	25.3	35.3
Douglas CO	12.6	12.1	20.3
Elbert CO	0.9	0.9	1.2
Gilpin CO	0.2	0.2	0.2
Jefferson CO	19.3	19.9	9.4
Park CO	0.6	0.7	0.8

Sources: Census Bureau, BLS, Moody's Analytics, 2022

MEDIAN HOUSEHOLD INCOME



MEDIAN COMMUTE TIME



POPULATION & HOUSING CHARACTERISTICS

	Units	Value	Rank*
Total area	sq mi	8,402.7	13
Total water area	sq mi	56.9	173
Total land area	sq mi	8,346.1	11
Land area - developable	sq mi	2,648.7	33
Land area - undevelopable	sq mi	5,697.1	18
Population density	pop. to developable land	357.8	110
Total population	ths	2,985.9	15
U.S. citizen at birth	% of population	86.4	300
Naturalized U.S. citizen	% of population	5.9	100
Not a U.S. citizen	% of population	6.1	93
Median age		37.3	287
Total housing units	ths	1,291.0	13
Owner occupied	% of total	61.2	173
Renter occupied	% of total	33.6	112
Vacant	% of total	5.2	345
1-unit; detached	% of total	57.1	341
1-unit; attached	% of total	9.0	42
Multifamily	% of total	32.4	48
Median year built		1987	

** Areas & pop. density, out of 410 metro areas/divisions, including metros in Puerto Rico; all others, out of 403 metros.*

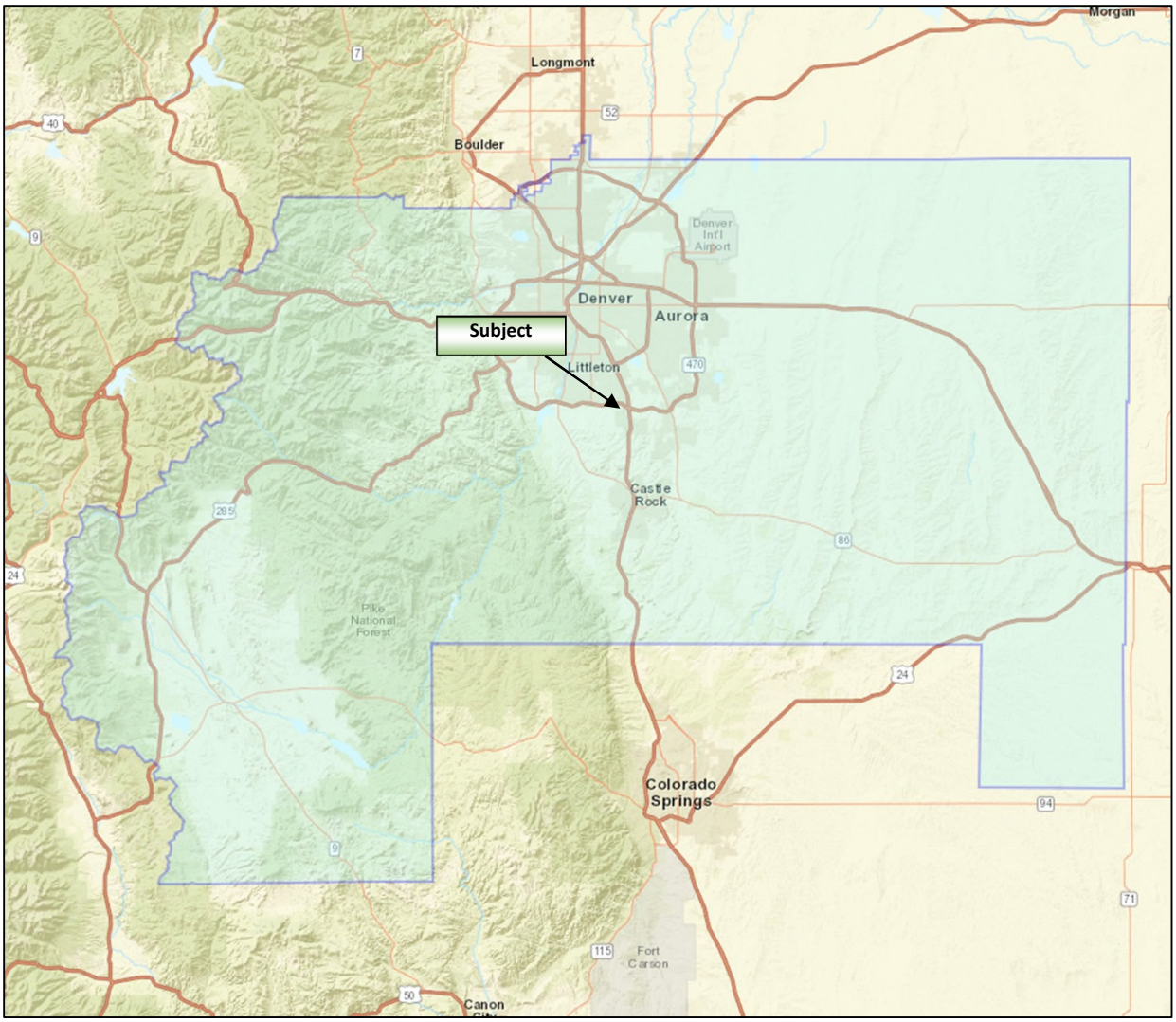
Sources: Census Bureau, Moody's Analytics, 2022 except land area 2010

Sources: ACS, Moody's Analytics

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REGIONAL MAP



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MARKET AREA OVERVIEW

A "Market Area" is defined by the Appraisal Institute as "a group of complementary land uses; a congruous grouping of inhabitants, buildings, or business enterprises."

The following analysis is provided to give the reader an understanding of the Market Area surrounding the subject property. The significant data source for the demographics was provided by Claritas.

General Overview			
Location	Approximately 19 miles southeast of Denver Central Business District including portions of Highlands Ranch and Lone Tree, within Douglas County, Colorado.		
Boundaries	**North:** Colorado Highway 470		
	South: McArthur Ranch Road		
	East: Interstate 25		
	West: University Boulevard/Fairview Parkway		
Primary Access	**Lincoln Avenue:**	E/W, 4-8 lane signal-controlled commercial thoroughfare	
	University Boulevard:	N/S, 4 lane signal-controlled commercial thoroughfare	
	South Colorado Boulevard:	N/S, 4 lane signal-controlled commercial thoroughfare	
	South Quebec Street:	N/S, 4 lane signal-controlled commercial thoroughfare	
	South Yosemite Street:	N/S, 4 lane signal-controlled commercial thoroughfare	
Subject's Surrounding Uses	**North:** Retail Properties		
	South: Retail Properties		
	East: Retail Properties		
	West: Retail Properties		
	Surrounding properties in the subject's immediate area include office, retail and residential development. Residential uses, including master planned residential developments such as Highlands Ranch, Lone Tree, and Heritage Hills, are located to the south and west of the subject, and are in above-average to new condition. Retail uses are located along primary thoroughfares with newer retail-anchored shopping centers located proximate to the Lincoln Avenue and South Yosemite Street intersection. The Sky Ridge Medical Center is located southeast of the subject across Lincoln Avenue, and the Lincoln RTD Light rail station is located approximately one mile northeast of the subject. Office uses are primarily located in the eastern portion of the Market Area along Interstate 25.		
	The Market Area's access is good as there are many major thoroughfares that link the area to the greater Denver Metro area's highway system.		
Market Area Composition	Predominant Use Types	SF Residential	Above-Average to new condition
	Secondary Use Types	Retail	Above-Average to new condition
		Office	Above-Average to new condition
	Limited Use Types	MF Residential	Above-Average to new condition

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General Overview (Continued)	
Market Area Land Use Trends	- Visual inspection and a review of aerial maps indicates the area is approximately 95%+/- built-out, with improvements that were constructed from the early 1980s to very recently and are in above-average to new condition. -Office uses in the subject Market Area range from small owner-occupied office buildings to large corporate headquarters. The primary concentrations of office development can be found just to the east of the Market Area at the Inverness and Meridian Business Parks, and within the Market Area along both Park Meadows Drive and Lincoln Avenue. Charles Schwab, a full services investment company, built in 2014 a 40-acre campus within Ridgegate at the southwest corner of the intersection of Lincoln Avenue and Park Meadows Drive. - Retail uses are located throughout the Market Area. The primary concentration of new development can be found in the Ridgegate area of the Lone Tree master planned community. Retail uses include anchored and non-anchored strip centers, big-and mid-box developments, and restaurants. Additional retail development is located throughout the Market Area at primary intersections. - Residential uses occupy much of the Market Area and include portions of the master planned communities of Highlands Ranch and Lone Tree. Single-family residential properties comprise the bulk of the residential development in the Market Area. Multi-family uses are present in the Market Area but are less common. - Industrial uses are limited within the Market Area. -The Park Meadows Mall is located just outside the Market Area boundaries, but influences the entire area. The Park Meadows Mall consists of one of the largest retail shopping malls with multiple national tenants in place.
Life Cycle Phase	**Stability:** with some continued development of vacant parcels of land that remain within the eastern portion of the Market Area.
Utilities/Municipal Services	Typical municipal services available throughout the Market Area.
Conclusion	The subject's Market Area is located in the far southern reaches of the Denver metro area. Despite the outlying location, the Market Area has good linkages to major highways and interstates, which is a positive factor for a variety of use types. Surrounding uses in the immediate area of the subject provide good synergy, and future development in the Ridgegate area will continue to make this portion of the Market Area desirable. Overall, there are no apparent negative factors relating to the Market Area that would detract from the subject's marketability.

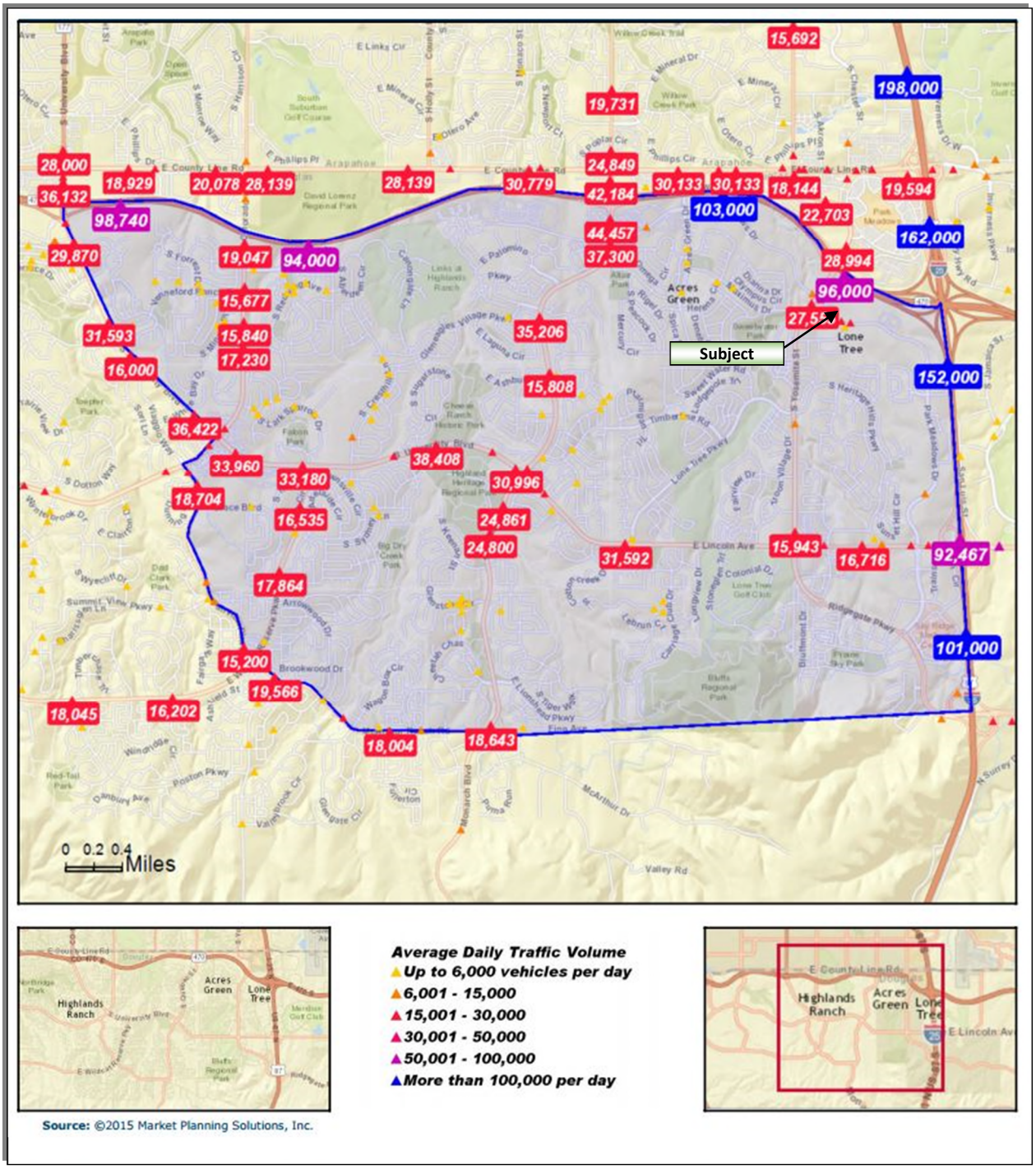
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MARKET AREA DEMOGRAPHICS

COMPARATIVE DEMOGRAPHIC ANALYSIS FOR PRIMARY TRADE AREA			
Description	1-Mile Radius Totals	3-Mile Radius Totals	5-Mile Radius Totals
Population			
2029 Projection	12,496	77,510	231,923
2024 Estimate	11,788	74,431	222,193
2020 Census	11,258	72,626	216,597
2010 Census	9,730	62,892	188,051
2024 Est. Median Age	34.91	39.46	39.68
2024 Est. Average Age	38.21	40.21	39.66
Households			
2029 Projection	5,575	32,373	89,656
2024 Estimate	5,185	30,920	85,838
2020 Census	4,868	30,041	83,794
2010 Census	3,998	24,972	73,087
2024 Est. Average Household Size	2.26	2.40	2.56
2024 Est. Households by Household Income (%)			
Household Income < $15,000	2.35	3.06	3.44
Household Income $15,000 - $24,999	3.03	2.70	2.37
Household Income $25,000 - $34,999	4.47	3.19	2.85
Household Income $35,000 - $49,999	6.31	6.01	5.73
Household Income $50,000 - $74,999	16.47	13.42	12.50
Household Income $75,000 - $99,999	14.68	12.57	11.39
Household Income $100,000 - $124,999	13.64	11.53	10.91
Household Income $125,000 - $149,999	10.01	9.72	9.51
Household Income $150,000 - $199,999	11.03	13.58	14.06
Household Income $200,000 - $249,999	5.44	7.72	8.13
Household Income $250,000 - $499,999	7.02	9.97	11.04
Household Income $500,000+	5.57	6.54	8.09
2024 Est. Average Household Income	$144,058	$162,227	$173,514
2024 Est. Median Household Income	$104,688	$119,336	$127,007
2024 Est. Tenure of Occupied Housing Units (%)			
Owner Occupied	44.01	58.71	68.01
Renter Occupied	55.99	41.29	31.99
2024 Est. Median All Owner-Occupied Housing Value	$676,678	$706,254	$717,071
Source: 2024 Claritas, Inc.			

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MARKET AREA MAP



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SITE DESCRIPTION

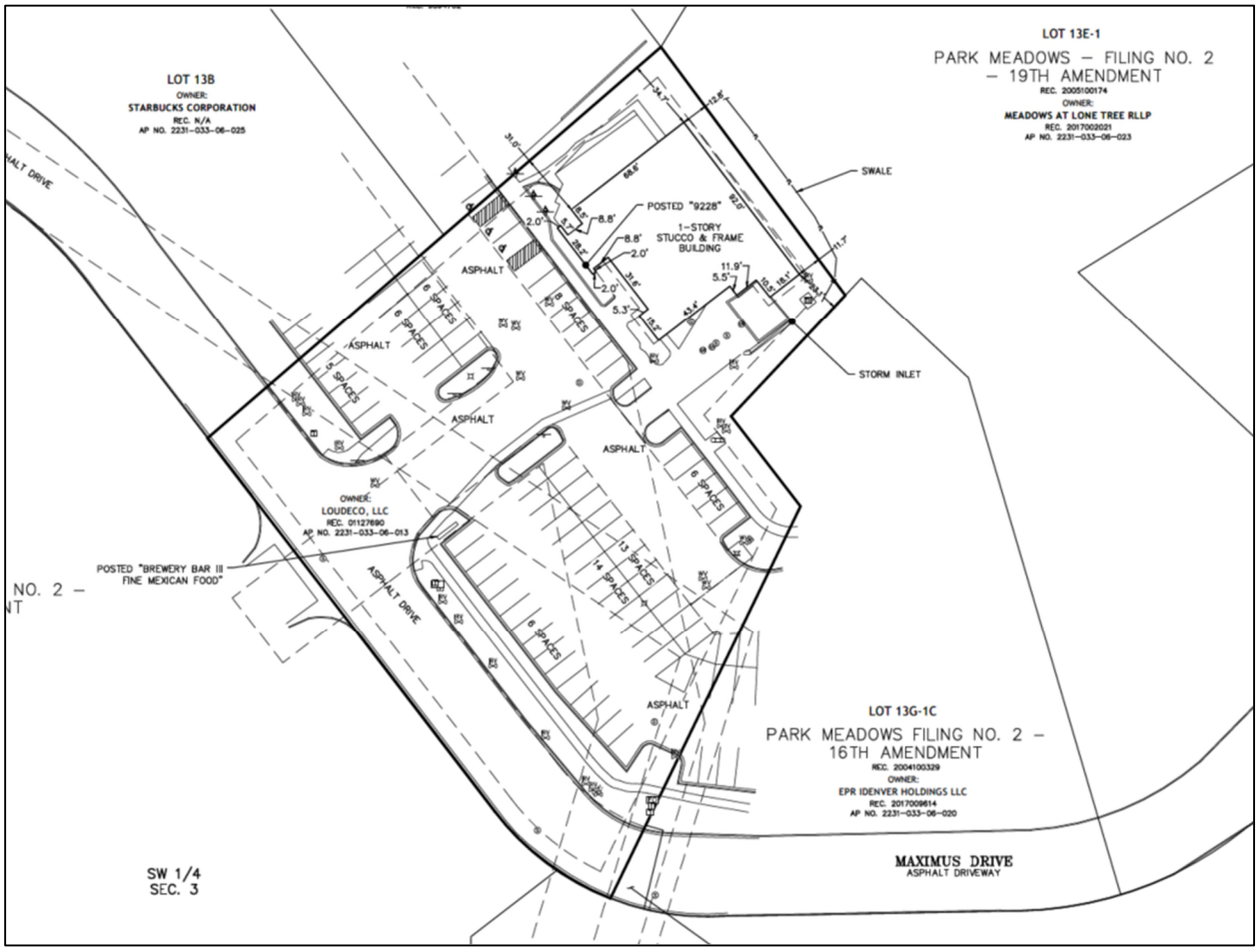
GENERAL SITE DESCRIPTION OVERVIEW	
Location	West of the intersection of Park Meadows Drive and Maximus Drive within the City of Lone Tree, Douglas County, Colorado.
Parcel Number	2231-033-06-013
Legal Description	LOT 13H-1 PARK MEADOWS FILING 2 AMENDMENT 12 TOTAL ACREAGE 1.50 AM/L
Latitude, Longitude	39.55444, -104.88305
Site Area	65,344 square feet (1.50 acres)
Configuration	Irregular
Topography	Generally level
Drainage	Appears adequate
Utilities/Municipal Services	Typical utilities and municipal services available to site.
Off-Site Improvements	None
Flood Zone(s)	**Zone** / **Map** / **Date** Zone X (Unshaded) / 08035C0042G / March 16, 2016 Zone X Unshaded (Outside 500Y) is a Non-Special Flood Hazard Area (NSFHA) of minimal flood hazard, usually depicted on Flood Insurance Rate Maps (FIRM) as above the 500-year flood level. This is an area in a low to moderate risk flood zone that is not in any immediate danger from flooding caused by overflowing rivers or hard rains. In communities that participate in the National Flood Insurance Program (NFIP), flood insurance is available to all property owners and renters in this zone.
Soil/Subsoil Conditions	We did not receive nor review a soil report. However, we assume that the soil's load-bearing capacity is sufficient to support existing and/or proposed structure(s). We did not observe any evidence to the contrary during our physical inspection of the property.
Environmental Concerns	The inspecting appraiser did not observe any environmental issues and for the purpose of this appraisal, it is specifically assumed that none exist. No independent environmental studies were provided. This appraisal assignment was engaged to determine the market value of the property, independent of any potential environmental issues. In the event the property is determined to be impacted by environmental concerns, it could affect our appraisal conclusions.
Easements, Encroachments and Deed Restrictions	Cross/shared parking agreement in place
Hazards Nuisances	None known
Frontage	~300' along Maximus Drive
Access	Full-turn access along Maximus Drive
Visibility	Unobstructed: Maximus Drive Partially obstructed: Yosemite Street, Park Meadows Drive
Surrounding Land Uses	Retail
Opportunity Zone	No
Enterprise Zone	No
Traffic Counts	~20,000 VPD along Park Meadows Drive; ~15,000 VPD along Yosemite Street per DRCOG
Transportation Facilities	None
Site Utility	Average
Comments	The subject is located within a larger entertainment district with good commercial synergy and transportation linkages. The subject is not located within a flood zone.

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ZONING	
Designation	PD
Description	Planned Development - Westbrook Entertainment & Sports District
Zoning Intent	The Mixed Commercial/ Mixed Use Planning Areas are mixed use neighborhoods with an emphasis on commercial uses. They arrange residential, office and retail uses around a central focus like public spaces and buildings that are generally within walking distance to the edge of the area. The Commercial/ Mixed Use Planning Areas are intended to create a balanced mix of uses in a pedestrian friendly environment with an interconnected street network and multiple connections to open space systems that define edges of the district. Residential components are expected to be of a higher density and will buffer themselves from adjacent non-residential components. It is expected that some residential components may be located on floors above non-residential uses and other creative approaches of housing densities and styles will be encouraged.
Compliance	The subject is a legal conforming use in this district.
ZONING REQUIREMENTS	
Permitted Uses	Permitted uses include but are not limited to the following: Eating Place, Consumer Retail, Large Scale, Medium Scale, Small Scale, Food Sales or Market, Small, Liquor Store, Office: Non-Dental or Non-Medical.
Minimum Lot Size	None
Maximum Lot Size	None
Minimum Lot Width	100'
Maximum Coverage Ratio	1
Front (min. ft.)	Upon Review
Rear, alley/no alley (min. ft.)	Upon Review
Side (min. ft.) interior	Upon Review
Maximum Height	Upon Review
Max Floor Area Ratio	1.5:1
Required No. Parking Spaces	56 spaces (10 per 1,000 SF)
Subject's Total Parking Spaces	64

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ALTA SURVEY

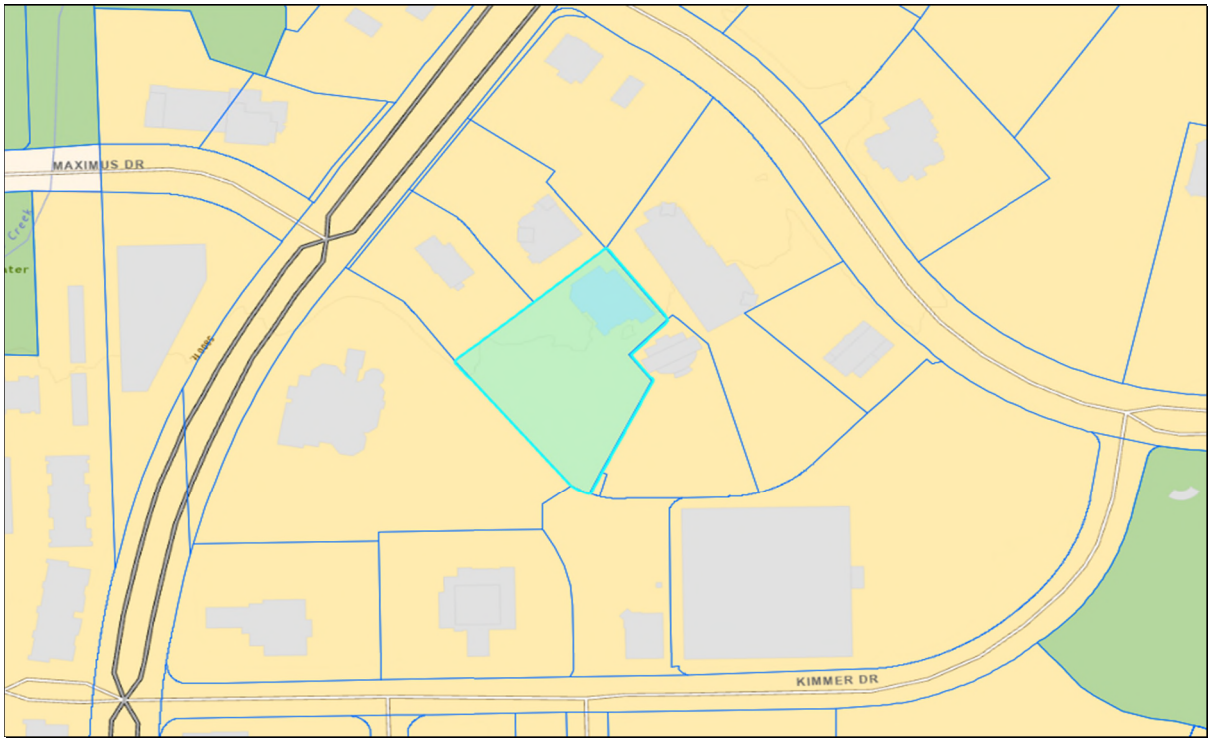


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AERIAL MAP

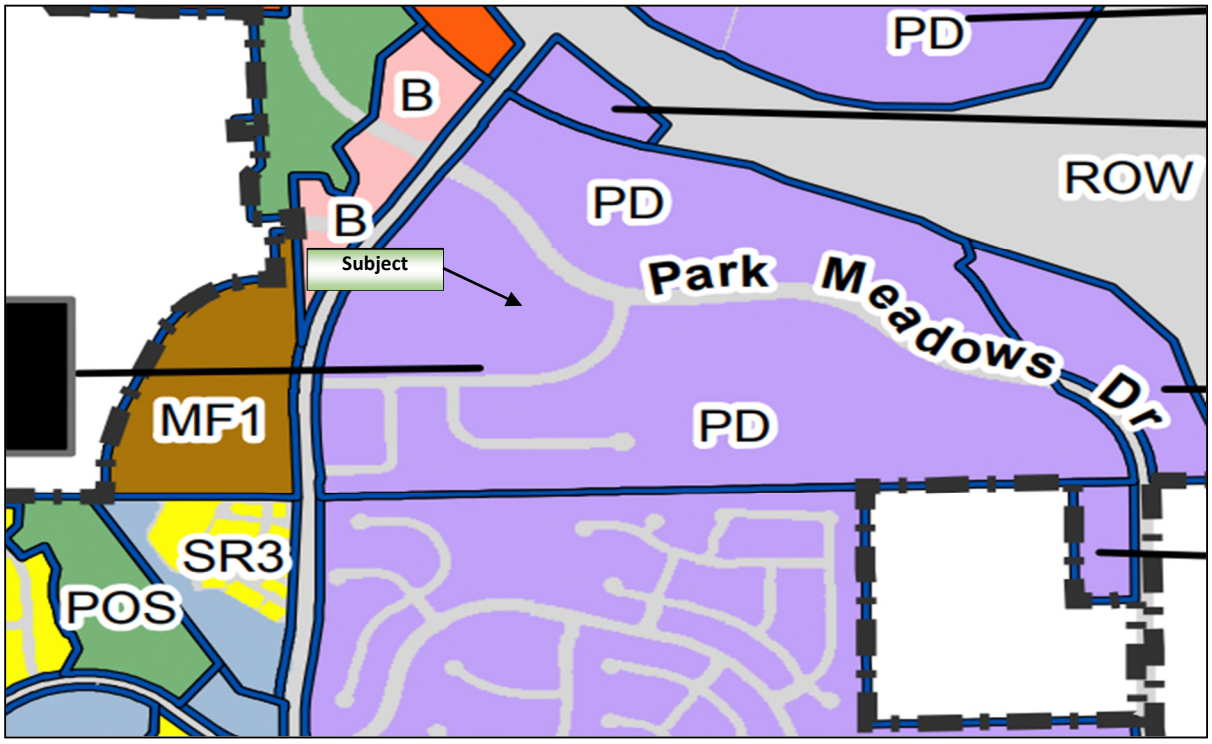


ASSESSOR MAP



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ZONING MAP



FLOOD MAP



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IMPROVEMENTS DESCRIPTION

GENERAL IMPROVEMENT DESCRIPTION OVERVIEW	
Address	9228 Park Meadows Drive Lone Tree, CO 80124
Property Description	Restaurant Building
Year Built	2003
Number of Buildings	1
Number of Stories	1
Building Construction Class (MVS)	Class C
Gross Building Area	5,634 square feet
Building Footprint	5,634 square feet
Floor-Area Ratio	0.09
Land-to-Building Ratio	11.60 : 1
Parking	
Surface Parking Spaces	68
Parking Ratio	12.07 spaces per 1,000 SF of gross building area.
ADA Compliance	The property is not assumed to be fully ADA compliant.

CONSTRUCTION DETAIL	
General Layout	The subject is currently configured as a full service restaurant for a single-user. The single-level building is demised into open retail/seating, a bar area, commercial-grade kitchen, walk-in coolers and associated mechanical and storage rooms. The subject also features a covered outdoor patio featuring additional seating.
Foundation	Poured concrete slab
Construction	Masonry/wood frame
Exterior Walls	Stucco
Roof Type	Flat/gabled
Roof Cover	Wood framed commercial
Windows	Two multi-fixture restrooms

INTERIOR DETAIL	
Interior Walls	Drywall
Ceilings	Acoustical tile
Floor Coverings	Commercial-grade carpet, tile
Lighting	Recessed, surface-mounted
Restrooms	Two multi-fixture restrooms

MECHANICAL DETAIL	
Heating	Packaged HVAC
Cooling	Packaged HVAC
Plumbing	Assumed to code and adequate
Electrical	Assumed to code and adequate
Fire Protection	Wet system

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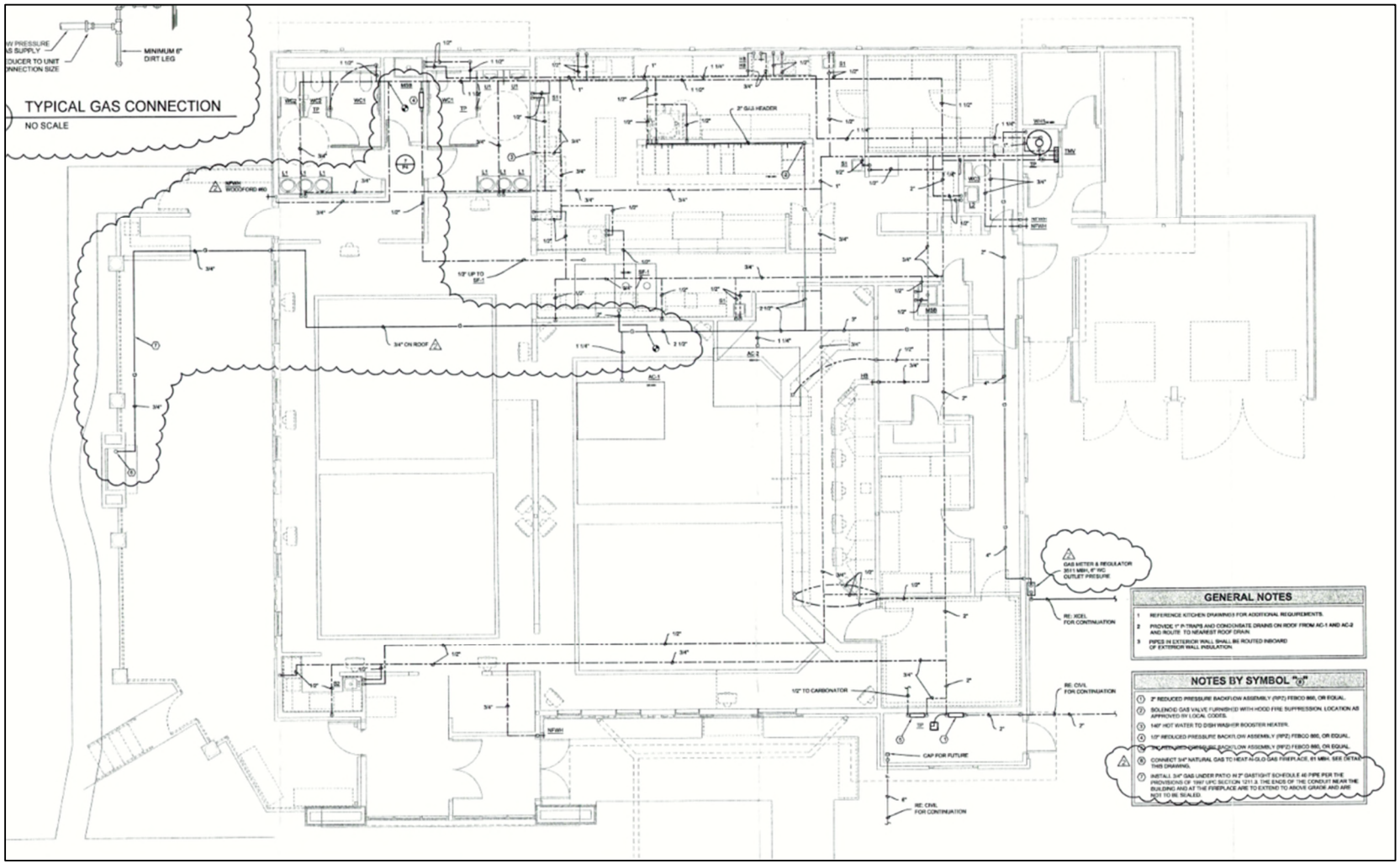
SITE IMPROVEMENTS	
Parking Type	Surface
Landscaping	Trees, shrubs, rock beds
Signage	Surface-mounted
Fencing	None
Other	Covered outdoor patio

RENOVATION/DEFERRED MAINTENANCE	
Recent Renovations or Replacements	The current owner reportedly remedied several deferred maintenance items to get the property ready for sale. Items included two new HVAC units, upgraded fire systems and landscaping work, with a reported cost of ~$100,000 ($17.75/SF).
Deferred Maintenance	None
Cost to Cure	N/A

SUMMARY	
Building Condition	Average We did not inspect the roof of the building(s) nor make a detailed inspection of the mechanical systems. We are not qualified to render an opinion as to the adequacy or condition of these components. The client is urged to retain an expert in this field if detailed information is needed about the adequacy and condition of mechanical systems.
Building Quality	Average
Design and Functionality	Average
Actual Age	21 years
Expected Economic Life	50 years
Effective Age	15 years
Remaining Economic Life	35 years

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FLOOR PLAN



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West Elevation



South Elevation

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East Elevation



North Elevation

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Open Retail Space



Open Retail Space

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Bar Area



Commercial Grade Kitchen

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Commercial Grade Kitchen



Walk-In Cooler

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Typical Restroom



Outdoor Patio

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PROPERTY ASSESSMENT AND TAX ANALYSIS

The State of Colorado has one system that is applicable for all counties concerning the assessment of real estate property taxes. There are specific appraisal tax districts that are segregated by county for assessing the real estate that is located within each particular county. Tax rates are established by each county's taxing jurisdiction.

Typically, the county assessor's actual value is based on the mass appraisal process. This technique is based more on statistical probability and does not focus on individual property characteristics. Therefore, there is frequently a difference between the assessor's estimate of actual value and the appraiser's estimate of market value for any particular property.

The county assessor determines actual values on January 1st of each year. Taxes for that year are due and payable by April 30th of the next year. An owner may elect to pay the taxes in two halves. The first half is due on February 18th and the second on June 15th. Year 2023 taxes are due in 2024. The subject will not be under reassessment until tax year 2025 payable 2026.

The Colorado Constitution specifies different assessment ratios for commercial and residential improvements. The residential assessment ratio is variable and can be changed every other year by the state legislature according to a formula specified by the constitution. The passage of SB22-238 changed the assessment rates for tax years 2023, 2024 and 2025. While the assessment rate remained 29% for 2022, it will go to 27.9% for tax year 2023. Assessment rates will reportedly return to 29% for the 2024 and 2025 tax years. However, Douglas County currently displays the subject as assessed at the 27.9% rate for 2024; therefore, we use this rate for the 2024 projected taxes.

The following table summarizes the subject's real property taxation. Overall, the 2024 assessed value for the subject appears reasonable and we will utilize the projected 2024 taxes for the development of the Income Capitalization Approach.

REAL ESTATE ASSESSMENT AND TAXES				
Tax ID No.		**2023**	**2024**	**Pro Forma**
2231-033-06-013		$1,774,710	$1,774,710	$1,774,710
Tax Value Subtotal		$1,774,710	$1,774,710	$1,774,710
Assessed Value @	27.90%	$495,150	$495,150	$495,150
General Tax Rate	per $1,000	90.0840	90.0840	90.0840
Property Taxes		**$44,605**	**$44,605**	**$44,605**
Special/Direct Assessments		$0	$0	$0
Total Taxes		**$44,605**	**$44,605**	**$44,605**
Total Taxes PSF		**$7.92**	**$7.92**	**$7.92**

VALUATION COMPARISON

Assessor's actual value estimates frequently differ from appraised values. One reason for discrepancies is that assessor valuations typically lag behind current market estimates by a significant amount of time, and another is that assessor valuations are based on a mass appraisal process rather than analysis of individual properties. While significant differences between actual values and appraised values may indicate the need for reassessment, we are not qualified to speculate on whether reassessment will occur or whether such reassessment would result in revised actual value estimates. We note that while a potential sale of the subject would eventually factor into the County's assessment value, the potential sale price would not be factored until the 2027 re-assessment, as the cut off for 2025 re-assessment is June 30, 2024, and re-assessment occurs every other year.

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MARKET ANALYSIS

DENVER RETAIL MARKET

Costar is the source for the following data. The data reflects conditions of 2024 Q2, the most recent data available. The initial discussion provides information on the overall Denver Retail market, followed by the subject's submarket. The subject is located within the South submarket, which will be discussed later in this report.

CoStar's forecast scenarios include its Houseview Base Case, introduced in 2023, and several algorithmic forecast scenarios. These have been produced using CoStar's internal econometric property sector models based on inputs from Oxford Economics' macroeconomic models in its North American Cities and Regions service published in June 2024.

The Houseview Base Case forecast scenario is based on the Algorithmic Base Case below, where manual interventions are made to the property sector forecasts to account for structural and cyclical impacts in the commercial real estate markets that are not adequately reflected in macroeconomic forecasts. For example, tighter financial conditions have resulted in higher cap rates and steeper valuation losses, while low office utilization rates caused by the adoption of hybrid work arrangements have weakened fundamentals beyond what headline job gains or losses encapsulate. These interventions result in forecasts that are better aligned with the professional views of CoStar's property sector specialists.

The Houseview offers two accompanying scenarios: the Houseview Moderate Upside and the Houseview Severe Downside, where the former provides a more optimistic view of the economy with job gains and economic growth moderately improved over the Houseview Base Case, and the latter seeing a more muted economic environment.

The Algorithmic Base Case forecast is based on the Oxford Economics baseline forecast, which reflects moderate economic growth throughout 2024, driven by a solid labor market and the strong state of household balance sheets. GDP is expected to grow by 2.4% in 2024 and by 1.8% in 2025. Job gains have been slowing and are expected to continue to slow for the next few years. Firms are projected to add 2.4 million positions in 2024, compared to 3 million in 2023, and 1.2 million in 2025. The unemployment rate is expected to end the year at 4.1% and drift higher to 4.2% by mid-2025, staying there through the forecast period.

Headline and core inflation are expected to continue easing through the next four quarters but remain above the Federal Reserve's 2% target rate throughout 2024. The Federal Reserve is expected to lower its target rate in the second half of 2024. Capital markets remain calm. Spreads between BBB corporate bonds and the 10-year Treasury stay between 1.0% and 1.25% through the end of the forecast period.

CoStar also offers a forecast based on the 2024Q2 Algorithmic Moderate Upside scenario, which sees economic activity surprising to the upside over the coming year. Domestic demand 2 accelerates in this scenario, and GDP grows by 2.9% in 2024 and 3.3% in 2025, boosted by a virtuous cycle of higher asset prices, resilient confidence and vigorous lending growth. The Moderate Upside has the economy adding about 4 million jobs in 2024 before slowing to 1.6 million in 2025. The unemployment rate will fall to 3.1% by the end of this year and tick lower to 3.0% in 2025.

The Algorithmic Moderate Downside scenario envisions conditions where higher inflation, higher interest rates, and weakening demand cause a contraction in economic output in the second and third quarters of 2024. The economy will grow by 1.7% in 2024 compared to 2.4% in the Algorithmic Base Case scenario. Financial market turmoil unfolds, as well as weaker consumer confidence and reduced business investment.

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Job losses begin in the second quarter of 2024 and continue through the end of 2025, with employment falling by about 1.9 million jobs during that time. The unemployment rate will rise to 5.2% by the end of 2024, 6.6% by the end of 2025, and 7.1% by 2026. The shock to aggregate demand and the labor market leads to slower inflation, weaker asset prices, and higher bond yields, leading to deteriorating financial conditions.

The Algorithmic Interest Rate Shock forecast consists of the same economic forecast as the Moderate Downside scenario but delivers a shock to the BBB corporate bond yield as a proxy for a sudden increase in risk originating in financial markets or from significant and unexpected geopolitical events. In this scenario, higher risk spreads drive cap rates higher, which causes sharper near-term property value losses before eventually recovering.

The Algorithmic Severe Downside scenario envisions a severe global recession that might occur in the event of a major geopolitical crisis impacting supply chains, commodity prices and domestic consumer and business sentiment. This combination results in a severe and prolonged contraction in output and employment, which spills over to reduced capital accumulation and total factor productivity.

In this scenario, the economy begins to contract sharply in the third quarter of 2024 and is in recession through early 2026, with GDP falling about 7.5% peak through trough. Job losses start immediately and continue through 2025, with more than 7.4 million positions lost during that time. The unemployment rate rises to 10% by the end of 2025. The severe economic distress weighs heavily on prices, and asset prices plummet.

Costar provides statistics related to the retail market based on the following subtypes: Mall, Neighborhood Center, Power Center, Strip Center, General Retail and Other.

KEY INDICATORS *AT A GLANCE*

	PRIOR QUARTER	CURRENT QUARTER	COMPARISON
Vacancy (%)	3.96%	3.97%	increased 1 Basis Points
Absorption (SF)	-47,318	92,358	increased 139,676 SF
Quoted Rental Rates ($/SF/Year)	$25.63	$25.74	increased $0.11 PSF
Inventory (SF)	165,375,069	165,500,956	increased 125,888 SF
Net Deliveries (SF)	-478,253	125,887	increased 604,140 SF
Under Construction (SF)	622,184	466,091	decreased 156,093 SF
Overall Comparison	*As of Q2 2024, the Denver Retail Market as exhibiting positive movement for most major economic indicators.*		

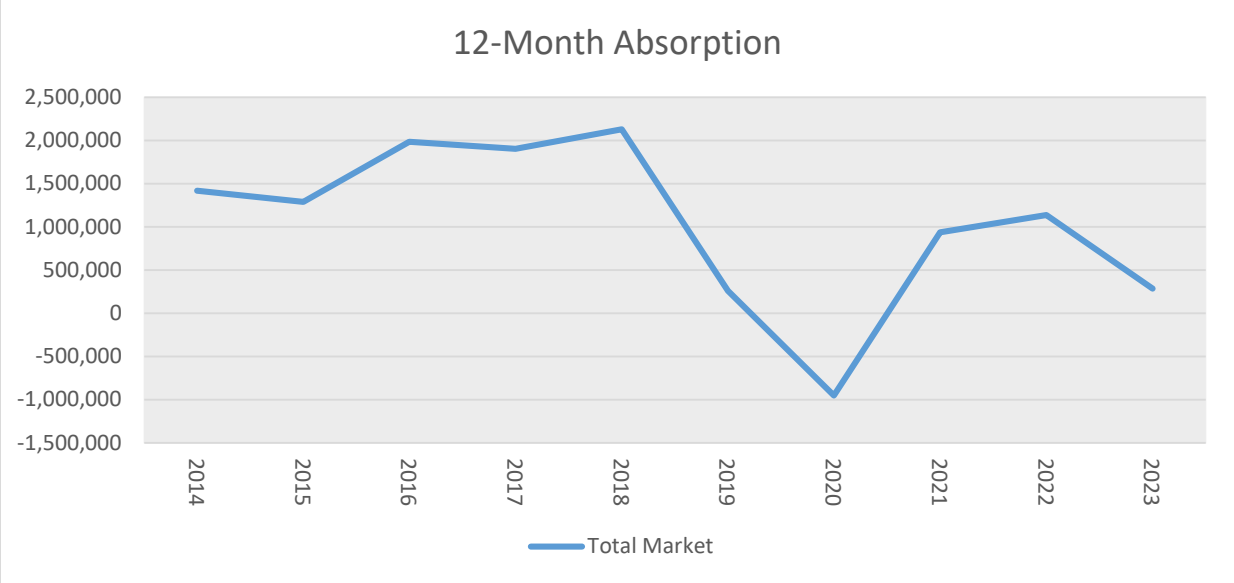
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DENVER RETAIL MARKET STATISTICS

PERIOD	EXISTING INVENTORY (SF)	VACANCY %	NET ABSORPTION (SF)	NET COMPLETIONS (SF)	UNDER CONST. (SF)	QUOTED RATES ($/SF/YEAR)
2024 Q2	165,500,956	3.97%	92,358	125,887	466,091	$25.74
2024 Q1	165,375,069	3.96%	-47,318	-478,253	622,184	$25.63
2023 Q4	165,853,322	4.21%	-325,734	99,452	654,384	$25.65
2023 Q3	165,753,870	3.90%	166,782	83,097	628,877	$25.40
2023	165,853,322	4.21%	283,896	717,415	654,384	$25.65
2022	165,135,907	3.96%	1,137,865	241,015	1,150,843	$24.89
2021	164,894,892	4.51%	935,209	135,791	624,572	$23.90
2020	164,759,101	5.00%	-951,549	755,435	591,483	$23.08
2019	164,001,204	3.99%	256,676	908,866	967,164	$22.44
2018	163,086,338	3.59%	2,132,120	1,361,228	1,160,099	$21.79
2017	161,706,892	4.14%	1,902,440	1,515,015	1,716,439	$20.99
2016	160,173,127	4.42%	1,984,803	1,256,614	1,583,464	$20.02
2015	158,909,513	4.91%	1,287,064	913,191	1,132,821	$19.22

The Denver Retail market ended the second quarter with a vacancy rate of 3.97%. The vacancy rate increased over the previous quarter, with net absorption totaling 92,358 square feet in the second quarter. Rental rates increased compared to the previous quarter, ending second quarter at $25.74. A total of 125,887 square feet was delivered to the market, with 466,091 square feet still under construction at the end of the quarter.

ABSORPTION



Net absorption for the overall Denver Retail market was 92,358 square feet in the second quarter 2024. That compares to -47,318 square feet in the first quarter 2024, -325,734 square feet in the fourth quarter 2023, and 166,782 square feet in the third quarter 2023. Net absorption in the market over the prior 12 months totaled -113,912 square feet.

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The Mall subtype recorded net absorption of -11,568 square feet in the second quarter 2024, compared to 29,849 square feet in the first quarter 2024, -507,977 square feet in the fourth quarter 2023, and -14,536 square feet in the third quarter 2023.

Neighborhood Centers recorded net absorption of -167,204 square feet in the second quarter 2024, compared to 156 square feet in the first quarter 2024, 28,090 square feet in the fourth quarter 2023, and -16,953 square feet in the third quarter 2023.

Power Centers recorded net absorption of 4,232 square feet in the second quarter 2024, compared to -133,145 square feet in the first quarter 2024, -55,633 square feet in the fourth quarter 2023, and 36,944 square feet in the third quarter 2023.

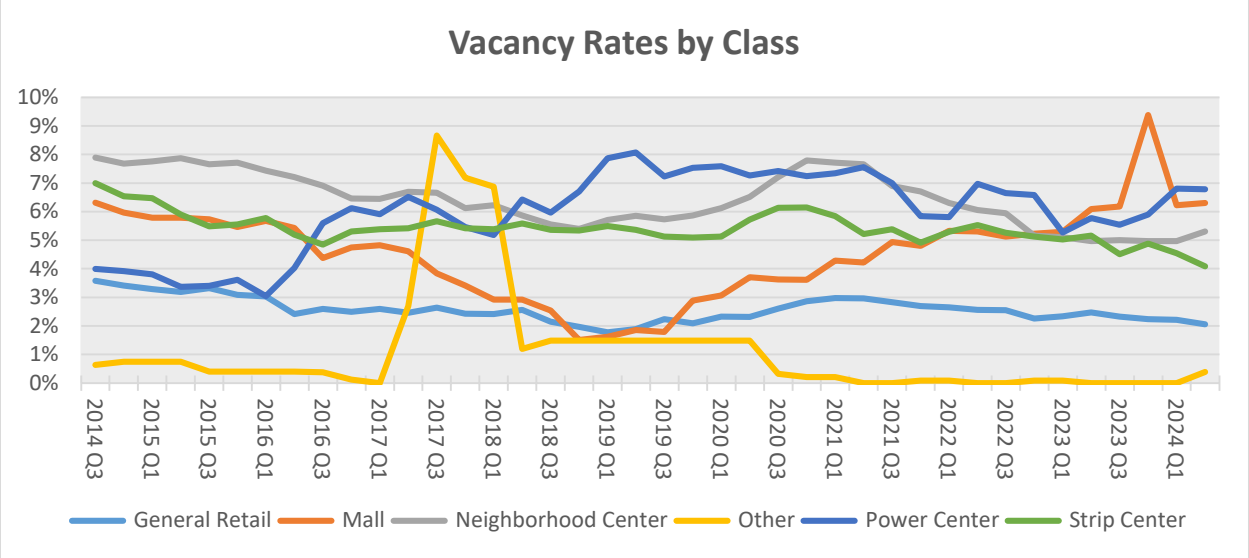
Strip Centers recorded net absorption of 36,035 square feet in the second quarter 2024, compared to 27,669 square feet in the first quarter 2024, -11,082 square feet in the fourth quarter 2023, and 58,126 square feet in the third quarter 2023.

General Retail recorded net absorption of 236,949 square feet in the second quarter 2024, compared to 33,380 square feet in the first quarter 2024, 220,868 square feet in the fourth quarter 2023, and 102,001 square feet in the third quarter 2023.

Finally, Other retail subtypes recorded net absorption of -5,188 square feet in the second quarter 2024, compared to 0 square feet in the first quarter 2024, 0 square feet in the fourth quarter 2023, and 0 square feet in the third quarter 2023.

Net absorption for the South submarket was -39,309 square feet in the second quarter 2024. That compares to 61,581 square feet in the first quarter 2024, -83,984 square feet in the fourth quarter 2023, and -41,461 square feet in the third quarter 2023.

VACANCY



Vacancy for the overall Denver Retail market was 3.97% in the second quarter 2024. That compares to 3.96% in the first quarter 2024, 4.21% in the fourth quarter 2023, and 3.90% in the third quarter 2023.

The Mall subtype recorded vacancy of 6.30% in the second quarter 2024, compared to 6.22% in the first quarter 2024, 9.39% in the fourth quarter 2023, and 6.18% in the third quarter 2023.

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Neighborhood Centers recorded vacancy of 5.30% in the second quarter 2024, compared to 4.97% in the first quarter 2024, 4.97% in the fourth quarter 2023, and 5.00% in the third quarter 2023.

Power Centers recorded vacancy of 6.78% in the second quarter 2024, compared to 6.81% in the first quarter 2024, 5.90% in the fourth quarter 2023, and 5.54% in the third quarter 2023.

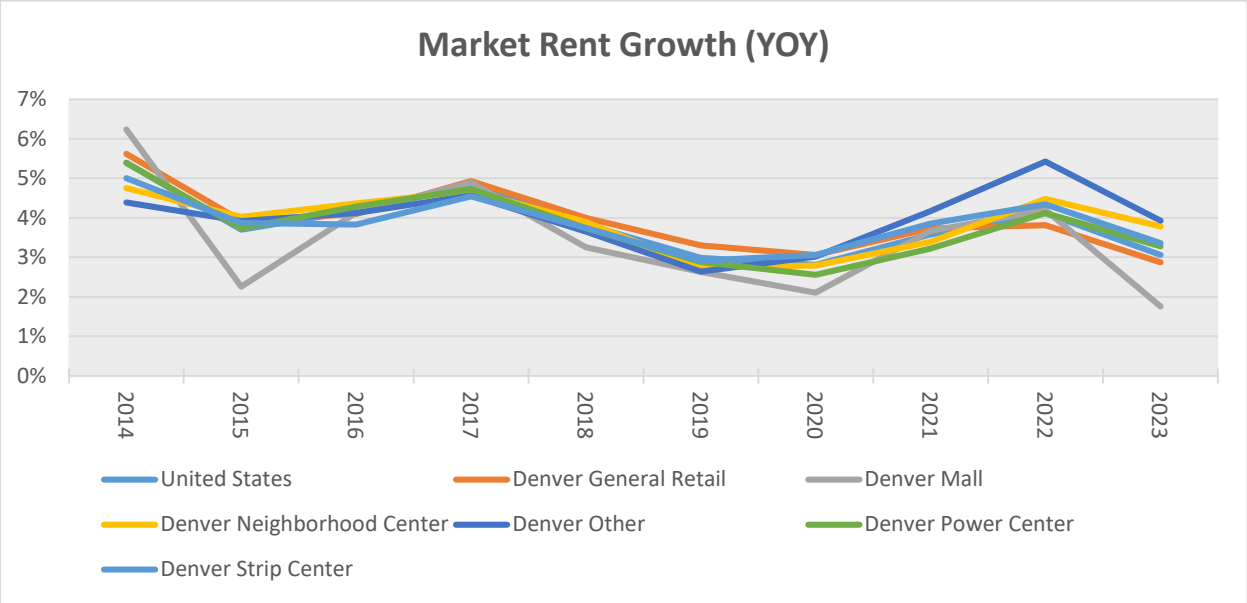
Strip Centers recorded vacancy of 4.09% in the second quarter 2024, compared to 4.54% in the first quarter 2024, 4.88% in the fourth quarter 2023, and 4.51% in the third quarter 2023.

General Retail recorded vacancy of 2.06% in the second quarter 2024, compared to 2.21% in the first quarter 2024, 2.23% in the fourth quarter 2023, and 2.33% in the third quarter 2023.

Finally, Other retail subtypes recorded vacancy of 0.39% in the second quarter 2024, compared to 0.00% in the first quarter 2024, 0.00% in the fourth quarter 2023, and 0.00% in the third quarter 2023.

Vacancy for the South submarket was 4.63% in the second quarter 2024. That compares to 4.41% in the first quarter 2024, 4.68% in the fourth quarter 2023, and 4.24% in the third quarter 2023.

RENTAL RATES



The rental rates shown below are per square foot per year on a NNN basis.

The average asking rental rate for available Retail space, all subtypes, was $25.74 psf at the end of the second quarter 2024 in the Denver market area. Average asking rental rates reported a 0.4% increase from the end of the first quarter 2024, when rents were reported at $25.63.

The average quoted rate within the Mall subtype was $35.77 at the end of the second quarter 2024, while Neighborhood Center rates stood at $24.15, Power Center rates at $26.96, Strip Center rates at $23.56, General Retail rates at $24.70, and Other retail rates at $25.29. At the end of the first quarter 2024, Mall subtype rates were $35.79, Neighborhood Center rates stood at $24.01, Power Center rates at $26.81, Strip Center rates at $23.47, General Retail rates at $24.61, and Other retail rates at $25.23.

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The average quoted asking rental rate in Denver's South submarket was $31.11 at the end of the second quarter 2024. In the first quarter 2024, quoted rates were $31.04.

INVENTORY & CONSTRUCTION

During the second quarter 2024, a total of 125,887 square feet was completed in the Denver market area. This compares to a total of -478,253 square feet completed in the first quarter 2024, a total of 99,452 square feet completed in the fourth quarter 2023, and 83,097 square feet completed in the third quarter 2023.

There was 466,091 square feet of Retail space under construction at the end of the second quarter 2024.

SUBTYPE	EXISTING INVENTORY (SF)	NET DELIVERIES (12 MONTHS)	UNDER CONSTRUCTION (SF)
Mall	15,525,724	-502,262	0
Neighborhood Center	50,377,169	9,630	0
Power Center	15,422,969	7,500	0
Strip Center	8,125,595	25,170	0
General Retail	74,546,849	290,145	457,711
Other	1,341,022	0	0
Total	**165,500,956**	**-169,817**	**466,091**

MARKET OUTLOOK

The Denver Retail market ended the second quarter 2024 with a vacancy rate of 3.97%. The vacancy rate increased over the previous quarter, with net absorption totaling 92,358 square feet in the second quarter 2024. Rental rates increased $0.11 PSF over the previous quarter and ended at $25.74. A total of 125,887 square feet was delivered in the quarter, with 466,091 square feet still under construction at the end of the quarter.

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SOUTH RETAIL MARKET

KEY INDICATORS *AT A GLANCE*

	PRIOR QUARTER	CURRENT QUARTER	COMPARISON
Vacancy (%)	4.41%	4.63%	increased 22 Basis Points
Absorption (SF)	61,581	-39,309	decreased 100,890 SF
Quoted Rental Rates ($/SF/Year)	$31.04	$31.11	increased $0.07 PSF
Inventory (SF)	19,252,039	19,256,527	increased 4,488 SF
Net Deliveries (SF)	10,000	4,488	decreased 5,512 SF
Under Construction (SF)	24,488	20,000	decreased 4,488 SF
Overall Comparison	*As of Q2 2024, the Denver Retail Market as negative positive movement for most major economic indicators.*		

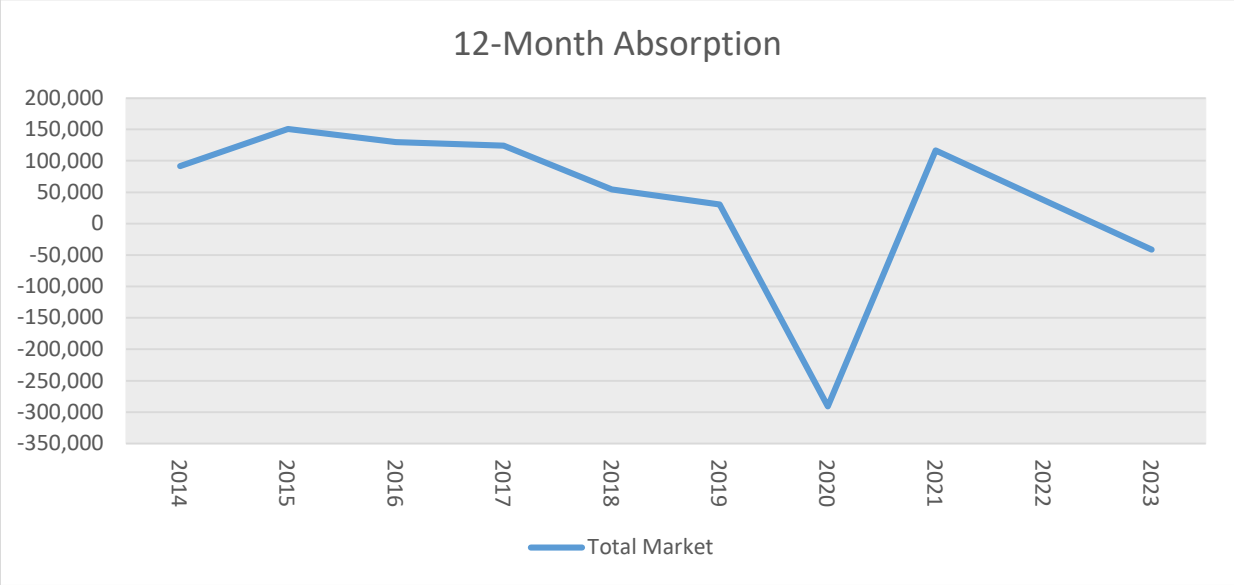
SOUTH RETAIL MARKET STATISTICS

PERIOD	EXISTING INVENTORY (SF)	VACANCY %	NET ABSORPTION (SF)	NET COMPLETIONS (SF)	UNDER CONST. (SF)	QUOTED RATES ($/SF/YEAR)
2024 Q2	19,256,527	4.63%	-39,309	4,488	20,000	$31.11
2024 Q1	19,252,039	4.41%	61,581	10,000	24,488	$31.04
2023 Q4	19,242,039	4.68%	-83,984	0	34,488	$31.01
2023 Q3	19,242,039	4.24%	-41,461	4,992	14,488	$30.75
2023	19,242,039	4.68%	-41,385	3,779	34,488	$31.01
2022	19,238,260	4.44%	37,659	-2,926	26,586	$30.21
2021	19,241,186	4.65%	116,480	-37,426	8,415	$29.05
2020	19,278,612	5.44%	-290,771	85,644	6,691	$28.10
2019	19,192,968	3.51%	30,565	27,743	81,609	$27.47
2018	19,165,225	3.53%	54,468	104,299	27,028	$26.76
2017	19,060,926	3.28%	124,080	55,133	61,683	$25.80
2016	19,005,793	3.66%	129,826	163,944	30,397	$24.60
2015	18,841,849	3.51%	150,682	111,746	167,743	$23.59

The South Retail market ended the second quarter with a vacancy rate of 4.63%. The vacancy rate increased over the previous quarter, with net absorption totaling -39,309 square feet in the second quarter. Rental rates increased compared to the previous quarter, ending second quarter at $31.11. A total of 4,488 square feet was delivered to the market, with 20,000 square feet still under construction at the end of the quarter.

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ABSORPTION



Net absorption for the overall South Retail market was -39,309 square feet in the second quarter 2024. That compares to 61,581 square feet in the first quarter 2024, -83,984 square feet in the fourth quarter 2023, and -41,461 square feet in the third quarter 2023. Net absorption in the market over the prior 12 months totaled -103,173 square feet.

The Mall subtype Retail market recorded net absorption of 0 square feet in the second quarter 2024, compared to 932 square feet in the first quarter 2024, -32,476 square feet in the fourth quarter 2023, and -8,964 square feet in the third quarter 2023.

The Neighborhood Center subtype Retail market recorded net absorption of 56,724 square feet in the second quarter 2024, compared to 45,332 square feet in the first quarter 2024, -55,857 square feet in the fourth quarter 2023, and 33,379 square feet in the third quarter 2023.

The Power Center subtype Retail market recorded net absorption of -85,711 square feet in the second quarter 2024, compared to 0 square feet in the first quarter 2024, 0 square feet in the fourth quarter 2023, and -95,853 square feet in the third quarter 2023.

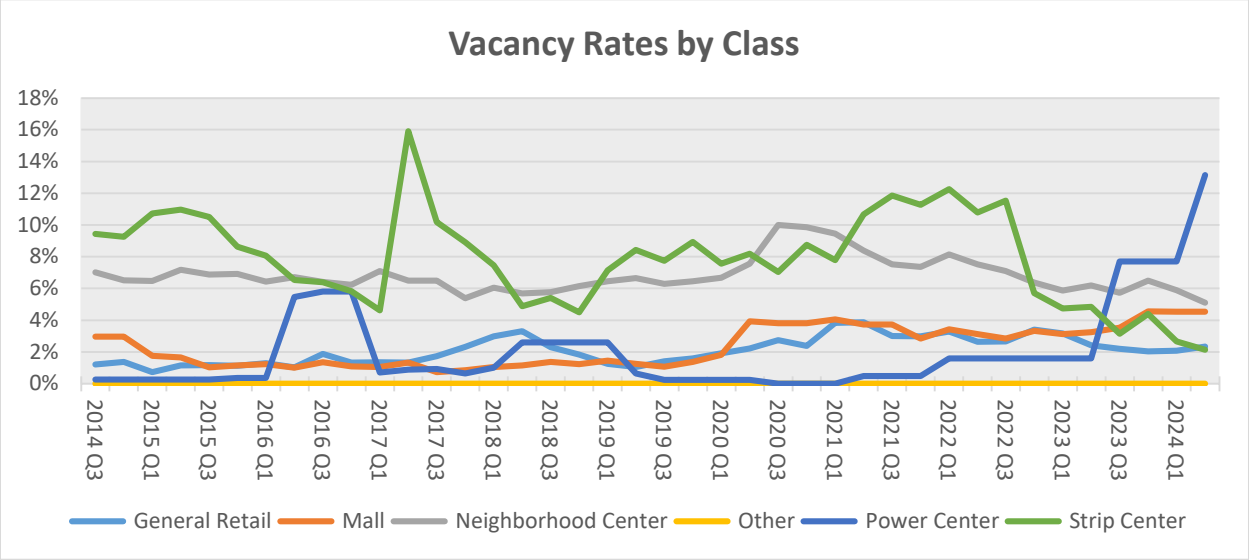
Strip Centers recorded net absorption of 2,628 square feet in the second quarter 2024, compared to 8,984 square feet in the first quarter 2024, -6,435 square feet in the fourth quarter 2023, and 8,764 square feet in the third quarter 2023.

General Retail recorded net absorption of -12,950 square feet in the second quarter 2024, compared to 6,333 square feet in the first quarter 2024, 10,784 square feet in the fourth quarter 2023, and 20,013 square feet in the third quarter 2023.

Finally, Other retail subtypes recorded net absorption of 0 square feet in the second quarter 2024, compared to 0 square feet in the first quarter 2024, 0 square feet in the fourth quarter 2023, and 0 square feet in the third quarter 2023.

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VACANCY



Vacancy for the overall South Retail market increased to 4.63% in the second quarter 2024. That compares to 4.41% in the first quarter 2024, 4.68% in the fourth quarter 2023, and 4.24% in the third quarter 2023.

Mall subtype projects reported a vacancy rate of 4.54% at the end of the second quarter 2024, 4.54% at the end of the first quarter 2024, 4.57% at the end of the fourth quarter 2023, and 3.53% at the end of the third quarter 2023.

Neighborhood Center subtype projects reported a vacancy rate of 5.11% at the end of the second quarter 2024, 5.88% at the end of the first quarter 2024, 6.49% at the end of the fourth quarter 2023, and 5.73% at the end of the third quarter 2023.

Power Center subtype projects reported a vacancy rate of 13.15% at the end of the second quarter 2024, 7.70% at the end of the first quarter 2024, 7.70% at the end of the fourth quarter 2023, and 7.70% at the end of the third quarter 2023.

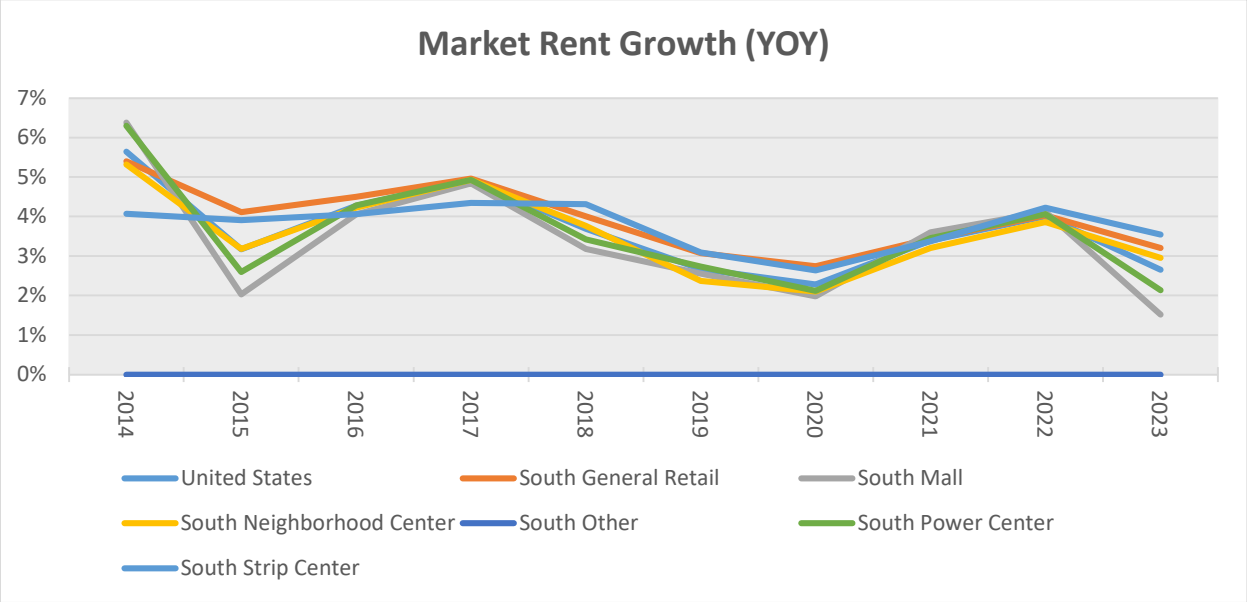
Strip Centers recorded vacancy of 2.14% in the second quarter 2024, compared to 2.65% in the first quarter 2024, 4.39% in the fourth quarter 2023, and 3.14% in the third quarter 2023.

General Retail recorded vacancy of 2.34% in the second quarter 2024, compared to 2.08% in the first quarter 2024, 2.03% in the fourth quarter 2023, and 2.19% in the third quarter 2023.

Finally, Other retail subtypes recorded vacancy of 0.00% in the second quarter 2024, compared to 0.00% in the first quarter 2024, 0.00% in the fourth quarter 2023, and 0.00% in the third quarter 2023.

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RENTAL RATES



The rental rates shown below are per square foot per year on a NNN basis.

The average asking rental rate for available Retail space, all classes, was $31.11 psf at the end of the second quarter 2024 in the South market area. This represented a 0.2% increase in quoted rental rates from the end of the first quarter 2024, when rents were reported at $31.04.

The average quoted rate within the Mall subtype sector was $41.96 at the end of the second quarter 2024, while Neighborhood Center subtype rates stood at $29.35, Power Center subtype rates at $32.47, Strip Center rates at $26.57, General Retail rates at $27.96, and Other retail rates at $0.00. At the end of the first quarter 2024, Mall subtype rates were $41.98 , Neighborhood Center rates were $29.25, Power Center rates were $32.43, Strip Center rates were $26.45, General Retail rates were $27.88 and Other Retail rates were $0.00

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INVENTORY & CONSTRUCTION

During the second quarter 2024, a total of 4,488 square feet was completed in the South market area. This compares to a total of 10,000 square feet completed in the first quarter 2024, a total of 0 square feet completed in the fourth quarter 2023, and 4,992 square feet completed in the third quarter 2023.

There were 20,000 square feet of Retail space under construction at the end of the second quarter 2024.

SUBTYPE	EXISTING INVENTORY (SF)	NET DELIVERIES (12 MONTHS)	UNDER CONSTRUCTION (SF)
Mall	3,147,410	0	0
Neighborhood Center	7,373,057	0	0
Power Center	1,570,367	0	0
Strip Center	515,809	0	0
General Retail	6,644,226	19,480	20,000
Other	0	0	0

SOUTH MARKET OUTLOOK

The South Retail market ended the second quarter 2024 with a vacancy rate of 4.63%. The vacancy rate increased over the previous quarter, with net absorption totaling -39,309 square feet in the second quarter 2024. Rental rates increased $0.07 PSF over the previous quarter and ended at $31.11. A total of 4,488 square feet was delivered in the quarter, with 20,000 square feet still under construction at the end of the quarter.

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HIGHEST AND BEST USE

INTRODUCTION

The highest and best use is the reasonable, probable, and legal use of vacant land or an improved property that is physically possible, legally permissible, appropriately supported, financially feasible and that results in the highest value. These criteria are often considered sequentially. The tests of legal permissibility and physical possibility must be applied before the remaining tests of financial feasibility and maximal productivity. A financially feasible use is precluded if it is legally prohibited or physically impossible. If a reasonable possibility exists that one of the prior, unacceptable conditions can be changed, is it appropriate to proceed with the analysis with such an assumption.

HIGHEST AND BEST USE CRITERIA

The site's highest and best use is analyzed both as vacant and as improved, and if improvements are proposed then an as proposed analysis is required. In all cases, the property's highest and best use must meet four criteria: (1) legally permissible; (2) physically possible; (3) financially feasible; and (4) maximally productive.

AS IF VACANT

LEGALLY

Legally, the subject is zoned PD (Planned Development District) by the City of Lone Tree Planning Department. The purpose of this district is to encourage creative design, including new urbanism, neo-traditional and other innovative approaches and to facilitate a variety of designs or a mix of use in the development of a balanced community, including residential, business, commercial, recreational, open space and other selected secondary uses. The PD District is characterized by a project that provides or contributes to a balanced mix of land uses in the surrounding community, served by adequate schools, parks, employment opportunities, retail, health services and public transit. Pedestrian, bicycle, public transit and automobile circulation should include connections between neighborhoods, community facilities, employment centers and shopping centers. The subject is located within the Westbrook Entertainment and Sports District Planned Development.

PHYSICALLY

Physically, there are no unusual constraints to development and the site is functional for many allowable uses under the PD zoning designation. The site is relatively flat with good access and partial visibility from Park Meadows Drive, a primary thoroughfare. The site consists of 65,344 square feet (1.50 acres) and has a functional shape. Surrounding uses consist of retail and office uses in average to excellent condition.

FINANCIALLY

Financial feasibility is determined by the relationship of supply and demand for the legally probable land uses versus the cost to create them. The market analysis section reveals that retail-oriented uses in the subject's submarket are generally stabilized compared to historical levels. While comparisons of rental and vacancy rates and operating expenses indicate the property is capable of providing an adequate return on investment, elevated construction costs could be too high to warrant new retail-oriented development in the current market. Therefore, development of a retail property upon the subject's site is not currently considered financially feasible.

MAXIMALLY

Maximally, all of the prior considerations and surrounding development indicate that the highest and best use of the subject site is to hold for future retail-oriented development.

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AS IMPROVED

LEGALLY

Based on a review of the PD zoning guidelines, the subject's existing improvements are a legally permissible use.

PHYSICALLY

Physically, the subject improvements conform to surrounding uses. We noted no significant items of deferred maintenance or functional issues. The subject has visibility and accessibility via Park Meadows Drive, a primary thoroughfare, and benefits from good exposure to traffic. The subject's layout and design could accommodate a variety of local restaurant tenants/operators and is functional for its intended use. The subject is currently demised for a single-user restaurant and has historically functioned in this manner. Overall, the building appeals to a variety of potential users and functions well for its intended use.

FINANCIALLY

Financially, the improvements provide contributory value to the site, and there is no alternate use that would result in a greater value.

MAXIMALLY

Maximally, all of the prior considerations and surrounding uses indicate the highest and best use of the subject is continued use, as improved.

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VALUATION PROCESS

Valuation in the appraisal process generally involves three techniques, including the Cost Approach, Sales Comparison Approach and the Income Capitalization Approach.

These three valuation methods are defined in the following table:

VALUATION METHODS	DEFINITION
Cost Approach	In this approach, value is based on adding the contributing value of any improvements (after deductions for accrued depreciation) to the value of the land as if it were vacant based on its highest and best use. If the interest appraised is other than fee simple, additional adjustments may be necessary for non-realty interest and/or the impact of existing leases or contracts.
Sales Comparison Approach	In this approach, recent sales of similar properties in the marketplace are compared directly to the subject property. This comparison is typically accomplished by extracting "units of comparison", for example, price per square foot, and then analyzing these units of comparison for differences between each comparable and the subject. The reliability of an indication found by this method depends on the quality of the comparable data found in the marketplace.
Income Capitalization Approach	In this approach, a property is viewed through the eyes of a typical investor, whose primary objective is to earn a profit on the investment principally through the receipt of expected income generated from operations and the ultimate resale of the property at the end of a holding period.

VALUATION METHODS UTILIZED

This appraisal employs the Sales Comparison Approach and the Income Capitalization Approach. Based on our analysis and knowledge of the subject property type and relevant investor profiles, it is our opinion that these approaches would be considered applicable and/or necessary for market participants. The subject's age makes it difficult to accurately form an opinion of depreciation and tends to make the Cost Approach unreliable. Investors do not typically rely on the Cost Approach when purchasing a property such as the subject of this report. Therefore, we have not employed the Cost Approach to develop an opinion of market value.

The valuation process is concluded by analyzing each approach to value used in the appraisal. When more than one approach is used, each approach is judged based on its applicability, reliability, and the quantity and quality of its data. A final value opinion is chosen that either corresponds to one of the approaches to value, or is a correlation of all the approaches used in the appraisal.

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SALES COMPARISON APPROACH

METHODOLOGY

In the Sales Comparison Approach, we developed an opinion of value by comparing similar, recently sold properties in the surrounding or competing area to the subject property. In order to determine the value of the subject property, these comparable sales and/or listings are then evaluated and adjusted based on their differences when compared to the subject property. Inherent in this approach is the principle of substitution, which states that when a property is replaceable in the market, its value tends to be set at the cost of acquiring an equally desirable substitute property, assuming that no costly delay is encountered in making the substitution.

The Sales Comparison Approach to value requires the following sequential steps:

Unit of Comparison	A unit of comparison (i.e. price per square foot, price per dwelling unit) must be selected for comparable analysis of the sales and the subject. The selected unit of comparison must be consistent with market behavior.
Search for Sales	Research must be done to locate comparable sales, listings and contracts of properties that are similar to the subject. Similarities may include property type, size, physical condition, location and the date of the sale.
Confirmation	All sales must be confirmed to verify that the data used is accurate, and that all of the sales, listings or contracts represent arm's-length transactions.
Comparison	Each of the improved sales that is chosen for this valuation is considered generally similar to the subject. Therefore, each difference between the comparables and the subject must be identified, and then adjusted for the various differences. All adjustments are made to the comparables as they relate to the subject property.
Reconciliation	Once the comparables have been adjusted, a value must be concluded based on the indications produced from the analysis of the comparables.

UNITS OF COMPARISON

Based on market behavior observed, the most appropriate unit of comparison for this analysis is price per square foot of GBA.

SALE OF THE SUBJECT PROPERTY

The subject is currently under contract for a pending price of $4,100,000 ($727.72/SF). Per discussions with the listing broker, the property was marketed to a small pool of potential buyers prior to going on the open market and the prospective buyer expressed interest. While the subject was never listed on the open market, the contract price was reported as the asking price. The buyer is a local sports bar/restaurant owner that is looking to open a new location in Lone Tree and was reportedly interested in the subject because it is located within an entertainment district that has a variety of improvement plans in the coming years.

The subject was purchased by the current owner in January 2024 via an arm's-length transaction for $3,900,000 ($692.23/SF). The initial asking price was $3,950,000 and the subject was on the market for ~10 months prior to sale.

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The seller in the deal was an owner-user restaurant operator that wished to retail and divest of the real estate, while the buyer was Douglas County, who originally had plans to convert the building into a senior center. This plan ultimately did not fit with what the City of Lone Tree had envisioned for the entertainment district; therefore, the County changed course and decided to sell the property. Subsequent to sale, the County reportedly remedied several deferred maintenance items to get the property ready for sale. Items included two new HVAC units, upgraded fire systems and landscaping work, with a reported cost of ~$100,000 ($17.75/SF), resulting in a total cash outlay of $4,000,000 ($709.98/SF) for the subject.

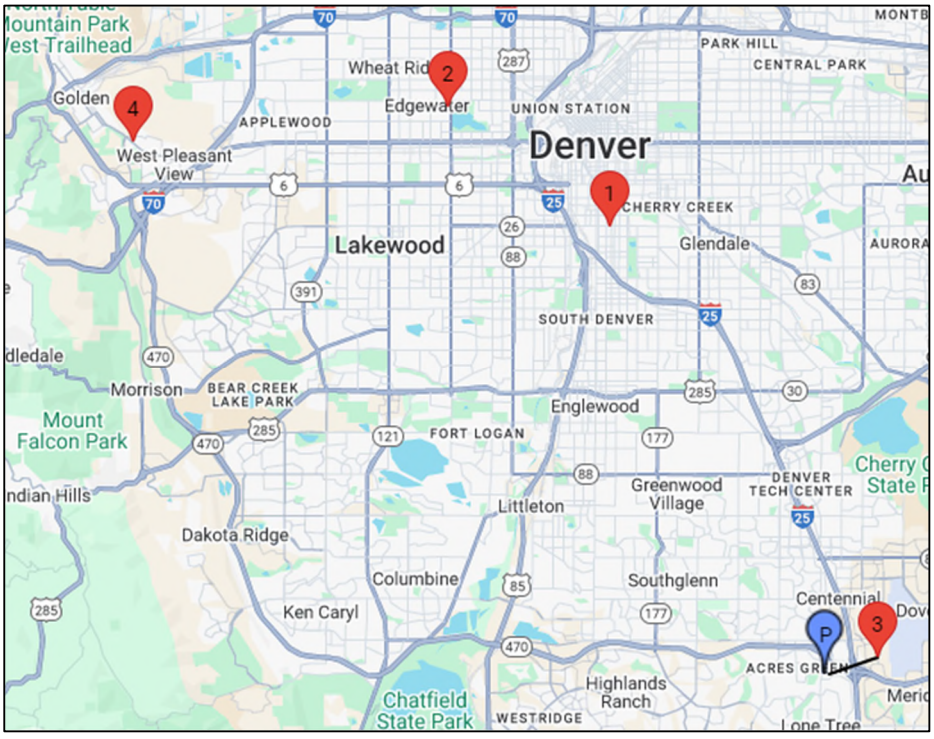
COMPARABLE IMPROVED SALES

Using third party data sources of CoStar, LoopNet, MLS, assessor data, and a visual inspection of the neighborhood for listings, we searched the Denver metro area for the most recent sales of restaurant buildings sharing similar characteristics to the subject. We initially searched for properties sold based on fee simple for a single-user that transacted subsequent to the subject's recent sale in January 2024; however, no such sales were identified. Therefore, we expanded our search and focused on properties containing between 2,000 and 10,000 square feet that feature a restaurant buildout over the past two years. Through this process, we identified a total of four comparable sales to compare to the subject. We also searched for active listing to compare to the subject but found none deemed applicable to our analysis.

We note that this report analyzes only the subject's land and improvements, exclusive of any FF&E items. Each comparable included in this analysis is a restaurants/food service property in which FF&E items were not allocated separately from the respective real estate. We have confirmed that any FF&E that may have been included in the sale had essentially low to no value and/or little to no impact on the sale price as most restaurant users equip their restaurants with their own FF&E, which is typically new. Therefore, no adjustments are warranted for FF&E items.

On the following pages, we present a summary of the improved properties that we compared to the subject property, a map showing their locations, and the adjustment process.

COMPARABLE IMPROVED SALES MAP



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COMPARABLE IMPROVED SALES SUMMARY

SUMMARY OF IMPROVED SALES									
Comp No.	Property / Location	Date of Sale / Status	Property Rights	Year Built / Renovated	Site Size (SF) (Acres)	Bldg. Size (SF Gross)	Land-to-Building Ratio	Sale Price	Price per SF (Gross)
1	Restaurant Building 500 East Alameda Avenue Denver, CO	Oct-23 Closed	Fee Simple	1956 / 2010	8,592 0.20	1,974	4.35 : 1	$1,690,000	$856.13
2	Retail/Restaurant Building 5302 West 25th Avenue & 2501 Ames & 2475 Ames Edgewater, CO	Feb-23 Closed	Fee Simple	1905	20,076 0.46	3,871	5.19 : 1	$2,490,000	$643.24
3	Restaurant Building 9232 Park Meadows Drive Lone Tree, CO	Jan-23 Closed	Fee Simple	2003	32,670 0.75	5,108	6.40 : 1	$3,500,000	$685.20
4	Restaurant Building 17525 South Golden Road Golden, CO	Jan-23 Closed	Fee Simple	1985	33,977 0.78	2,809	12.10 : 1	$1,775,000	$631.90
Subj.	Restaurant Building 9228 Park Meadows Drive Lone Tree, CO	---	Fee Simple	2003	65,344 1.5	5,634	11.60 : 1	---	---

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COMPARABLE SALE PHOTOS



Sale 1



Sale 2

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COMPARABLE SALE PHOTOS



Sale 3



Sale 4

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COMPARABLE IMPROVED SALES ADJUSTMENT GRID

COMPARABLE SALE SUMMARIES AND ADJUSTMENTS					
Property / Location	**Subject**	**Sale 1**	**Sale 2**	**Sale 3**	**Sale 4**
Property / Location	Restaurant Building 9228 Park Meadows Drive Lone Tree, CO	Restaurant Building 500 East Alameda Avenue Denver, CO	Retail/Restaurant Building 5302 West 25th Avenue & 2501 Ames & 2475 Ames Edgewater, CO	Restaurant Building 9232 Park Meadows Drive Lone Tree, CO	Restaurant Building 17525 South Golden Road Golden, CO
Date of Sale / Status	---	Oct-23 Closed	Feb-23 Closed	Jan-23 Closed	Jan-23 Closed
Property Rights	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Bldg. Size (SF Gross)	5,634	1,974	3,871	5,108	2,809
Site Size (SF)	65,344	8,592	20,076	32,670	33,977
Site Size (Acres)	1.50	0.20	0.46	0.75	0.78
Sale Price	---	$1,690,000	$2,490,000	$3,500,000	$1,775,000
Unadjusted Price per SF (Gross)	**-----**	**$856.13**	**$643.24**	**$685.20**	**$631.90**
Transactional Adjustments					
Property Rights Conveyed	***Fee Simple***	*Fee Simple*	*Fee Simple*	*Fee Simple*	*Fee Simple*
Adjustment		0%	0%	0%	0%
Financing					
Adjustment		0%	0%	0%	0%
Terms/Conditions of Sale					
Adjustment		0%	0%	0%	0%
Expenditures After Sale					
Adjustment		0%	0%	0%	0%
Market Conditions	***Aug-24***	*Oct-23*	*Feb-23*	*Jan-23*	*Jan-23*
Adjustment		0%	0%	0%	0%
Total Transactional Adjustments		**0%**	**0%**	**0%**	**0%**
Adjusted Price per SF (Gross)		**$856.13**	**$643.24**	**$685.20**	**$631.90**
Property Adjustments					
Location	***Average***	*Above-Average* **-5%**	*Average* **0%**	*Average* **0%**	*Average* **0%**
Property Size SF (Gross)	***5,634***	*1,974* **-10%**	*3,871* **-5%**	*5,108* **0%**	*2,809* **-5%**
Year Built / Renovated	***2003; Ren. / Above-Average***	*1956; Ren. / Good* **-5%**	*1905; Ren. / Fair* **10%**	*2003 / Above-Average* **0%**	*1985 / Below-Average* **10%**
Quality	***Average***	*Average* **0%**	*Average* **0%**	*Average* **0%**	*Average* **0%**
Land-To-Building Ratio	***11.60 : 1***	*4.35 : 1* **5%**	*5.19 : 1* **5%**	*6.4 : 1* **5%**	*12.1 : 1* **0%**
Functional Utility	***Average***	*Average* **0%**	*Average* **0%**	*Average* **0%**	*Average* **0%**
Total Property Adjustments		**-15%**	**10%**	**5%**	**5%**
Indication for Subject		**$727.71**	**$707.57**	**$719.46**	**$663.49**

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ADJUSTMENT PROCESS

The sales that we have utilized represent the best available information that could be compared to the subject property. The major elements of comparison for an analysis of this type include the property rights conveyed, the financial terms incorporated into a particular transaction, the conditions or motivations surrounding the sale, changes in market conditions since the sale, the location of the real estate, its physical traits and the economic characteristics of the property.

PROPERTY RIGHTS CONVEYED

This adjustment accounts for any impact that the property rights transferred to the buyer may have on sale price. For leased fee properties, the length of leases in place and the relationship of market to contract rent could impact value. Some properties may have stronger appeal to an owner-user or an investor, resulting in a premium or discount associated with fee simple property rights. If a buyer acquires the leasehold interest in a comparable, then an adjustment may be necessary that accounts for the impact to the of ground rent and/or risk associated with the expiration of the ground lease to the sale price.

The subject is currently vacant and slated to be 100% owner-occupied subsequent to sale. All of the sales utilized in this analysis involved the transfer of the fee simple interest and no adjustments for property rights are warranted.

FINANCING

This category accounts for differences in financing terms associated with the transaction. Financing arrangements that may require an adjustment include mortgage assumptions (at favorable interest rates), seller buydowns, installment sales, wrap-around loans, or any other atypical financing arrangements that do not represent cash-equivalent terms.

To the best of our knowledge, all of the sales utilized in this analysis were accomplished with cash or market-oriented financing. Therefore, no adjustments were required.

TERMS/CONDITIONS OF SALE

Adjustments for conditions of sale typically reflect various motivations of the buyer and/or seller. This may include such factors as seller distress (short sale, REO, auction) or buyer motivation (assemblage, etc.). In some situations, the conditions of sale may significantly affect transaction prices. Properties that are listed for sale may require adjustments herein to account for any disparity between asking prices and the achievable sale price anticipated.

To the best of our knowledge, none of the sales utilized included favorable terms or atypical conditions of sale, therefore, no adjustments are warranted.

EXPENDITURES AFTER SALE

In order to arrive at the effective sale price, the actual sale price of each comparable is adjusted to account for any expenditures planned by the buyer immediately after sale, such as capital expenditures, cost to cure deferred maintenance, or lease-up costs.

No capital costs were expended subsequent to the sale of any of the comparable sales, so no adjustments were warranted.

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MARKET CONDITIONS

This time-adjustment category accounts for differences in economic conditions between the effective date of appraisal and the transaction date of the comparable, such as may be caused by changing supply and demand factors, rental rates, vacancy rates and/or capitalization rates.

The comparable sales transacted between January 2023 and May 2024. Based on discussions with area brokers, prices for restaurant and general retail properties had risen sharply in recent years through the early portions of 2022, before increased interest rates starting in mid-2022 resulted in general price stabilization or a slight decrease in some scenarios. These economic conditions resulted in decreased sales volume, making it difficult to determine market conditions adjustments either in the positive or negative. Considering that each comparable sale utilized occurred after the start of 2023, we do not apply market conditions adjustments in this analysis.

LOCATION

The appeal of a property's location to users of and/or investors in a particular property type can influence value significantly. This factor broadly considers the impact of demographics, geographical attributes, access to transportation networks and local land use trends on pricing. Comparisons of location can often be derived, or even quantified, by examining rent, vacancy, capitalization rate, and land value trends in the subject and directly competitive areas.

The subject is located within a larger retail center and entertainment district, with access and visibility via two primary thoroughfares, Park Meadows Drive and Yosemite Street. The surrounding area also includes the Park Meadows Mall and various power centers, and the area is a regional commercial center for the southern Denver metro area. Based on these attributes, the subject is considered to have an average overall location. With the exception of Sale 1, the comparables are located throughout the periphery of Denver's core area and are located along arterial/primary thoroughfares within larger commercial concentrations. Therefore, these comparables benefit from similar locational attributes to the subject and no adjustments are warranted.

Sale 1 is located two miles south of the Denver CBD and blocks north of the prominent Washington Park neighborhood. Sale 1 is situated with good pedestrian access in an area that is considered to have superior commercial synergy and land values compared to that of the subject. Therefore, Sale 1 is considered to have an above-average location and is given a 5% downward adjustment for location.

PROPERTY SIZE SF (GROSS)

Normally, all other characteristics being equal, the unit value of a property is affected by its size. Building size and price per square foot typically have an inverse relationship. Larger buildings tend to achieve lower pricing on a per-unit basis due to their economies of scale, and smaller pool of prospective buyers.

The subject contains 5,634 square feet of GBA. The comparables range in size between 1,974 and 5,108 square feet of GBA and warranted adjustments can be viewed in the adjustment grid table.

YEAR BUILT/CONDITION

The absolute physical/chronological age differences between properties can impact achievable pricing. This category may reflect such differences, irrespective of other related differences in property condition and/or effective age, which considers maintenance and renovations that have occurred since the property's original construction date.

The subject was constructed in 2003 and has undergone modest renovations as needed, including recent HVAC unit replacement, landscaping and fire suppression system upgrades. The chosen comparables were constructed

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between 1905 to 2003, with all properties having undergone a minimum of modest renovations as needed, and conditions ranging from fair to good. Warranted adjustments are listed within the adjustment grid table.

QUALITY

Quality adjustments reflect differences in the quality and durability of construction materials, design, building classification, finish-out, et cetera.

The subject is of masonry and wood frame construction and features average quality interior finishes that are consistent and desirable for modern restaurant users. The overall quality of the each comparable is considered to be similar and average when compared to that of the subject. We note that the determination of quality is equally based on quality of construction materials and the quality of the respective interior finishes. No adjustments are warranted for this category.

LAND-TO-BUILDING RATIO

This represents the proportion of land area to gross building area. Properties with a higher land-to-building ratio are generally considered superior to those with a lower ratio due to the possibility for expansion, redevelopment, outside storage, parking, et cetera.

The subject maintains a land-to-building ratio of 11.60:1, which is considered above-average for this property type in its market. The comparables range from 4.35:1 to 12.10:1 in terms of land-to-building ratio and warranted adjustments can be viewed within the adjustment grid table.

FUNCTIONAL UTILITY

Adjustments for functional utility may include differences for architectural style, converted usage, building efficiency, "smart" systems and other items.

The subject is a single-story, freestanding restaurant building with a layout and design consistent with modern restaurant uses. The subject is demised into a commercial-grade kitchen, open retail/seating space, a bar area and outdoor patio. Overall, the subject is considered to have average functional utility for a restaurant building. Each of the comparables are typical restaurant buildings featuring similar functionality to the subject and no adjustments are warranted.

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SALES COMPARISON APPROACH CONCLUSION

SALES SUMMARY	UNADJUSTED	ADJUSTED
Minimum	$631.90	$663.49
Maximum	$856.13	$727.71
Average	$704.12	$704.56
Median	$664.22	$713.51
Standard Deviation	$89.98	$24.77

After adjustments, the comparable improved sales reflect a range from $663.49 to $727.71 per square foot, with an average of $704.56 per square foot. Sale 3 is most similar to the subject as it is a relatively recent sale that is located within the same entertainment district as the subject and requires just 5% gross/net adjustments. Sale 3 represents a good indication of value for the subject and is given all weight in our analysis for the subject's initial indication of value. The remaining comparables require more significant adjustments, and while they were not given weight in our analysis, their adjusted values well bracket and support our conclusions. Based on the data available and the analyses presented, the indicated value of the subject property by the Sales Comparison Approach is $720.00 per square foot, which is near the adjusted value of Sale 3, rounded.

As previously discussed, the subject is currently under contract for $4,100,000 ($727.72/SF) and the subject was not exposed to the open market prior to going under contract. Rather, the subject was marketed to a small group of potential buyers. Therefore, it is possible that the current contract price is not market value.

The subject was purchased by the current owner in January 2024 for $3,900,000 ($692.23/SF). The initial asking price was $3,950,000 and the subject was on the market for ~10 months prior to sale. Subsequent to sale, the owner remedied deferred maintenance items including two new HVAC units, upgraded fire systems and landscaping work, with a reported cost of ~$100,000 ($17.75/SF), resulting in a total cash outlay of $4,000,000 ($709.98/SF) for the subject. Given that the subject was exposed to the open market prior to sale, we believe the cash outlay to be indicative of market value at its time of sale. We also estimate entrepreneurial incentive for the renovations at 10% of the project cost. Due to the renovations performed at the property, similar conditions from the time of the recent sale and because the total cash outlay plus entrepreneurial incentive is within 1.2% of our developed value, we conclude that the total cash outlay plus entrepreneurial incentive of $4,010,000 ($711.75/SF) is a good indication of value for the subject. Therefore, we conclude to this value as our opinion of value via the Sales Comparison Approach.

SALES COMPARISON APPROACH VALUE CONCLUSION	
Indicated Value per SF	$711.75
per SF	x 5,634
Indicated As Is Value	**$4,010,000**

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INCOME CAPITALIZATION APPROACH

GENERAL PROCESS

In the Income Capitalization Approach, the appraiser concludes to a value indication for the subject by converting a projected net operating income into a single present value by using either the direct capitalization or yield capitalization method.

In direct capitalization, the estimated net operating income is divided by a market-driven capitalization rate to provide an indication of value. In yield capitalization, a series of income streams are discounted over a holding period to estimate a present value. The yield capitalization approach is referred to as a discounted cash flow analysis, and is most useful for properties that are not stabilized or expect to have large fluctuations in the income stream over a holding period.

The Income Capitalization Approach to value requires the following sequential steps:

Estimate Economic Gross Income	Estimate the economic gross income for the subject's space based on existing leases and market data.
Estimate Effective Gross Income	Estimate a proper vacancy and credit loss for the subject's market, then deduct this rent loss from the estimated economic gross income to arrive at an effective gross income.
Estimate the Net Operating Income	Calculate the net operating income by deducting the estimated operating expenses (fixed and variable) and a provision for replacement of short-lived building components from the estimated effective gross income.
Value Indication	Convert the net operating income into a value indication by using a market-derived capitalization rate in the case of direct capitalization and/or a market-derived discount rate in the yield capitalization analysis (discounted cash flow analysis). The yield capitalization approach also forecasts the anticipated future income streams and estimates a reversion price at the end of a presumed holding period. These future income streams are then discounted to a present value using a market-extracted discount rate based on investor expectations based on the risks associated with a property.

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MARKET RENT

We utilize two methods in determining market rent for the subject property. These two methods include the following:

Examine recent leasing activity at the subject – The most recent arm's-length leases at the subject property often best represent what lessees are willing to pay for a specific property type and location in an open market situation. Recent leasing activity is often the best indicator of market rent for a particular property.

Conduct a rental rate survey of comparable properties – In conducting a rental rate survey, we analyze asking and actual rental rates for properties that would be considered similar to the subject and likely compete with the subject for tenants. When there is a lack of recent leasing activity at the subject, comparable rent surveys are a good indicator of what a property could expect in terms of rental rates. In most instances, the rental rate survey will support the actual rental rates indicated by the recent leasing activity.

RECENT LEASING ACTIVITY

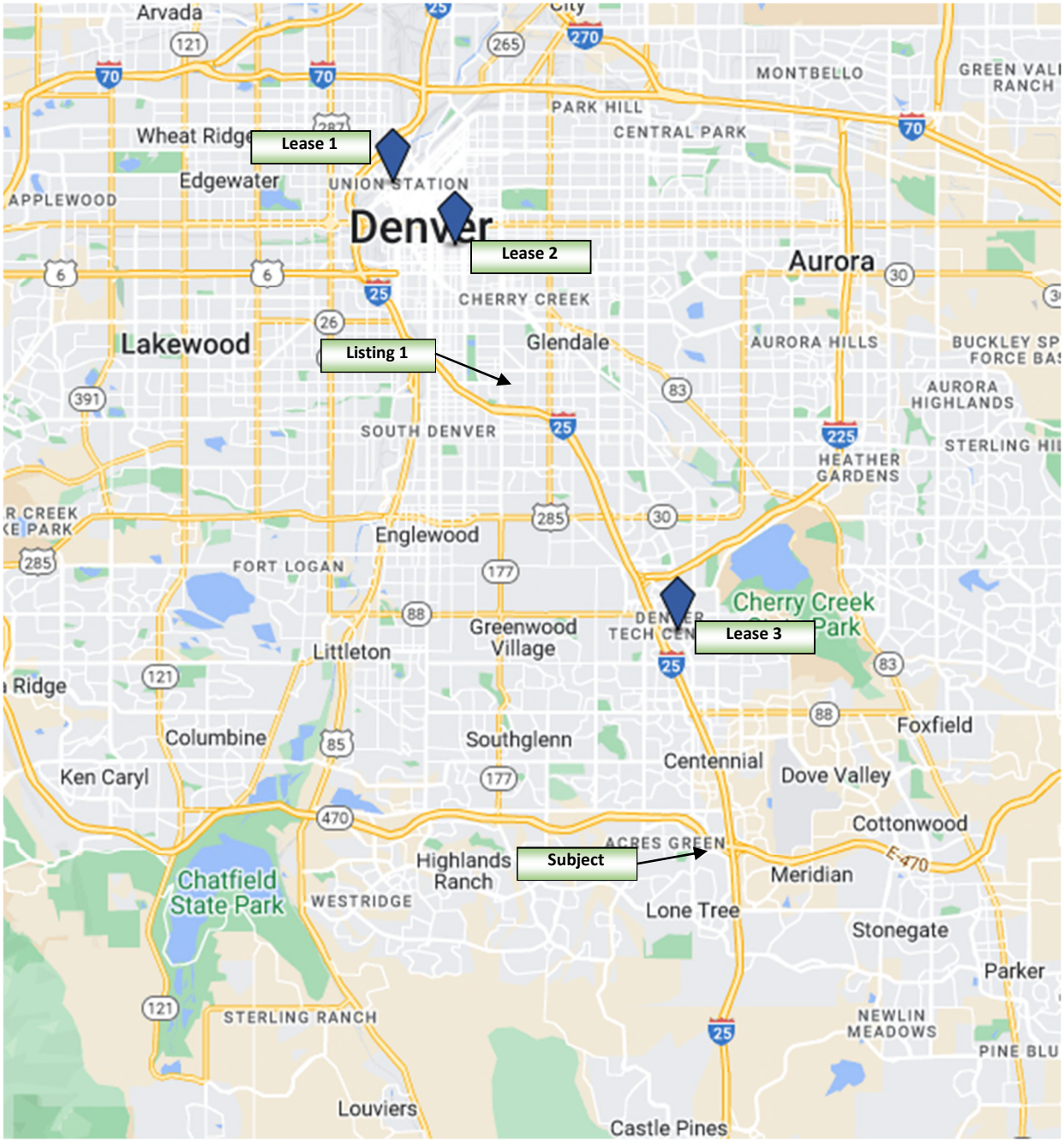
The subject is currently vacant and the prospective owner plans to 100% owner-occupy subsequent to sale. There is no recent leasing activity to report.

TENANT ANALYSIS – CREDIT ANALYSIS

For analysis purposes, we must make assumptions regarding the presumed tenant implied in this analysis. We assume the tenant is a locally based tenant of average credit risk. The capitalization rate selected will reflect this assumption.

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COMPARABLE LEASE MAP AND PHOTOS



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Lease 1



Lease 2



Lease 3



Listing 1

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COMPARABLE LEASE ADJUSTMENT GRID

LEASE COMPARABLES - 9228 PARK MEADOWS DRIVE											
Characteristics	**Subject**	**Lease 1**		**Lease 2**		**Lease 3**		**Listing 1**	
Address	9228 Park Meadows Drive	1620 Wazee Street		1076 Ogden Street		5332 DTC Boulevard		1000 South Colorado Boulevard	
City	Lone Tree	Denver		Denver		Greenwood Village		Denver	
Data Source	NA	CoStar, Assessor, Broker		CoStar, Assessor, Broker		CoStar, Assessor, Broker		CoStar, Assessor, Broker	
Property Type	Restaurant Building	Restaurant Building		Restaurant Unit		Restaurant Unit		Fast Casual Restaurant Unit	
Unit Size	5,634	6,400		4,422		3,300		3,059	
Vacant SF Area	N/A	0		0		0		3,059	
Vacancy Rate	N/A	0%		0%		0%		27%	
Representative Lease									
Actual or Asking Lease Rate	N/A	Actual		Actual		Actual		Asking	
Tenant(s)	N/A	Local Tenant		Local Tenant		Delectible Egg		N/A	
SF Area Leased	N/A	6,400		4,422		3,300		0	
Commencement	N/A	10/21/2024		7/7/2024		11/30/2022		N/A	
Term	N/A	Not Reported		60 mos.		Not Reported		N/A	
TI Allowance	N/A	None Reported		None Reported		None Reported		None Reported	
Lease Rate Expense Structure	NNN	NNN		NNN		NNN		NNN	
Base Annual Rent	N/A	$35.00		$31.00		$32.00		$35.00	
Expense adjustments	N/A	$0.00		$0.00		$0.00		$0.00	
Adjusted rent (NNN)		**$35.00**		**$31.00**		**$32.00**		**$35.00**	
Qualitative Adjustments	**Description**	**Description**	**Adj.**	**Description**	**Adj.**	**Description**	**Adj.**	**Description**	
Market Trends	N/A	Actual		Actual		Actual		Asking	**(-)**
Location	Average	Good	**(-)(-)**	Above-Average	**(-)**	Average		Average	
Age/condition	2003; Ren. / Above-Average	1980 / Average	**(+)**	1980 / Below-Average	**(+)(+)**	2004 / Average	**(+)**	2009 / Above-Average	
Size	5,634	6,400		4,422		3,300	**(-)**	3,059	**(-)**
Quality/Type	Average	Average		Above-Average		Average		Average	
Functional Utility	Average	Average		Average		Average		Below-Average	**(+)**
Overall Comparison to Subject			**(-)**		**(+)**		**(=)**		**(-)**
Indication for the Subject		**Lower than**	**$35.00**	**Higher than**	**$31.00**	**Similar to**	**$32.00**	**Less than**	**$35.00**

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MARKET RENT CONCLUSIONS

Based upon the preceding data and analysis, a summary of the concluded market rents utilized within the following analysis is presented within the following table.

MARKET RENT CONCLUSION	
Gross Building Area (SF)	5,634
Subject's Contract Rent	Owner-Occupied
Comparable Lease Rate Range	$31.00/SF to $35.00/SF
Concluded Market Rent ($/SF)	**$32.00**
Expense Structure	**NNN**
Comments: Restaurant use lease comparables to the subject indicate a tight range for restaurant uses in the market area between $31.00/SF and $35.00/SF, NNN. The subject is currently vacant and is slated to be 100% owner-occupied subsequent to sale. Lease Comparable 3 is most similar to the subject, as it required minimal net/gross adjustments and the remaining comparables support this conclusion. Therefore, we conclude to a market rent of $32.00/SF, NNN, which is similar to the rental rate for Lease Comparable 3. We will utilize this rent for the development of the Income Capitalization Approach.	

POTENTIAL GROSS RENTAL INCOME CONCLUSION

Potential gross rental income based on market rents is shown in the following table:

POTENTIAL GROSS RENTAL INCOME			
Space Type	SF	Annual Rent (PSF)	Annual Rent
Restaurant Building	5,634	$32.00	$180,288

VACANCY AND COLLECTION LOSS

Occupancy data for the market, submarket and the subject, as well as the concluded vacancy for the subject, is shown in the following table. Due to relatively low vacancy within the submarket, along with the subject's comparatively average condition, average quality and average functional utility, we estimate a vacancy rate towards the middle of the overall indicated range. We note that the vacancy projection is inclusive of all vacancy categories, including collection loss.

MARKET VACANCY	
Source	Rate
CoStar - Denver Metro Retail Vacancy - Q2 2024	3.97%
CoStar - Denver Metro Retail Vacancy - 5-Yr Average	4.35%
CoStar - South Denver Submarket Retail Vacancy - Q2 2024	4.63%
CoStar - South Denver Submarket Retail Vacancy - 5-Yr Average	4.54%
Range	3.97% - 4.63%
Concluded Overall Vacancy Rate	**4.50%**

OTHER INCOME

No other income would ordinarily be collected at the subject property.

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POTENTIAL GROSS PASS-THROUGH INCOMES (RECOVERIES)

Any prospective tenant for the subject would lease the space on a triple net basis, paying all the expenses with the exception of minimal owner expenses associated with reserves for replacement and administration costs. Because most expenses would be recoverable from the tenant, and because there is no actual operating expense information, we neither add the recovered expenses to the potential gross rental income, nor deduct recoverable operating expenses from the income. However, during times of vacancy the owner will lose income due to the inability to recover expenses. These and other owner expenses will be detailed later in this valuation in the operating expense section.

OPERATING EXPENSES

As mentioned previously, concluded market lease rate is structured on a triple net basis. The tenant pays all expenses with the exception of replacement reserves and any administration costs. Therefore, we estimate owner's expenses to be 1% of effective gross income.

Also, if the property were to become vacant, there would be an owner's expense associated with expenses not recovered by the landlord during vacancy. To calculate this expense, we add the estimated property tax, insurance, utilities, management and repair/maintenance and HOA expenses; we then multiply by the vacancy factor. This calculation results in the amount of lost recoveries during times of vacancy. Dividing this expense by the estimated effective gross income shows these lost expenses as a percentage of EGI.

EXPENSES IN TIMES OF VACANCY			
Expense		**PSF**	**Total**
Property Taxes		$7.92	$44,605
Repairs and Maintenance		$2.00	$11,268
Insurance		$1.00	$5,634
Management (4% EGI)		$1.22	$6,887
Utilities		$1.50	$8,451
HOA		$2.98	$16,789
Total		**$16.62**	**$93,634**
Multiplied by Vacancy Factor of	4.50%	$0.75	$4,214
Divided by EGI			**2.45%**

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PRO FORMA OPERATIONS

The following Pro Forma Income Statements are based on the income and expense projections detailed throughout this valuation.

PROFORMA OPERATING STATEMENT			
Category		**Projected Expenses**	**Projected Income**
Potential Gross Rental Income (PGRI)			$180,288
Plus: Other Income			$0
Plus: Pass-Through Income			$0
Total Potential Gross Rental Income			$180,288
Less: Market Vacancy	4.50%	($8,113)	
Effective Gross Income (EGI)			$172,175
Fixed Expenses			
Owner's Expenses	1.00%	($1,722)	
Operating Expense Recovery Loss	2.45%	($4,214)	
Total Expenses		($5,936)	
Net Operating Income			**$166,239**

DIRECT CAPITALIZATION

Direct capitalization is a method used to convert a projected single year's income expectancy into an indication of value. Dividing a property's net operating income by an appropriate market-derived capitalization rate provides a value indication. This capitalization rate is known as the overall rate.

There are several methods that can be used in deriving an overall rate that can be used to capitalize the net operating income that was projected in the previous Pro Forma Operating Statement.

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MARKET DERIVATION

When adequate data is available, the overall rate is best derived from the comparable sales employed in the Sales Comparison Approach. The following table summarizes capitalization rates extracted from the comparable sales transactions. Rates were calculated based upon in-place NOIs at the time of their respective sales.

COMPARABLE SALES/MARKET EXTRACTED RATES						
	Property	Sale Date	Building SF	YOC	Capitalization Rate	NOI PSF
1	**ST Retail Building** 13551 Quebec Street Thornton, CO	Jun-24	4,500	2023	5.25%	$38.94
2	**Fast Food Restaurant** 497 East 120th Avenue Denver, CO	Jan-24	3,100	2006	5.00%	$41.29
3	**Restaurant Building** 497 East 120th Way Thornton, CO	Nov-23	6,787	1995	6.00%	$33.09
4	**ST Retail Building** 2000 East Colfax Avenue Denver, CO	Jan-23	12,398	1987	5.18%	$33.84
5	**MT Retail Building** 4275 Tennyson Street Denver, CO	Sep-22	10,406	1941	5.21%	$26.54
6	**Restaurant Building** 5001 West 38th Avenue Denver, CO	Jun-22	2,225	1965	4.17%	$44.98
7	**Restaurant Building** 592 South Mccaslin Road Louisville, CO	Listing	5,128	1995	5.00%	$25.16
	Subject		**5,634**	**2003**		**$29.51**
	Range				**4.17% - 6.00%**	
	Average				**5.12%**	

The sales above indicate a wide range of capitalization rates for various types of single- and multi-tenant retail/restaurant properties throughout the Denver metro market area. There appears little correlation between NOI per square foot and indicated cap. The subject has an above-average condition and average quality, with average functional utility. The subject generally has a similar location to the cap rate comparables, with good accessibility. Overall, we estimate that the subject would achieve a capitalization rate near the middle of the indicated range. Based on all available data sources and market participant interviews, we conclude to a **5.25%** capitalization rate. However, the range would be from 5.00% to 5.50%.

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INVESTOR SURVEYS

INVESTOR SURVEYS		
Survey/Investment Type	**OAR Range**	**Average**
CoStar Data - Current Quarter		
Denver Metro - Restaurants		5.80%
South Denver Submarket - Retail		6.20%
PwC Real Estate Investor Survey (2Q24)		
Strip Center	5.50% - 10.00%	7.33%
Situs RERC Real Estate Report (2Q24)		
Neigh/Community	6.00% - 8.00%	6.70%
Indicated OAR:	**5.50% - 10.00%**	**6.51%**

BAND OF INVESTMENT

The band of investment calculation is summarized in the following table.

BAND OF INVESTMENT				
Loan Parameters				
Loan-to-Value (LTV)				70%
Amortization Period (yrs)				30
Interest Rate				6.00%
Mortgage Constant				0.07195
Equity Dividend Rate				5.00%
Calculation				
0.70 LTV	x	0.07195	Mortgage Constant =	0.05036
0.30 Equity	x	0.05000	Equity Dividend Rate =	0.01500
Capitalization Rate				**6.54%**

CAPITALIZATION RATE SUMMARY AND CONCLUSIONS

The capitalization rates derived from the various techniques are summarized in the following table.

SUMMARY CAPITALIZATION RATE AND CONCLUSION	
Method	**Capitalization Rate**
Market Extraction	5.00% - 5.50%
Investor Surveys	6.51%
Band of Investment	6.54%
Primary Weight	**Market Extraction**
Secondary Weight	**Investor Surveys**
Capitalization Rate Conclusion	**5.25%**

Typically, most weight is placed on the rates derived from sources most closely associated with the subject's immediate market, that is, comparable sales, particularly if the comparable sales have a similar risk profile to the subject property. Based on all available data sources, we conclude to a **5.25%** capitalization rate. However, the range would be from 5.00% to 5.50%.

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VALUE INDICATION FROM DIRECT CAPITALIZATION

A value indication by the Direct Capitalization Method is calculated by dividing the net operating income (NOI), derived earlier in this section by the appropriate capitalization rate. Our conclusion via the Direct Capitalization Method is as follows.

DIRECT CAPITALIZATION METHOD VALUE CONCLUSION - AS IS		
NET OPERATING INCOME	**$166,239**	**$29.51**
Based on Most Probable Rate of 5.25%	$3,166,457	$562.03
Indicated As Is Value	**$3,166,457**	**$562.03**
Rounded to nearest $10,000	**$3,170,000**	**$562.66**

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RECONCILIATION AND FINAL VALUE

SUMMARY OF VALUE INDICATIONS

VALUE INDICATIONS			
1) As Is as of August 29, 2024			
Cost Approach	Not Developed		
Land Value	Not Developed		
Sales Comparison Approach	$4,010,000	$711.75	Per Square Foot (GBA)
Income Capitalization Approach			
Direct Capitalization	$3,170,000	$562.66	Per Square Foot (GBA)
Yield Capitalization	Not Developed		
Approach Reliance	**Sales Comparison Approach**		
Value Conclusion - As Is	**$4,010,000**	**$711.75**	Per Square Foot (GBA)
Exposure Time (Months)	12		
Marketing Time (Months)	12		

MARKET VALUE - VALUATION RELIANCE

The Sales Comparison Approach simulates the valuation methodology that would be used by the subject's most likely purchaser, an owner-user. In the Sales Comparison Approach, similar properties that have sold recently are compared to the subject. We were able to identify an adequate number of comparable properties, which provide a reliable indication of value for the subject property. Therefore, the Sales Comparison Approach is considered to provide a reliable value indication, and we place significant weight on this approach in the final value reconciliation.

The Income Approach was developed primarily as support for the Sales Comparison Approach. The subject property appeals to an owner-user, and this type of purchaser does not consider a property's potential to generate income when making purchase decisions. Nonetheless, we were able to identify comparable rental properties that provided a good indication of the subject's market rent potential. Therefore, the Income Approach provides support for the value indication of the Sales Comparison Approach.

The disparity between the value indications provided by the Sales Comparison Approach and the Income Capitalization Approach is primarily reflective of the differences between the most probable buyer identified for each value premise (owner-users vs. investors), and how a potential buyer would likely analyze the facility on an acquisition basis. Market research and data revealed that owner-user buyers are willing to pay more than investor buyers for this property type. While a notable disparity exists among the value indications, the final value conclusion is considered reasonable in light of the methods of analysis employed by the different potential buyers along with the principles upon which each valuation technique is based and considering the most probable purchaser of the subject property is an owner-user. We spoke to multiple brokers who specialize in retail properties in the subject market area who indicated there is significant demand for this property type in the subject market area by owner-users. The brokers noted that owner-users are paying higher prices than investors would typically pay for similar properties.

The subject is under contract for a pending purchase price of $4,100,000 ($727.72/SF). As noted at the conclusion of the Sales Comparison Approach, the subject was not exposed to the open market prior to going under contract and, therefore, it is possible that the current contract price is not a good indication of market value. Conversely, the subject transacted in January 2024 at market terms for a price of $3,900,000 and the buyer performed various renovations at the property, resulting in a reported total cash outlay plus entrepreneurial incentive estimates at approximately $4,010,000 ($711.75/SF) for the subject. Considering the similar market conditions from the previous value and because the cash outlay is within 1.2% of our value developed via the Sales Comparison Approach, the recent cash outlay is considered to be a good indication of value for the subject. All weight is placed upon the Sales

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Comparison Approach value, and we conclude to $4,010,000 ($711.75/SF) as our final opinion of value for the subject.

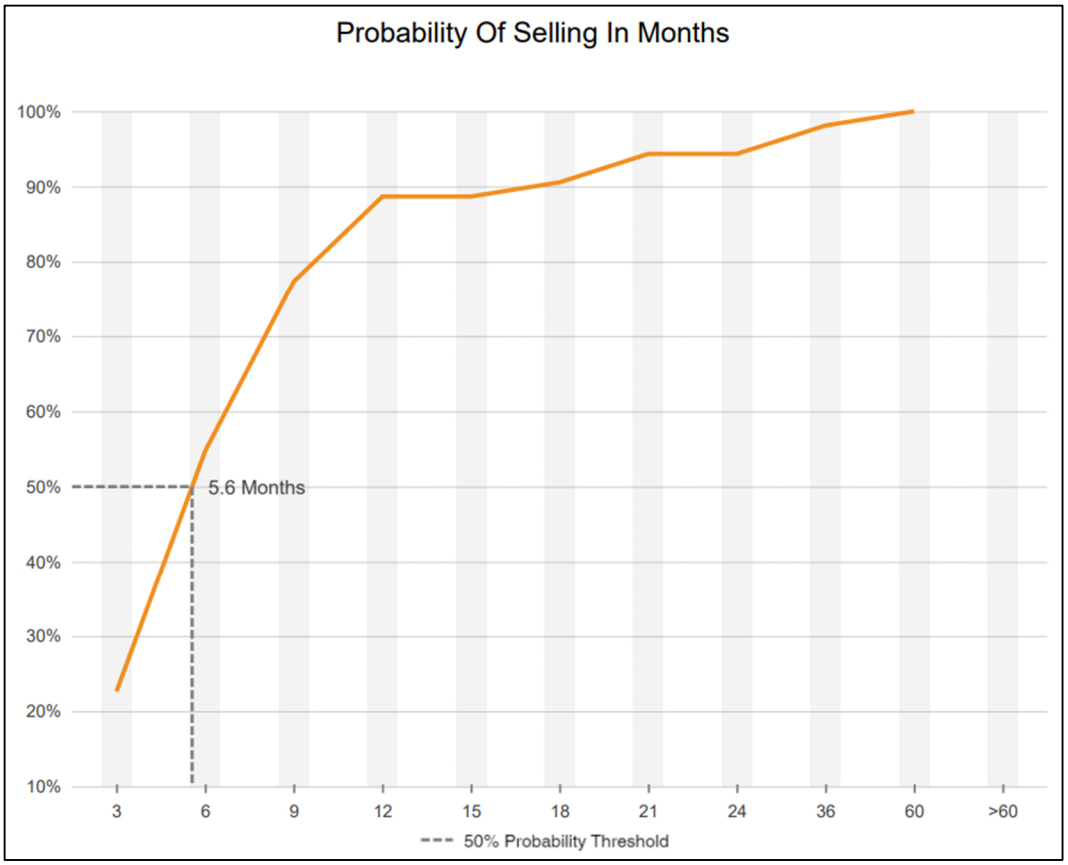
FINAL OPINION(S) OF VALUE

Based on the inspection of the property and the investigation and the analysis undertaken, we have developed the following value opinion(s).

MARKET VALUE CONCLUSION(S)			
Appraisal Premise	**Interest Appraised**	**Date of Value**	**Value Conclusion**
Market Value - As Is	Fee Simple	August 29, 2024	$4,010,000

MARKETING TIME AND EXPOSURE TIME

The median marketing time for similar properties sold in the Denver metro area occurring since the Q2 2021 as reported by CoStar is shown below. Based on this data, the marketing and exposure time is estimated at less than 12-months.



Financing for retail properties in the real estate market is available and is not having a negative impact on the marketability of this type of building. We believe the subject would sell within 12 months for each of the appraised market value scenarios.

The exposure time is also estimated at less than 12 months for each of the appraised market value scenarios; however; it could be slightly longer than the marketing time depending on any improvement in the market.

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CERTIFICATION

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved with this assignment.
4. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. This appraisal assignment was not based upon a requested minimum valuation, a specific valuation, or the approval of a loan.
8. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice, as well as the requirements of the state of CO.
9. The reported analyses, opinions, and Value Indications were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics, the Standards of Professional Practice of the Appraisal Institute.
10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
11. As of the date of this report, Robert Ryan, MAI has and Brett Wilkerson, MAI has completed the continuing education program for Designated Members of the Appraisal Institute.
12. Robert Ryan, MAI has not and Eric Pitcher has and Brett Wilkerson, MAI has not made a personal inspection of the property that is the subject of this report.
13. No one provided significant real property appraisal assistance to the persons signing this certification.
14. Robert Ryan, MAI has not and Eric Pitcher has not and Brett Wilkerson, MAI has not provided services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.

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Eric Pitcher
CO Certified General Appraiser
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303-420-1052
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STANDARD ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal report has been made with the following general assumptions:

1) Notwithstanding that Appraiser may comment on, analyze or assume certain conditions in the appraisal, BBG, Inc. shall have no monetary liability or responsibility for alleged claims or damages pertaining to: (a) title defects, liens or encumbrances affecting the property; (b) the property's compliance with local, state or federal zoning, planning, building, disability access and environmental laws, regulations and standards; (c) building permits and planning approvals for improvements on the property; (d) structural or mechanical soundness or safety; (e) contamination, mold, pollution, storage tanks, animal infestations or other hazardous conditions affecting the property; and (f) other conditions and matters for which licensed real estate appraisers are not customarily deemed to have professional expertise. Accordingly:
   a) The Appraiser has not conducted any engineering or architectural surveys in connection with this appraisal assignment. Information reported pertaining to dimensions, sizes, and areas is either based on measurements taken by the Appraiser or the Appraiser's staff or was obtained or taken from referenced sources and is considered reliable. The Appraiser and BBG, Inc. shall not be monetarily liable or responsible for or assume the costs of preparation or arrangement of geotechnical engineering, architectural, or other types of studies, surveys, or inspections that require the expertise of a qualified professional.
   b) Unless otherwise stated in the report, only the real property is considered, so no consideration is given to the value of personal property or equipment located on the premises or the costs of moving or relocating such personal property or equipment. Further, unless otherwise stated, it is assumed that there are no subsurface oil, gas or other mineral deposits or subsurface rights of value involved in this appraisal, whether they are gas, liquid, or solid. Further, unless otherwise stated, it is assumed that there are no rights associated with extraction or exploration of such elements considered. Unless otherwise stated it is also assumed that there are no air or development rights of value that may be transferred.
   c) Any legal description or plats reported in the appraisal are assumed to be accurate. Any sketches, surveys, plats, photographs, drawings or other exhibits are included only to assist the intended user to better understand and visualize the subject property, the environs, and the competitive data. BBG, Inc. has made no survey of the property and assumes no monetary liability or responsibility in connection with such matters.
   d) Title is assumed to be good and marketable, and in fee simple, unless otherwise stated in the report. The property is considered to be free and clear of existing liens, easements, restrictions, and encumbrances, except as stated. Further, BBG, Inc. assumes there are no private deed restrictions affecting the property which would limit the use of the subject property in any way.
   e) The appraisal report is based on the premise that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in the appraisal report; additionally, that all applicable zoning, building, and use regulations and restrictions of all types have been complied with unless otherwise stated in the appraisal report. Further, it is assumed that all required licenses, consents, permits, or other legislative or administrative authority, local, state, federal and/or private entity or organization have been or can be obtained or renewed for any use considered in the value opinion. Moreover, unless otherwise stated herein, it is assumed that there are no encroachments or violations of any zoning or other regulations affecting the subject property, that the utilization of the land and improvements is within the boundaries or property lines of the property described, and that there are no trespasses or encroachments.

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f) The American Disabilities Act (ADA) became effective January 26, 1992. The Appraiser has not made a specific compliance survey or analysis of the property to determine whether or not it is in conformity with the various detailed requirements of ADA. It is possible that a compliance survey of the property and a detailed analysis of the requirements of the ADA would reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative impact upon the value of the property. Since the Appraiser has no direct evidence relating to this issue, possible noncompliance with the requirements of ADA was not considered in estimating the value of the property.

g) No monetary liability or responsibility is assumed for conformity to specific governmental requirements, such as fire, building, safety, earthquake, or occupancy codes, except where specific professional or governmental inspections have been completed and reported in the appraisal report.

h) It is assumed the subject property is not adversely affected by the potential of floods; unless otherwise stated herein. Further, it is assumed all water and sewer facilities (existing and proposed) are or will be in good working order and are or will be of sufficient size to adequately serve any proposed buildings.

i) Unless otherwise stated within the appraisal report, the depiction of the physical condition of the improvements described therein is based on visual inspection. No monetary liability or responsibility is assumed for (a) the soundness of structural members since no engineering tests were conducted; (b) the condition of mechanical equipment, plumbing, or electrical components, as complete tests were not made; and (c) hidden, unapparent or masked property conditions or characteristics that were not clearly apparent during the Appraiser's inspection.

j) If building improvements are present on the site, it is assumed that no significant evidence of termite damage or infestation was observed during physical inspection, unless so stated in the appraisal report. Further, unless so stated in the appraisal report, no termite inspection report was available. No monetary liability or responsibility is assumed for hidden damages or infestation.

k) Unless subsoil opinions based upon engineering core borings were furnished, it is assumed there are no subsoil defects present, which would impair development of the land to its maximum permitted use or would render it more or less valuable. No monetary liability or responsibility is assumed for such conditions or for engineering which may be required to discover them.

l) BBG, Inc., excepting employees of BBG Assessment, Inc., and the appraiser(s) are not experts in determining the presence or absence of hazardous substances toxic materials, wastes, pollutants or contaminants (including, but not limited to, asbestos, PCB, UFFI, or other raw materials or chemicals) used in construction or otherwise present on the property. BBG, Inc. and the appraiser(s) assume no monetary liability or responsibility for the studies or analyses which would be required to determine the presence or absence of such substances or for loss as a result of the presence of such substances. The Client is free to retain an expert on such matters in this field; however, Client retains such expert at Client's own discretion, and any costs and/or expenses associated with such retention are the responsibility of Client.

m) BBG, Inc. is not an expert in determining the habitat for protected or endangered species, including, but not limited to, animal or plant life (such as bald eagles, gophers, tortoises, etc.) that may be present on the property. BBG, Inc. assumes no monetary liability or responsibility for the studies or analyses which would be required to determine the presence or absence of such species or for loss as a result of the presence of such species. The Appraiser hereby reserves the right to alter, amend, revise, or rescind any of the value opinions contained within the appraisal repot based upon any subsequent endangered species impact studies, research, and investigation that may be provided. However, it is assumed that no environmental impact studies were either requested or made in conjunction with this analysis, unless otherwise stated within the appraisal report.

2) If the Client instructions to the Appraiser were to inspect only the exterior of the improvements in the appraisal process, the physical attributes of the property were observed from the street(s) as of the

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inspection date of the appraisal. Physical characteristics of the property were obtained from tax assessment records, available plans, if any, descriptive information, and interviewing the client and other knowledgeable persons. It is assumed the interior of the subject property is consistent with the exterior conditions as observed and that other information relied upon is accurate.

3) If provided, the opinion of insurable replacement cost is included at the request of the Client and has not been performed by a qualified insurance agent or risk management underwriter. This cost estimate should not be solely relied upon for insurable replacement cost purposes. The Appraisers are not familiar with the definition of insurable replacement cost from the insurance provider, the local governmental underwriting regulations, or the types of insurance coverage available. These factors can impact cost estimates and are beyond the scope of the intended use of this appraisal. The Appraisers are not cost experts in cost estimating for insurance purposes.
4) The dollar amount of any value opinion herein rendered is based upon the purchasing power and price of the United States Dollar as of the effective date of value. This appraisal is based on market conditions existing as of the date of this appraisal.
5) The value opinions reported herein apply to the entire property. Any proration or division of the total into fractional interests will invalidate the value opinions, unless such proration or division of interests is set forth in the report. Any division of the land and improvement values stated herein is applicable only under the program of utilization shown. These separate valuations are invalidated by any other application.
6) Any projections of income and expenses, including the reversion at time of resale, are not predictions of the future. Rather, they are BBG, Inc.'s best estimate of current market thinking of what future trends will be. No warranty or representation is made that such projections will materialize. The real estate market is constantly fluctuating and changing. It is not the task of an appraiser to estimate the conditions of a future real estate market, but rather to reflect what the investment community envisions for the future in terms of expectations of growth in rental rates, expenses, and supply and demand. The forecasts, projections, or operating estimates contained herein are based on current market conditions, anticipated short-term supply and demand factors, and a continued stable economy. These forecasts are, therefore, subject to changes with future conditions.
7) The Appraiser assumes no monetary liability or responsibility for any changes in economic or physical conditions which occur following the effective date of value within this report that would influence or potentially affect the analyses, opinions, or conclusions in the report. Any subsequent changes are beyond the scope of the report.
8) Any proposed or incomplete improvements included in the appraisal report are assumed to be satisfactorily completed in a workmanlike manner or will be thus completed within a reasonable length of time according to plans and specifications submitted.
9) If the appraisal report has been prepared in a so-called "public non-disclosure" state, real estate sales prices and other data, such as rents, prices, and financing, are not a matter of public record. If this is such a "non-disclosure" state, although extensive effort has been expended to verify pertinent data with buyers, sellers, brokers, lenders, lessors, lessees, and other sources considered reliable, it has not always been possible to independently verify all significant facts. In these instances, the Appraiser may have relied on verification obtained and reported by appraisers outside of our office. Also, as necessary, assumptions and adjustments have been made based on comparisons and analyses using data in the report and on interviews with market participants. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.
10) Although the Appraiser has made, insofar as is practical, every effort to verify as factual and true all information and data set forth in this report, no responsibility is assumed for the accuracy of any information furnished the Appraiser either by the Client or others. If for any reason, future investigations should prove any data to be in substantial variance with that presented in this report, the Appraiser reserves the right to alter or change any or all analyses, opinions, or conclusions and/or opinions of value.

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11) The right is reserved by the Appraiser to make adjustments to the analyses, opinions, and conclusions set forth in the appraisal report as may be required by consideration of additional or more reliable data that may become available. No change of this report shall be made by anyone other than the Appraiser. The Appraiser shall have no monetary liability or responsibility for any unauthorized change(s) to the report.
12) The submission of the appraisal report constitutes completion of the services authorized and agreed upon. Such appraisal report is submitted on the condition the Client will provide reasonable notice and customary compensation, including expert witness fees, relating to any subsequent required attendance at conferences, depositions, or judicial or administrative proceedings. In the event the Appraiser is subpoenaed for either an appearance or a request to produce documents, a best effort will be made to notify the Client immediately. The Client has the sole responsibility for obtaining a protective order, providing legal instruction not to appear with the appraisal report and related work files, and will answer all questions pertaining to the assignment, the preparation of the report, and the reasoning used to formulate the opinion of value. Unless paid in whole or in part by the party issuing the subpoena or by another party of interest in the matter, the Client is responsible for all unpaid fees resulting from the appearance or production of documents regardless of who orders the work.
13) Client shall not disseminate, distribute, make available or otherwise provide any Appraisal Report prepared hereunder to any third party (including without limitation, incorporating or referencing the Appraisal Report , in whole or in part, in any offering or other material intended for review by other parties) except to (a) any third party expressly acknowledged in a signed writing by Appraiser as an "Intended User" of the Appraisal Report provided that either Appraiser has received an acceptable release from such third party with respect to such Appraisal Report or Client provides acceptable indemnity protections to Appraiser against any claims resulting from the distribution of the Appraisal Report to such third party, (b) any third party service provider (including rating agencies and auditors) using the Appraisal Report in the course of providing services for the sole benefit of an Intended User, or (c) as required by statute, government regulation, legal process, or judicial decree. In the event Appraiser consents, in writing, to Client incorporating or referencing the Appraisal Report in any offering or other materials intended for review by other parties, Client shall not distribute, file, or otherwise make such materials available to any such parties unless and until Client has provided Appraiser with complete copies of such materials and Appraiser has approved all such materials in writing. Client shall not modify any such materials once approved by Appraiser. In the absence of satisfying the conditions of this paragraph with respect to a party who is not designated as an Intended User, the receipt of an Appraisal Report by such party shall not confer any right upon such party to use or rely upon such report, and Appraiser shall have no liability for such unauthorized use or reliance upon such report. In the event Client breaches the provisions of this paragraph, Client shall indemnify, defend and hold Appraiser, and its affiliates and their officers, directors, employees, contractors, agents and other representatives (Appraiser and each of the foregoing an "Indemnified Party" and collectively the "Indemnified Parties"), fully harmless from and against all losses, liabilities, damages and expenses (collectively, "Damages") claimed against, sustained or incurred by any Indemnified Party arising out of or in connection with such breach, regardless of any negligence on the part of any Indemnified Party in preparing the Appraisal Report.

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About BBG

BBG is an independent, third-party provider of commercial real estate valuation, advisory, environmental, and engineering services.

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BBG's **valuation and assessment services** offer deep expertise in the following practice areas:

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+ Appraisal Review
+ Appraisal Management
+ Lease and Cost Analysis
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+ Estate Planning
+ Feasibility Studies
+ Highest and Best Use Studies
+ Evaluation
+ Investment Analysis
+ Tax Appeals
+ Litigation Support
+ Manufactured Housing & Campgrounds

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+ ASC 840 Leases
+ Purchase Price Allocations
+ Portfolio Valuations for Reporting Net Asset Values (NAV)
+ Public and Non-traded REIT Valuations
+ Valuations for Litigation & Litigation Support
+ Sale-Leaseback Valuation Analysis
+ Valuations for Bankruptcy/Fresh Start Accounting
+ Cost Segregation Analysis

Assessment

+ Environmental Due Diligence
  + Phase I/II ESA
  + TSA, RSA, & other Streamlined Services
+ Property Condition Reports
  + Debt/Equity
+ Construction Risk Management
+ Survey Services
+ Zoning Services
+ Seismic Services
+ HUD
+ Energy Efficiency Services
+ Indoor Air Quality
  + IAQ/Radon
  + ACM/LBP

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GLOSSARY

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Appraisal: (noun) the act or process of developing an opinion of value; an opinion of value. (adjective) of or pertaining to appraising and related functions such as appraisal practice or appraisal services.[7]

Appraisal Practice: valuation services performed by an individual acting as an appraiser, including but not limited to appraisal and appraisal review.[7]

Appraisal Review: (noun) the act or process of developing an opinion about the quality of another appraiser's work (i.e., a report, part of a report, a workfile, or some combination of these), that was performed as part of an appraisal or appraisal review assignment, (adjective) of or pertaining to an opinion about the quality of another appraiser's work that was performed as part of an appraisal or appraisal review assignment.[7]

Appraiser: one who is expected to perform valuation services competently and in a manner that is independent, impartial and objective.[7]

Appraiser's Peers: other appraisers who have expertise and competency in a similar type of assignment.[7]

Assessed Value: The value of a property according to the tax rolls in ad valorem taxation; may be higher or lower than market value, or based on an assessment ratio that is a percentage of market value. [1]

Asset:

1. Any item, the rights to which may have economic value, including financial assets (cash or bonds), business interests, intangible assets (copyrights and trademarks), and physical assets (real estate and personal property).
2. In general business usage, something owned by a business and reflected in the owner's business sheet.

Asset: A resource controlled by the entity as a result of past events and from which future economic benefits are expected to flow to the entity. [2]

Assignment: a valuation service that is provided by an appraiser as a consequence of an agreement with a client.[7]

Assignment Conditions: Assumptions, extraordinary assumptions, hypothetical conditions, laws and regulation, jurisdictional exceptions, and other conditions that affect the scope of work.[7]

Assignment Elements: Specific information needed to identify the appraisal or appraisal review problem: client and any other intended users, intended use of the appraiser's opinions and conclusions, type and definition of value; effective date of the appraiser's opinions and conclusions; subject of the assignment and its relevant characteristics; and assignment conditions.[7]

Assignment Results: An appraiser's opinions or conclusions, not limited to value, that were developed when performing an appraisal assignment, an appraisal review assignment, or a valuation service other than an appraisal or appraisal review.[7]

Bias: a preference or inclination that precludes an appraiser's impartiality, independence, or objectivity in an assignment.[7]

Business Enterprise: an entity pursuing an economic activity.[7]

Business Equity: the interests, benefits, and rights inherent in the ownership of a business enterprise or a part thereof in any form (including, but not necessarily limited to, capital stock, partnership interests, cooperatives, sole proprietorships, options, and warrants).[7]

Capital Expenditure: Investments of cash (or the creation of liability) to acquire or improve an asset, e.g., land, buildings, building additions, site improvements, machinery, equipment; as distinguished from cash outflows for expense items that are normally considered part of the current period's operations. Also referred to as Cap Ex.[1]

Cash Equivalency Analysis: An analytical process in which the sale price of a transaction with nonmarket financing or financing with unusual conditions or incentives is converted into a price expressed in terms of cash or its equivalent.[1]

Client: the party or parties (i.e., individual, group or entity) who engage an appraiser by employment or contract in a specific assignment, whether directly or through an agent.[7]

Condominium Ownership: A form of fee ownership of separate units or portions of multiunit buildings that provides for formal filing and recording of a divided interest in real estate.[1]

Confidential Information:

1: information that is either:

- Identified by the client as confidential when providing it to a valuer and that is not available from any other source, or
- Classified as confidential or private by applicable law or regulation.

2: Information that is either

- Identified by the client as confidential when providing it to an appraiser and that is not available from any other source; or
- Classified as confidential or private by applicable law or regulation *
- NOTICE: For example, pursuant to the passage of the Gramm-Leach-Bliley Act in November 1999, some public agencies have adopted privacy regulations that affect appraisers. The Federal Trade Commission (FTC) issued two rules. The first rule (16 CFR 313) focuses on the protection of "non-public personal information" provided by consumers to those involved in financial activities "found to be closely related to banking or usual in connection with the transaction of banking." These activities include "appraising real or personal property." The second rule (16 CFR 314) requires appraisers to safeguard customer non-public personal information. Significant liability exists for appraisers should they fail to comply with these FTC rules. [7]

Cost: the actual or estimated amount required to create, reproduce, replace or obtain a property.[7]

Cost Approach: A set of procedures through which a value indication is derived for the fee simple interest in a property by estimating the current cost to construct a reproduction of (or replacement for) the existing structure, including an entrepreneurial incentive, deducting depreciation from the total cost, and adding the estimated land value. Adjustments may then be made to the indicated fee simple value of the subject property to reflect the value of the property interest being appraised. [1]

Credible: worthy of belief.[7]

Deferred Maintenance: Items of wear and tear on a property that should be fixed now to protect the value or income-producing ability of the property, such as a broken window, a dead tree, a leak in the roof, or a faulty roof that must be completely replaced. These items are almost always curable.[1]

Disposition Value: The most probable price that a specified interest in real property should bring under the following conditions: 1) Consummation of a sale within a specific time, which is short than the typical exposure time for such a property in that market. 2) The property is subjected to market conditions prevailing as of the date of valuation. 3) Both the buyer and seller are acting prudently and knowledgeably. 4) The seller is under compulsion to sell. 5) The buyer is typically motivated. 6) Both parties are acting in what they consider to be their best interests. 7) An adequate marketing effort will be made during the exposure time. 8) Payment will be made in cash in U.S. dollars (or the local currency) or in terms of financial arrangements comparable thereto. 9) The price represents the normal consideration of the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. This definition can also be modified to provide for valuation with specified financing terms. [1]

Economic Life: The period over which improvements to real estate contribute to property value. [1]

Effective Date: the date to which the appraiser's analysis, opinions and conclusions apply, also referred to as date of value.[7]

Effective Gross Income Multiplier (EGIM): The ratio between the sale price (or value) of a property and its effective gross income.[1]

Effective Rent: Total base rent, or minimum rent stipulated in a lease, over the specified lease term minus rent concessions, the rent that is effectively paid by a tenant net of financial concessions provided by a landlord. [1]

Exposure Time: an opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at the market value on the effect date of the appraisal.[7]

Extraordinary Assumption: an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.[7]

Fair Market Value:

1. In nontechnical usage, a term that is equivalent to the contemporary usage of market value.
2. As used in condemnation, litigation, income tax, and property tax situations, a term that is similar in concept to market value but may be defined explicitly by the relevant agency. For example, one definition of *fair market value* provided by the Internal Revenue Service for certain purposes is as follows: The price at which the property would change hands between a willing buyer and a willing seller, neither being under any compulsion to buy or to sell and both having reasonable knowledge of relevant facts. The fair market value of a particular item of property includible in the decedent's gross estate is not to be determined by a forced sale price. Nor is the fair market value of an item of property to be determined by the sale price of the item in a market other than that in which such item is most commonly sold to the public, taking into account the location of the item wherever appropriate. (IRS Regulation §20.2031-1) [1]

Fair Share:

1. A share of a fund or deposit that is divided or distributed proportionately.
2. A share of a burden or obligation that is divided proportionately; e.g., a tenant in a multitenant building or development may be required to pay a pro rata share of the building's operating expenses based on the number of square feet the tenant occupies. In a shopping center, the tenant's share of operating costs is often stated as a fraction, with the gross leasable area of the tenant's premises as the numerator and the gross leasable area or gross leased area of the entire shopping center as the denominator.
3. The share of a trade area that a retail facility is likely to capture; assumes that capture is a function of property size as a proportion of the overall inventory of competitive space in the trade area, i.e., that the facility captures a "fair share" of the trade area.[1]

Fair Value:

1. The price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. (FASB)
2. The estimated price for the transfer of an asset or liability between identified knowledgeable and willing parties that reflects the respective interests of those parties. (This does not apply to valuations for financial reporting.) (IVS).[1]
3. The price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.[2]

Feasibility Analysis: a study of the cost benefit relationship of an economic endeavor.[1]

Fee Simple Estate: Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. [1]

Floor Area Ratio (FAR): The relationship between the above-ground floor area of a building, as described by the zoning or building code, and the area of the plot on which it stands; in planning and zoning, often expressed as a decimal, e.g., a ratio of 2.0 indicates that the permissible floor area of a building is twice the total land area. [1]

Going Concern:

1. An established and operating business having an indefinite future life.
2. An organization with an indefinite life that is sufficiently long that, over time, all currently incomplete transformations [transforming resources from one form to a different, more valuable form] will be completed. [1]

Gross Building Area (GBA):

1. Total floor area of a building, excluding unenclosed areas, measured from the exterior of the walls of the above-grade area. This includes mezzanines and basements if and when typically included in the market area of the type of property involved.
2. Gross leasable area plus all common areas.
3. For residential space, the total area of all floor levels measured from the exterior of the walls and including the super structure and substructure basement; typically does not include garage space. [1]

Highest and Best Use:

1. The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.
2. The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid. (IVS).
3. [The] highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future. (Uniform Appraisal Standards for Federal Land Acquisitions) [1]

Hypothetical Condition: a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.[7]

Income Capitalization Approach: Specific appraisal techniques applied to develop a value indication for a property based on its earning capability and calculated by the capitalization of property income. [1]

Inspection: Personal observation of the exterior or interior of the real estate that is the subject of an assignment performed to identify the property characteristics that are relevant to the assignment, such as amenities, general physical condition, and functional utility. Note that this is not the inspection process performed by a licensed or certified building inspector. [1]

Insurable Value: A type of value for insurance purposes. [1]

Intangible Property (intangible Assets): Nonphysical assets, including but not limited to franchises, trademarks, patents, copyrights, goodwill, equities, securities, and contracts as distinguished from physical assets such as facilities and equipment.[7]

Intended Use: the user(s) of an appraiser's reported appraisal or appraisal review assignment results, as identified by the appraiser based on communication with the client at the time of the assignment.[7]

Intended User: the client and any other party as identified, by name or type, as users of the appraisal or appraisal review report by the appraiser, based on communication with the client at the time of the assignment.[7]

Internal Rate of Return ("IRR"): The annualized yield rate or rate of return on capital that is generated or capable of being generalized within an investment of portfolio over a period of ownership. Alternatively, the indicated return of capital associated with a projected or pro forma income stream. The discount rate that equates the present value of the net cash flows of a project with the present value of the capital investment. It is the rate at which the Net Present Value (NPV) equals zero. The IRR reflects both the return on invested capital and the return of the original investment, which are basic considerations of potential investors. Therefore, deriving the IRR from analysis of market transactions of similar properties having comparable income patterns is a proper method for developing market discount rates for use in valuations to arrive at Market Value. Used in discounted cash flow analysis to find the implied or expected rate of return of the project, the IRR is the rate of return which gives a zero net present value (NPV). See also equity yield rate (YE); financial management rate of return (FMRR); modified internal rate of return (MIRR); yield rate (Y). [1]

Investment Value: 1) The value of a property to a particular investor or class of investors based on the investor's specific requirements. Investment value may be different from market value because it depends on a set of investment criteria that are not necessarily typical of the market. 2) The value of an asset to the owner or a prospective owner for individual investment or operational objectives. (IVS) [1]

Jurisdictional Exception: an assignment condition established by applicable law or regulation, which precludes an appraiser from complying with a part of USPAP.[7]

Leasehold Interest: The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease. [1]

Leased Fee Interest: The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires.[1]

Liquidation Value: The most probable price that a specified interest in real

property should bring under the following conditions: 1) Consummation of a sale within a short time period; 2) The property is subjected to market conditions prevailing as of the date of valuation; 3) Both the buyer and seller are acting prudently and knowledgeably; 4) The seller is under extreme compulsion to sell; 5) The buyer is typically motivated. 6) Both parties are acting in what they consider to be their best interests. 7) A normal marketing effort is not possible due to the brief exposure time 8) Payment will be made in cash in U.S. dollars or in terms of financial arrangements comparable thereto. 9) 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. This definition can also be modified to provide for valuation with specified financing terms.[1]

Load Factor: A measure of the relationship of common area to useable area and therefore the quality and efficiency of building area layout, with higher load factors indicating a higher percentage of common area to overall rentable space than lower load factors; calculated by subtracting the amount of usable area from the rentable area and then dividing the difference by the usable area: [1]

Load Factor =

(Rentable Area – Useable Area) Usable Area

Market Value: a type of value stated as an opinion, that presumes the transfer of a property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the value definition that is identified by the appraiser as applicable in an appraisal.[7]

Market Value "As If Complete" On The Appraisal Date: Market value as if complete on the effective date of the appraisal is an estimate of the market value of a property with all construction, conversion, or rehabilitation hypothetically completed, or under other specified hypothetical conditions as of the date of the appraisal. With regard to properties wherein anticipated market conditions indicate that stabilized occupancy is not likely as of the date of completion, this estimate of value should reflect the market value of the property as if complete and prepared for occupancy by tenants.

Market Value "As Is" On The Appraisal Date: Value As Is -The value of specific ownership rights to an identified parcel of real estate as of the effective date of the appraisal; relates to what physically exists and is legally permissible and excludes all assumptions concerning hypothetical market conditions or possible rezoning. See also effective date; prospective value opinion.

Market Value of the Total Assets of the Business: The market value of the total assets of the business is the market value of all of the tangible and intangible assets of a business as if sold in aggregate as a going concern. This assumes that the business is expected to continue operations well into the future. [4]

Marketing Time: An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal. (Advisory Opinion 7 of the Appraisal Standards Board of The Appraisal Foundation and Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Real Property Market Value Opinions" address the determination of reasonable exposure and marketing time.). [3]

Mass Appraisal: the process of valuing a universe of properties as of a given date using standard methodology, employing common data and allowing for statistical testing.[7]

Mass Appraisal Model: a mathematical expression of how supply and demand factors interact in a market.[7]

Misleading: intentionally or unintentionally misrepresenting, misstating or concealing relevant facts or conclusions.[7]

Net Lease: A lease in which the landlord passes on all expenses to the tenant. See also lease. [1]

Net Rentable Area (NRA): 1) The area on which rent is computed. 2) The Rentable Area of a floor shall be computed by measuring to the inside finished surface of the dominant portion of the permanent outer building walls, excluding any major vertical penetrations of the floor. No deductions shall be made for columns and projections necessary to the building. Include space such as mechanical room, janitorial room, restrooms, and lobby of the floor.[5]

Penetration Ratio (Rate): The rate at which stores obtain sales from within a trade area or sector relative to the number of potential sales generated; usually applied to existing facilities. Also called: penetration factor.[1]

Personal Inspection: a physical observation performed to assist in identifying relevant property characteristics in a valuation service.[7]

Personal Property: any tangible or intangible article that is subject to ownership and not classified as real property, including identifiable tangible objects that are considered by the general public as being "personal", such as furnishings, artwork, antiques, gems and jewelry, collectibles, machinery and equipment, and intangible property that is created and stored electronically such as plans for installation art, choreography, emails or designs for digital tokens.[7]

Physical Characteristics: attributes of a property that are observable or measurable as a matter of fact, as distinguished from opinions and conclusions, which are the result of some level of analysis or judgement.[7]

Price: the amount asked, offered or paid for a property.[7]

Prospective opinion of value. A value opinion effective as of a specified future date. The term does not define a type of value. Instead it identifies a value opinion as being effective at some specific future date. An opinion of value as of a prospective date is frequently sought in connection with projects that are proposed, under construction, or under conversion to a new use, or those that have not yet achieved sellout or a stabilized level of long-term occupancy. [1]

Real Estate: an identified parcel or tract of land, including improvements, if any.[7]

Real Property: the interests, benefits and rights inherent in the ownership of real estate.[7]

Reconciliation: A phase of a valuation assignment in which two or more value indications are processed into a value opinion, which may be a range of value, a single point estimate, or a reference to a benchmark value. [1]

Relevant Characteristics: features that may affect a property's value or marketability such as legal, economic or physical characteristics.[7]

Reliable Measurement: [The IAS/IFRS framework requires that] neither an asset nor a liability is recognized in the financial statements unless it has a cost or value that can be measured reliably.[2]

Remaining Economic Life: The estimated period over which existing improvements are expected to contribute eco-nomically to a property; an estimate of the number of years remaining in the economic life of a structure or structural components as of the effective date of the appraisal; used in the economic age-life method of estimating depreciation. [1]

Replacement Cost: The estimated cost to construct, at current prices as of the effective appraisal date, a substitute for the building being appraised, using modern materials and current standards, design, and layout. [1]

Report: any communication, written or oral, of an appraisal or appraisal review that is transmitted to the client or a party authorized by the client upon completion of an assignment.[7]

Retrospective Value Opinion: A value opinion effective as of a specified historical date. The term retrospective does not define a type of value. Instead, it identifies a value opinion as being effective at some specific prior date. Value as of a historical date is frequently sought in connection with property tax appeals, damage models, lease renegotiation, deficiency judgments, estate tax, and condemnation. Inclusion of the type of value with this term is appropriate, e.g., "retrospective market value opinion." [1]

Sales Comparison Approach: The process of deriving a value indication for the subject property by comparing sales of similar properties to the property being appraised, identifying appropriate units of comparison, and making adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant when an adequate supply of comparable sales is available. [1]

Scope of Work: the type and extent of research and analyses in an appraisal or appraisal review assignment.[7]

Signature: personalized evidence indicating authentication of the work performed by the appraiser and the acceptance of the responsibility for content, analyses and the conclusions in the report.[7]

Stabilized value: A value opinion that excludes from consideration any abnormal relationship between supply and demand such as is experienced in boom periods when cost and sale price may exceed the long-term value, or during periods of depression, when cost and sale price may fall short of long-term value. It is also a value opinion that excludes from consideration any transitory condition that may cause excessive construction costs, e.g., a premium paid due to a temporary shortage of supply.

Substitution: The principle of substitution states that when several similar or commensurate commodities, goods, services are available, the one with the lowest price will attract the greatest demand and widest distribution. This is the primary principle upon which the cost and sales comparison approaches are based. [3]

Total Assets of a Business: Total assets of a business is defined by the Appraisal Institute as "the tangible property (real property and personal property, including inventory and furniture, fixtures and equipment) and intangible property (cash, workforce, contracts, name, patents, copyrights, and other residual intangible assets, to include capitalized economic profit)."

Use Value:

The value of a property assuming a specific use, which may or may not be the property's highest and best use on the effective date of the appraisal. Use value may or may not be equal to market value but is different conceptually. [1]

Valuation Service: a service pertaining to an aspect of property value, regardless of the type of service and whether it is performed by appraisers or by others.[7]

Value: the monetary relationship between properties and those who buy and sell, or use those properties, expressed as an opinion of the worth of a property at a given time.[7]

Workfile: data, information and documentation necessary to support the appraiser's opinions and conclusions and to show compliance with USPAP.[7]

[1]Appraisal Institute, *The Dictionary of Real Estate Appraisal, 6*th ed. (Chicago: Appraisal Institute 2010). [2]Appraisal Institute, *International Financial Reporting Standards for Real Property Appraiser, IFRS Website, www.ifrs-ebooks.com/index.html*. [3]Appraisal Institute, *The Appraisal of Real Estate,* 13th ed. (Chicago: Appraisal Institute 2008). [4] This definition is taken from "Allocation of Business Assets Into Tangible and Intangible Components: A New Lexicon," Journal of Real Estate Appraisal, January 2002, Volume LXX, Number 1. This terminology is to replace former phrases such as: value of the going concern. [5]Financial Publishing Company, *The Real Estate Dictionary*, 7 ed. [6] U.S. Treasury Regulations. [7]USPAP 2020-2021

SALE CONTRACT

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Jeff Brandon
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The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (AE41-6-21) (Mandatory 1-22)

THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.

AGREEMENT TO AMEND/EXTEND CONTRACT

Date: *7/29/2024*

1. This agreement amends the contract dated *4/29/2024* (Contract) between *Douglas County Board of Commissioners* (Seller) and *Kurt Ghiardi* (Buyer) relating to the sale and purchase of the following legally described real estate in the County of *Douglas*, Colorado (insert legal description):

LOT 13H-1, PARK MEADOWS FILING NO. 2, 12TH AMENDMENT, COUNTY OF DOUGLAS, STATE OF COLORADO
known as: *9228 Park Meadows Drive, Lone Tree, CO 80124* (Property).

NOTE: If the table is omitted, or if any item is left blank or is marked in the "No Change" column, it means no change to the corresponding provision of the Contract. If any item is marked in the "Deleted" column, it means that the corresponding provision of the Contract to which reference is made is deleted.

2. § 3.1. Dates and Deadlines. [**Note:** This table may be omitted if inapplicable.]

Item No.	Reference	Event	Date or Deadline		No Change	Deleted
1	§ 3	Time of Day Deadline	*no change*			
2	§ 4	Alternative Earnest Money Deadline	*no change*			
		Title				
3	§ 8	Record Title Deadline (and Tax Certificate)	*no change*			
4	§ 8	Record Title Objection Deadline	*no change*			
5	§ 8	Off-Record Title Deadline	*no change*			
6	§ 8	Off-Record Title Objection Deadline	*no change*			
7	§ 8	Title Resolution Deadline	*no change*			
8	§ 8	Third Party Right to Purchase/Approve Deadline	*no change*			
		Owners' Association				
9	§ 7	Association Documents Deadline	*no change*			
10	§ 7	Association Documents Termination Deadline	*no change*			
		Seller's Disclosures				
11	§ 10	Seller's Property Disclosure Deadline	*no change*			
12	§ 10	Lead-Based Paint Disclosure Deadline	*no change*			
		Loan and Credit				
13	§ 5	New Loan Application Deadline	*no change*			
14	§ 5	New Loan Terms Deadline	*no change*			
15	§ 5	New Loan Availability Deadline	*no change*			
16	§ 5	Buyer's Credit Information Deadline	*no change*			
17	§ 5	Disapproval of Buyer's Credit Information Deadline	*no change*			
18	§ 5	Existing Loan Deadline	*no change*			
19	§ 5	Existing Loan Termination Deadline	*no change*			
20	§ 5	Loan Transfer Approval Deadline	*no change*			
21	§ 4	Seller or Private Financing Deadline	*no change*			
		Appraisal				
22	§ 6	Appraisal Deadline	*9/26/2024*	Thursday		
23	§ 6	Appraisal Objection Deadline	*9/27/2024*	Friday		
24	§ 6	Appraisal Resolution Deadline	*9/30/2024*	Monday		
		Survey				
25	§ 9	New ILC or New Survey Deadline	*no change*			
26	§ 9	New ILC or New Survey Objection Deadline	*no change*			
27	§ 9	New ILC or New Survey Resolution Deadline	*no change*			
		Inspection and Due Diligence				
28	§ 2	Water Rights Examination Deadline	*no change*			
29	§ 8	Mineral Rights Examination Deadline	*no change*			
30	§ 10	Inspection Termination Deadline	*no change*			
31	§ 10	Inspection Objection Deadline	*no change*			
32	§ 10	Inspection Resolution Deadline	*no change*			
33	§ 10	Property Insurance Termination Deadline	*no change*			
34	§ 10	Due Diligence Documents Delivery Deadline	*no change*			

35	§ 10	Due Diligence Documents Objection Deadline	***no change***			
36	§ 10	Due Diligence Documents Resolution Deadline	***no change***			
37	§ 10	Environmental Inspection Objection Deadline (CBS2, 3, 4)	***no change***			
38	§ 10	ADA Evaluation Termination Deadline (CBS2, 3, 4)	***no change***			
39	§ 10	Conditional Sale Deadline	***no change***			
40	§ 10	Lead-Based Paint Termination Deadline	***no change***			
41	§ 11	Estoppel Statements Deadline (CBS2, 3, 4)	***no change***			
42	§ 11	Estoppel Statements Termination Deadline (CBS2, 3, 4)	***no change***			
		Closing and Possession				
43	§ 12	**Closing Date**	***10/4/2024***	Friday		
44	§ 17	Possession Date	***no change***			
45	§ 17	Possession Time	***no change***			
46	***n/a***	***n/a***	***no change***			
47	***n/a***	***n/a***	***no change***			

3. Other dates or deadlines set forth in the Contract are changed as follows:

n/a

4. Additional amendments:

n/a

All other terms and conditions of the Contract remain the same.

This proposal expires unless accepted in writing by Seller and Buyer as evidenced by their signatures below and the offering party to this document receives notice of such acceptance on or before ***8/2/2024 11:59 PM MT*** .
Date Time

THDF

Tim Hallmark, Director, Facilities, Fleet & Emergency Support Services Date: ***7/30/2024***

Seller: ***Douglas County Board of Commissioners***
By: Tim Hallmark, Director, Facilities, Fleet & Emergency Support Services

DD

Doug DeBord Date: ***7/30/2024***

Seller: ***Douglas County Board of Commissioners***
By: Doug DeBord

JG

Jeff Garcia, Douglas County Attorney Date: ***7/30/2024***

Seller: ***Douglas County Board of Commissioners***
By: Jeff Garcia, Douglas County Attorney

KG

Kurt Ghiardi Date: ***7/29/2024***

Buyer: ***Kurt Ghiardi***

Buyer: _____ Date: _____

Address:

AE41-6-21. AGREEMENT TO AMEND/EXTEND CONTRACT

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NavPoint Real Estate Group
Jeff Brandon
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AGREEMENT TO AMEND/EXTEND CONTRACT

Date: ***6/19/2024***

1. This agreement amends the contract dated ***4/29/2024*** (Contract) between ***Douglas County Board of Commissioners*** (Seller) and ***Kurt Ghiardi*** (Buyer) relating to the sale and purchase of the following legally described real estate in the County of ***Douglas***, Colorado (insert legal description):

LOT 13H-1, PARK MEADOWS FILING NO. 2, 12TH AMENDMENT, COUNTY OF DOUGLAS, STATE OF COLORADO
known as: ***9228 Park Meadows Drive, Lone Tree, CO 80124*** (Property).

NOTE: If the table is omitted, or if any item is left blank or is marked in the "No Change" column, it means no change to the corresponding provision of the Contract. If any item is marked in the "Deleted" column, it means that the corresponding provision of the Contract to which reference is made is deleted.

2. § 3.1. Dates and Deadlines. [**Note:** This table may be omitted if inapplicable.]

Item No.	Reference	Event	Date or Deadline		No Change	Deleted
1	§ 3	Time of Day Deadline	***no change***		☒	
2	§ 4	Alternative Earnest Money Deadline	***no change***		☒	
		Title				
3	§ 8	Record Title Deadline (and Tax Certificate)	***no change***		☒	
4	§ 8	Record Title Objection Deadline	***no change***		☒	
5	§ 8	Off-Record Title Deadline	***no change***		☒	
6	§ 8	Off-Record Title Objection Deadline	***no change***		☒	
7	§ 8	Title Resolution Deadline	***no change***		☒	
8	§ 8	Third Party Right to Purchase/Approve Deadline	***no change***		☒	
		Owners' Association				
9	§ 7	Association Documents Deadline	***no change***		☒	
10	§ 7	Association Documents Termination Deadline	***no change***		☒	
		Seller's Disclosures				
11	§ 10	Seller's Property Disclosure Deadline	***no change***		☒	
12	§ 10	Lead-Based Paint Disclosure Deadline	***no change***		☒	
		Loan and Credit				
13	§ 5	New Loan Application Deadline	***no change***		☒	
14	§ 5	New Loan Terms Deadline	***7/8/2024***	Monday		
15	§ 5	New Loan Availability Deadline	***7/8/2024***	Monday		
16	§ 5	Buyer's Credit Information Deadline	***no change***		☒	
17	§ 5	Disapproval of Buyer's Credit Information Deadline	***no change***		☒	
18	§ 5	Existing Loan Deadline	***no change***		☒	

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19	§ 5	Existing Loan Termination Deadline	***no change***		☒	
20	§ 5	Loan Transfer Approval Deadline	***no change***		☒	
21	§ 4	Seller or Private Financing Deadline	***no change***		☒	
		Appraisal				
22	§ 6	Appraisal Deadline	***no change***		☒	
23	§ 6	Appraisal Objection Deadline	***7/8/2024***	Monday		
24	§ 6	Appraisal Resolution Deadline	***7/12/2024***	Friday		
		Survey				
25	§ 9	New ILC or New Survey Deadline	***no change***		☒	
26	§ 9	New ILC or New Survey Objection Deadline	***no change***		☒	
27	§ 9	New ILC or New Survey Resolution Deadline	***no change***		☒	
		Inspection and Due Diligence				
28	§ 2	Water Rights Examination Deadline	***no change***		☒	
29	§ 8	Mineral Rights Examination Deadline	***no change***		☒	
30	§ 10	Inspection Termination Deadline	***no change***		☒	
31	§ 10	Inspection Objection Deadline	***no change***		☒	
32	§ 10	Inspection Resolution Deadline	***no change***		☒	
33	§ 10	Property Insurance Termination Deadline	***no change***		☒	
34	§ 10	Due Diligence Documents Delivery Deadline	***no change***		☒	
35	§ 10	Due Diligence Documents Objection Deadline	***no change***		☒	
36	§ 10	Due Diligence Documents Resolution Deadline	***no change***		☒	
37	§ 10	Environmental Inspection Objection Deadline (CBS2, 3, 4)	***no change***		☒	
38	§ 10	ADA Evaluation Termination Deadline (CBS2, 3, 4)	***no change***		☒	
39	§ 10	Conditional Sale Deadline	***no change***		☒	
40	§ 10	Lead-Based Paint Termination Deadline	***no change***		☒	
41	§ 11	Estoppel Statements Deadline (CBS2, 3, 4)	***no change***		☒	
42	§ 11	Estoppel Statements Termination Deadline (CBS2, 3, 4)	***no change***		☒	
		Closing and Possession				
43	§ 12	**Closing Date**	***7/19/2024***	Friday		
44	§ 17	Possession Date	***no change***		☒	
45	§ 17	Possession Time	***no change***		☒	
46	***n/a***	***n/a***	***no change***		☒	
47	***n/a***	***n/a***	***no change***		☒	

3. Other dates or deadlines set forth in the Contract are changed as follows:

n/a

4. Additional amendments:

n/a

All other terms and conditions of the Contract remain the same.

This proposal expires unless accepted in writing by Seller and Buyer as evidenced by their signatures below and the offering party to this document receives notice of such acceptance on or before ***6/21/2024 11:59 PM MT*** .
Date Time

Tim Hallmark, Director, Facilities, Fleet & Emergency Support Services Date: ***6/20/2024***

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Seller: ***Douglas County Board of Commissioners***
By: Tim Hallmark, Director, Facilities, Fleet & Emergency Support Services

Doug DeBord
_____ Date: ***6/20/2024***
Seller: ***Douglas County Board of Commissioners***
By: Doug DeBord

Jeff Garcia, Douglas County Attorney
_____ Date: ***6/20/2024***
Seller: ***Douglas County Board of Commissioners***
By: Jeff Garcia, Douglas County Attorney

Kurt Ghiardi
_____ Date: ***6/20/2024***
Buyer: ***Kurt Ghiardi***

Buyer: _____ Date: _____

Address:

_____

AE41-6-21. AGREEMENT TO AMEND/EXTEND CONTRACT

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THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.

CONTRACT TO BUY AND SELL REAL ESTATE (COMMERCIAL)
(☒ Property with No Residences)
(☐ Property with Residences-Residential Addendum Attached)

Date: ***4/29/2024***

AGREEMENT

1. AGREEMENT. Buyer agrees to buy and Seller agrees to sell the Property described below on the terms and conditions set forth in this contract (Contract).

2. PARTIES AND PROPERTY.

2.1. Buyer. ***Kurt Ghiardi*** (Buyer) will take title to the Property described below as ☐ **Joint Tenants** ☐ **Tenants In Common** ☒ **Other** ***in Severalty***.

2.2. No Assignability. This Contract **IS NOT** assignable by Buyer unless otherwise specified in **Additional Provisions**.

2.3. Seller. ***Douglas County Board of Commissioners*** (Seller) is the current owner of the Property described below.

2.4. Property. The Property is the following legally described real estate in the County of ***Douglas***, Colorado (insert legal description):

LOT 13H-1, PARK MEADOWS FILING NO. 2, 12TH AMENDMENT, COUNTY OF DOUGLAS, STATE OF COLORADO

known as: ***9228 Park Meadows Drive, Lone Tree, CO 80124***

together with the interests, easements, rights, benefits, improvements and attached fixtures appurtenant thereto and all interest of Seller in vacated streets and alleys adjacent thereto, except as herein excluded (Property).

2.5. Inclusions. The Purchase Price includes the following items (Inclusions):

2.5.1. Inclusions – Attached. If attached to the Property on the date of this Contract, the following items are included unless excluded under **Exclusions**: lighting, heating, plumbing, ventilating and air conditioning units, TV antennas, inside telephone, network and coaxial (cable) wiring and connecting blocks/jacks, plants, mirrors, floor coverings, intercom systems, built-in kitchen appliances, sprinkler systems and controls, built-in vacuum systems (including accessories) and garage door openers (including ***none*** remote controls). If checked, the following are owned by the Seller and included: ☐ **Solar Panels** ☐ **Water Softeners** ☐ **Security Systems** ☐ **Satellite Systems** (including satellite dishes). Leased items should be listed under § 2.5.7. (Leased Items). If any additional items are attached to the Property after the date of this Contract, such additional items are also included in the Purchase Price.

2.5.2. Inclusions – Not Attached. If on the Property, whether attached or not, on the date of this Contract, the following items are included unless excluded under **Exclusions**: storm windows, storm doors, window and porch shades, awnings, blinds, screens, window coverings and treatments, curtain rods, drapery rods, fireplace inserts, fireplace screens, fireplace grates, heating stoves, storage sheds, carbon monoxide alarms, smoke/fire detectors and all keys.

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2.5.3. Other Inclusions. The following items, whether fixtures or personal property, are also included in the Purchase Price:

none

2.5.4. Encumbered Inclusions. Any Inclusions owned by Seller (e.g., owned solar panels) must be conveyed at Closing by Seller free and clear of all taxes (except personal property and general real estate taxes for the year of Closing), liens and encumbrances, except:

none

2.5.5. Personal Property Conveyance. Conveyance of all personal property will be by bill of sale or other applicable legal instrument.

2.5.6. Parking and Storage Facilities. The use or ownership of the following parking facilities: ***none***; and the use or ownership of the following storage facilities:

none

Note to Buyer: If exact rights to the parking and storage facilities is a concern to Buyer, Buyer should investigate.

2.5.7. Leased Items. The following personal property is currently leased to Seller which will be transferred to Buyer at Closing (Leased Items):

none

2.5.8. Trade Fixtures. With respect to trade fixtures, Seller and Buyer agree as follows:

none

The trade fixtures to be conveyed at Closing will be conveyed by Seller free and clear of all taxes (except personal property taxes for the year of Closing), liens and encumbrances, except ***none***. Conveyance will be by bill of sale or other applicable legal instrument.

2.6. Exclusions. The following items are excluded (Exclusions):

none

2.7. Water Rights/Well Rights.

☐ **2.7.1. Deeded Water Rights.** The following legally described water rights:

none

Any deeded water rights will be conveyed by a good and sufficient ***none*** deed at Closing.

☐ **2.7.2. Other Rights Relating to Water.** The following rights relating to water not included in §§ 2.7.1., 2.7.3. and 2.7.4., will be transferred to Buyer at Closing:

none

☐ **2.7.3. Well Rights.** Seller agrees to supply required information to Buyer about the well. Buyer understands that if the well to be transferred is a "Small Capacity Well" or a "Domestic Exempt Water Well" used for ordinary household purposes, Buyer must, prior to or at Closing, complete a Change in Ownership form for the well. If an existing well has not been registered with the Colorado Division of Water Resources in the Department of Natural Resources (Division), Buyer must complete a registration of existing well form for the well and pay the cost of registration. If no person will be providing a closing service in connection with the transaction, Buyer must file the form with the Division within sixty days after Closing. The Well Permit # is ***none***.

☐ **2.7.4. Water Stock Certificates.** The water stock certificates to be transferred at Closing are as follows:

none

2.7.5. Conveyance. If Buyer is to receive any rights to water pursuant to § 2.7.2. (Other Rights Relating to Water), § 2.7.3. (Well Rights), or § 2.7.4. (Water Stock Certificates), Seller agrees to convey such rights to Buyer by executing the applicable legal instrument at Closing.

2.7.6. Water Rights Review. Buyer ☐ **Does** ☐ **Does Not** have a Right to Terminate if examination of the Water Rights is unsatisfactory to Buyer on or before the **Water Rights Examination Deadline**.

3. DATES, DEADLINES AND APPLICABILITY.

3.1. Dates and Deadlines.

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Item No.	Reference	Event	Date or Deadline
1	§ 3	Time of Day Deadline	***n/a***
2	§ 4	Alternative Earnest Money Deadline	***5 Days After MEC***
		Title	
3	§ 8	Record Title Deadline (and Tax Certificate)	***5 Days After MEC***
4	§ 8	Record Title Objection Deadline	***30 Days After MEC***
5	§ 8	Off-Record Title Deadline	***5 Days After MEC***
6	§ 8	Off-Record Title Objection Deadline	***30 Days After MEC***
7	§ 8	Title Resolution Deadline	***35 Days After MEC***
8	§ 8	Third Party Right to Purchase/Approve Deadline	***Deleted***
		Owners' Association	
9	§ 7	Association Documents Deadline	***7 Days After MEC***
10	§ 7	Association Documents Termination Deadline	***30 Days After MEC***
		Seller's Disclosures	
11	§ 10	Seller's Property Disclosure Deadline	***7 Days After MEC***
12	§ 10	Lead-Based Paint Disclosure Deadline (if Residential Addendum attached)	***Deleted***
		Loan and Credit	
13	§ 5	New Loan Application Deadline	***5 Days After MEC***
14	§ 5	New Loan Terms Deadline	***45 Days After MEC***
15	§ 5	New Loan Availability Deadline	***45 Days After MEC***
16	§ 5	Buyer's Credit Information Deadline	***Deleted***
17	§ 5	Disapproval of Buyer's Credit Information Deadline	***Deleted***
18	§ 5	Existing Loan Deadline	***Deleted***
19	§ 5	Existing Loan Termination Deadline	***Deleted***
20	§ 5	Loan Transfer Approval Deadline	***Deleted***
21	§ 4	Seller or Private Financing Deadline	***Deleted***
		Appraisal	
22	§ 6	Appraisal Deadline	***30 Days After MEC***
23	§ 6	Appraisal Objection Deadline	***40 Days After MEC***
24	§ 6	Appraisal Resolution Deadline	***45 Days After MEC***
		Survey	
25	§ 9	New ILC or New Survey Deadline	***30 Days After MEC***
26	§ 9	New ILC or New Survey Objection Deadline	***40 Days After MEC***
27	§ 9	New ILC or New Survey Resolution Deadline	***45 Days After MEC***
		Inspection and Due diligence	
28	§ 2	Water Rights Examination Deadline	***Deleted***
29	§ 8	Mineral Rights Examination Deadline	***Deleted***
30	§ 10	Inspection Termination Deadline	***30 Days After MEC***
31	§ 10	Inspection Objection Deadline	***30 Days After MEC***

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32	§ 10	Inspection Resolution Deadline	***35 Days After MEC***
33	§ 10	Property Insurance Termination Deadline	***30 Days After MEC***
34	§ 10	Due Diligence Documents Delivery Deadline	***7 Days After MEC***
35	§ 10	Due Diligence Documents Objection Deadline	***30 Days After MEC***
36	§ 10	Due Diligence Documents Resolution Deadline	***35 Days After MEC***
37	§ 10	Environmental Inspection Termination Deadline	***30 Days After MEC***
38	§ 10	ADA Evaluation Termination Deadline	***30 Days After MEC***
39	§ 10	Conditional Sale Deadline	***Deleted***
40	§ 10	Lead-Based Paint Termination Deadline (if Residential Addendum attached)	***Deleted***
41	§ 11	Estoppel Statements Deadline	***Deleted***
42	§ 11	Estoppel Statements Termination Deadline	***Deleted***
		Closing and Possession	
43	§ 12	Closing Date	***60 Days After MEC***
44	§ 17	Possession Date	***Upon Delivery of Deed***
45	§ 17	Possession Time	***Upon Delivery of Deed***
46	§ 27	**Acceptance Deadline Date**	***5/8/2024*** Wednesday
47	§ 27	**Acceptance Deadline Time**	***5:00PM MT***
48	***none***	***none***	***none***
49	***none***	***none***	***none***

3.2. Applicability of Terms. If any deadline blank in § 3.1. (Dates and Deadlines) is left blank or completed with "N/A", or the word "Deleted," such deadline is not applicable and the corresponding provision containing the deadline is deleted. Any box checked in this Contract means the corresponding provision applies. If no box is checked in a provision that contains a selection of "None", such provision means that "None" applies.

The abbreviation "MEC" (mutual execution of this Contract) means the date upon which both parties have signed this Contract. The abbreviation "N/A" as used in this Contract means not applicable.

3.3. Day; Computation of Period of Days; Deadlines.

3.3.1. Day. As used in this Contract, the term "day" means the entire day ending at 11:59 p.m., United States Mountain Time (Standard or Daylight Savings, as applicable). Except however, if a **Time of Day Deadline** is specified in § 3.1. (Dates and Deadlines), all Objection Deadlines, Resolution Deadlines, Examination Deadlines and Termination Deadlines will end on the specified deadline date at the time of day specified in the **Time of Day Deadline**, United States Mountain Time. If **Time of Day Deadline** is left blank or "N/A" the deadlines will expire at 11:59 p.m., United States Mountain Time.

3.3.2. Computation of Period of Days. In computing a period of days (e.g., three days after MEC), when the ending date is not specified, the first day is excluded and the last day is included.

3.3.3. Deadlines. If any deadline falls on a Saturday, Sunday or federal or Colorado state holiday (Holiday), such deadline ☒ **Will** ☐ **Will Not** be extended to the next day that is not a Saturday, Sunday or Holiday. Should neither box be checked, the deadline will not be extended.

4. PURCHASE PRICE AND TERMS.

4.1. Price and Terms. The Purchase Price set forth below is payable in U.S. Dollars by Buyer as follows:

Item No.	Reference	Item	Amount	Amount

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1	§ 4.1.	Purchase Price	$ ***4,100,000.00***	
2	§ 4.3.	Earnest Money		$ ***50,000.00***
3	§ 4.5.	New Loan		$ ***3,100,000.00***
4	§ 4.6.	Assumption Balance		$
5	§ 4.7.	Private Financing		$
6	§ 4.7.	Seller Financing		$
7	***none***	***none***		$
8	***none***	***none***		$
9	§ 4.4.	Cash at Closing		$ ***950,000.00***
10		**Total**	$ ***4,100,000.00***	$ ***4,100,000.00***

4.2. Seller Concession. At Closing, Seller will credit to Buyer $***none*** (Seller Concession). The Seller Concession may be used for any Buyer fee, cost, charge or expenditure to the extent the amount is allowed by the Buyer's lender and is included in the Closing Statement or Closing Disclosure at Closing. Examples of allowable items to be paid for by the Seller Concession include, but are not limited to: Buyer's closing costs, loan discount points, loan origination fees, prepaid items and any other fee, cost, charge, expense or expenditure. Seller Concession is in addition to any sum Seller has agreed to pay or credit Buyer elsewhere in this Contract.

4.3. Earnest Money. The Earnest Money set forth in this Section, in the form of a ***check or wire***, will be payable to and held by ***First American Title - April Meigs*** (Earnest Money Holder), in its trust account, on behalf of both Seller and Buyer. The Earnest Money deposit must be tendered, by Buyer, with this Contract unless the parties mutually agree to an **Alternative Earnest Money Deadline** for its payment. The parties authorize delivery of the Earnest Money deposit to the company conducting the Closing (Closing Company), if any, at or before Closing. In the event Earnest Money Holder has agreed to have interest on Earnest Money deposits transferred to a fund established for the purpose of providing affordable housing to Colorado residents, Seller and Buyer acknowledge and agree that any interest accruing on the Earnest Money deposited with the Earnest Money Holder in this transaction will be transferred to such fund.

4.3.1. Alternative Earnest Money Deadline. The deadline for delivering the Earnest Money, if other than at the time of tender of this Contract, is as set forth as the **Alternative Earnest Money Deadline**.

4.3.2. Disposition of Earnest Money. If Buyer has a Right to Terminate and timely terminates, Buyer is entitled to the return of Earnest Money as provided in this Contract. If this Contract is terminated as set forth in § 24 and, except as provided in § 23 (Earnest Money Dispute), if the Earnest Money has not already been returned following receipt of a Notice to Terminate, Seller agrees to execute and return to Buyer or Broker working with Buyer, written mutual instructions (e.g., Earnest Money Release form), within three days of Seller's receipt of such form. If Seller is entitled to the Earnest Money, and, except as provided in § 23 (Earnest Money Dispute), if the Earnest Money has not already been paid to Seller, following receipt of an Earnest Money Release form, Buyer agrees to execute and return to Seller or Broker working with Seller, written mutual instructions (e.g., Earnest Money Release form), within three days of Buyer's receipt.

4.3.2.1. Seller Failure to Timely Return Earnest Money. If Seller fails to timely execute and return the Earnest Money Release Form, or other written mutual instructions, Seller is in default and liable to Buyer as set forth in **"If Seller is in Default", § 20.2. and § 21,** unless Seller is entitled to the Earnest Money due to a Buyer default.

4.3.2.2. Buyer Failure to Timely Release Earnest Money. If Buyer fails to timely execute and return the Earnest Money Release Form, or other written mutual instructions, Buyer is in default and liable to Seller as set forth in "**If Buyer is in Default, § 20.1 and § 21**, unless Buyer is entitled to the Earnest Money due to a Seller Default.

4.4. Form of Funds; Time of Payment; Available Funds.

4.4.1. Good Funds. All amounts payable by the parties at Closing, including any loan proceeds, Cash at Closing and closing costs, must be in funds that comply with all applicable Colorado laws, including electronic transfer funds, certified check, savings and loan teller's check and cashier's check (Good Funds).

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4.4.2. Time of Payment. All funds, including the Purchase Price to be paid by Buyer, must be paid before or at Closing or as otherwise agreed in writing between the parties to allow disbursement by Closing Company at Closing **OR SUCH NONPAYING PARTY WILL BE IN DEFAULT**.

4.4.3. Available Funds. Buyer represents that Buyer, as of the date of this Contract, ☒ **Does** ☐ **Does Not** have funds that are immediately verifiable and available in an amount not less than the amount stated as Cash at Closing in § 4.1.

4.5. New Loan.

4.5.1. Buyer to Pay Loan Costs. Buyer, except as otherwise permitted in § 4.2. (Seller Concession), if applicable, must timely pay Buyer's loan costs, loan discount points, prepaid items and loan origination fees as required by lender.

4.5.2. Buyer May Select Financing. Buyer may pay in cash or select financing appropriate and acceptable to Buyer, including a different loan than initially sought, except as restricted in § 4.5.3. (Loan Limitations) or § 29 (Additional Provisions).

4.5.3. Loan Limitations. Buyer may purchase the Property using any of the following types of loans: ☐ **Conventional** ☒ **Other** ***any Buyer deems acceptable***.

4.6. Assumption. (Omitted as inapplicable)

4.7. Seller or Private Financing. (Omitted as inapplicable)

TRANSACTION PROVISIONS

5. FINANCING CONDITIONS AND OBLIGATIONS.

5.1. New Loan Application. If Buyer is to pay all or part of the Purchase Price by obtaining one or more new loans (New Loan), or if an existing loan is not to be released at Closing, Buyer, if required by such lender, must make an application verifiable by such lender, on or before **New Loan Application Deadline** and exercise reasonable efforts to obtain such loan or approval.

5.2. New Loan Terms; New Loan Availability.

5.2.1. New Loan Terms. If Buyer is to pay all or part of the Purchase Price with a New Loan, this Contract is conditional upon Buyer determining, in Buyer's sole subjective discretion, whether the proposed New Loan's payments, interest rate, conditions and costs or any other loan terms (New Loan Terms) are satisfactory to Buyer. This condition is for the sole benefit of Buyer. Buyer has the Right to Terminate under § 24.1., on or before **New Loan Terms Deadline**, if the New Loan Terms are not satisfactory to Buyer, in Buyer's sole subjective discretion.

5.2.2. New Loan Availability. If Buyer is to pay all or part of the Purchase Price with a New Loan, this Contract is conditional upon Buyer's satisfaction with the availability of the New Loan based on the lender's review and underwriting of Buyer's New Loan Application (New Loan Availability). Buyer has the Right to Terminate under § 24.1., on or before the **New Loan Availability Deadline** if the New Loan Availability is not satisfactory to Buyer. Buyer does not have a Right to Terminate based on the New Loan Availability if the termination is based on the New Loan Terms, Appraised Value (defined below), the Lender Property Requirements (defined below), Insurability (§ 10.5. below) or the Conditional Upon Sale of Property (§ 10.7. below). **IF SELLER IS NOT IN DEFAULT AND DOES NOT TIMELY RECEIVE BUYER'S WRITTEN NOTICE TO TERMINATE, BUYER'S EARNEST MONEY WILL BE NONREFUNDABLE** , except as otherwise provided in this Contract (e.g., Appraisal, Title, Survey).

5.3. Credit Information. (Omitted as inapplicable)

5.4. Existing Loan Review. (Omitted as inapplicable)

6. APPRAISAL PROVISIONS.

6.1. Appraisal Definition. An "Appraisal" is an opinion of value prepared by a licensed or certified appraiser, engaged on behalf of Buyer or Buyer's lender, to determine the Property's market value (Appraised Value). The Appraisal may also set forth certain lender requirements, replacements, removals or repairs necessary on or to the Property as a condition for the Property to be valued at the Appraised Value.

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6.2. Appraised Value. The applicable appraisal provision set forth below applies to the respective loan type set forth in § 4.5.3., or if a cash transaction (i.e., no financing), § 6.2.1. applies.

6.2.1. Conventional/Other. Buyer has the right to obtain an Appraisal. If the Appraised Value is less than the Purchase Price, or if the Appraisal is not received by Buyer on or before **Appraisal Deadline** Buyer may, on or before **Appraisal Objection Deadline**:

6.2.1.1. Notice to Terminate. Notify Seller in writing, pursuant to § 24.1., that this Contract is terminated; or

6.2.1.2. Appraisal Objection. Deliver to Seller a written objection accompanied by either a copy of the Appraisal or written notice from lender that confirms the Appraised Value is less than the Purchase Price (Lender Verification).

6.2.1.3. Appraisal Resolution. If an Appraisal Objection is received by Seller, on or before **Appraisal Objection Deadline** and if Buyer and Seller have not agreed in writing to a settlement thereof on or before **Appraisal Resolution Deadline**, this Contract will terminate on the **Appraisal Resolution Deadline**, unless Seller receives Buyer's written withdrawal of the Appraisal Objection before such termination, (i.e., on or before expiration of **Appraisal Resolution Deadline**).

6.3. Lender Property Requirements. If the lender imposes any written requirements, replacements, removals or repairs, including any specified in the Appraisal (Lender Property Requirements) to be made to the Property (e.g., roof repair, repainting), beyond those matters already agreed to by Seller in this Contract, this Contract terminates on the earlier of three days following Seller's receipt of the Lender Property Requirements, or Closing, unless prior to termination: (1) the parties enter into a written agreement to satisfy the Lender Property Requirements; (2) the Lender Property Requirements have been completed; or (3) the satisfaction of the Lender Property Requirements is waived in writing by Buyer.

6.4. Cost of Appraisal. Cost of the Appraisal to be obtained after the date of this Contract must be timely paid by ☒ **Buyer** ☐ **Seller**. The cost of the Appraisal may include any and all fees paid to the appraiser, appraisal management company, lender's agent or all three.

7. OWNERS' ASSOCIATIONS. This Section is applicable if the Property is located within one or more Common Interest Communities and subject to one or more declarations (Association).

7.1. Common Interest Community Disclosure. THE PROPERTY IS LOCATED WITHIN A COMMON INTEREST COMMUNITY AND IS SUBJECT TO THE DECLARATION FOR THE COMMUNITY. THE OWNER OF THE PROPERTY WILL BE REQUIRED TO BE A MEMBER OF THE OWNERS' ASSOCIATION FOR THE COMMUNITY AND WILL BE SUBJECT TO THE BYLAWS AND RULES AND REGULATIONS OF THE ASSOCIATION. THE DECLARATION, BYLAWS AND RULES AND REGULATIONS WILL IMPOSE FINANCIAL OBLIGATIONS UPON THE OWNER OF THE PROPERTY, INCLUDING AN OBLIGATION TO PAY ASSESSMENTS OF THE ASSOCIATION. IF THE OWNER DOES NOT PAY THESE ASSESSMENTS, THE ASSOCIATION COULD PLACE A LIEN ON THE PROPERTY AND POSSIBLY SELL IT TO PAY THE DEBT. THE DECLARATION, BYLAWS AND RULES AND REGULATIONS OF THE COMMUNITY MAY PROHIBIT THE OWNER FROM MAKING CHANGES TO THE PROPERTY WITHOUT AN ARCHITECTURAL REVIEW BY THE ASSOCIATION (OR A COMMITTEE OF THE ASSOCIATION) AND THE APPROVAL OF THE ASSOCIATION. PURCHASERS OF PROPERTY WITHIN THE COMMON INTEREST COMMUNITY SHOULD INVESTIGATE THE FINANCIAL OBLIGATIONS OF MEMBERS OF THE ASSOCIATION. PURCHASERS SHOULD CAREFULLY READ THE DECLARATION FOR THE COMMUNITY AND THE BYLAWS AND RULES AND REGULATIONS OF THE ASSOCIATION.

7.2. Association Documents to Buyer. Seller is obligated to provide to Buyer the Association Documents (defined below), at Seller's expense, on or before **Association Documents Deadline**. Seller authorizes the Association to provide the Association Documents to Buyer, at Seller's expense. Seller's obligation to provide the Association Documents is fulfilled upon Buyer's receipt of the Association Documents, regardless of who provides such documents.

7.3. Association Documents. Association documents (Association Documents) consist of the following:

7.3.1. All Association declarations, articles of incorporation, bylaws, articles of organization,

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operating agreements, rules and regulations, party wall agreements and the Association's responsible governance policies adopted under § 38-33.3-209.5, C.R.S.;

7.3.2. Minutes of: (1) the annual owners' or members' meeting and (2) any executive boards' or managers' meetings; such minutes include those provided under the most current annual disclosure required under § 38-33.3-209.4, C.R.S. (Annual Disclosure) and minutes of meetings, if any, subsequent to the minutes disclosed in the Annual Disclosure. If none of the preceding minutes exist, then the most recent minutes, if any (§§ 7.3.1. and 7.3.2., collectively, Governing Documents); and

7.3.3. List of all Association insurance policies as provided in the Association's last Annual Disclosure, including, but not limited to, property, general liability, association director and officer professional liability and fidelity policies. The list must include the company names, policy limits, policy deductibles, additional named insureds and expiration dates of the policies listed (Association Insurance Documents);

7.3.4. A list by unit type of the Association's assessments, including both regular and special assessments as disclosed in the Association's last Annual Disclosure;

7.3.5. The Association's most recent financial documents which consist of: (1) the Association's operating budget for the current fiscal year, (2) the Association's most recent annual financial statements, including any amounts held in reserve for the fiscal year immediately preceding the Association's last Annual Disclosure, (3) the results of the Association's most recent available financial audit or review, (4) list of the fees and charges (regardless of name or title of such fees or charges) that the Association's community association manager or Association will charge in connection with the Closing including, but not limited to, any fee incident to the issuance of the Association's statement of assessments (Status Letter), any rush or update fee charged for the Status Letter, any record change fee or ownership record transfer fees (Record Change Fee), fees to access documents, (5) list of all assessments required to be paid in advance, reserves or working capital due at Closing and (6) reserve study, if any (§§ 7.3.4. and 7.3.5., collectively, Financial Documents);

7.3.6. Any written notice from the Association to Seller of a "construction defect action" under § 38-33.3-303.5, C.R.S. within the past six months and the result of whether the Association approved or disapproved such action (Construction Defect Documents). Nothing in this Section limits the Seller's obligation to disclose adverse material facts as required under § 10.2. (Disclosure of Adverse Material Facts; Subsequent Disclosure; Present Condition) including any problems or defects in the common elements or limited common elements of the Association property.

7.4. Conditional on Buyer's Review. Buyer has the right to review the Association Documents. Buyer has the Right to Terminate under § 24.1., on or before **Association Documents Termination Deadline**, based on any unsatisfactory provision in any of the Association Documents, in Buyer's sole subjective discretion. Should Buyer receive the Association Documents after **Association Documents Deadline**, Buyer, at Buyer's option, has the Right to Terminate under § 24.1. by Buyer's Notice to Terminate received by Seller on or before ten days after Buyer's receipt of the Association Documents. If Buyer does not receive the Association Documents, or if Buyer's Notice to Terminate would otherwise be required to be received by Seller after **Closing Date**, Buyer's Notice to Terminate must be received by Seller on or before Closing. If Seller does not receive Buyer's Notice to Terminate within such time, Buyer accepts the provisions of the Association Documents as satisfactory and Buyer waives any Right to Terminate under this provision, notwithstanding the provisions of § 8.6. (Third Party Right to Purchase/Approve).

8. TITLE INSURANCE, RECORD TITLE AND OFF-RECORD TITLE.

8.1. Evidence of Record Title.

☒ **8.1.1. Seller Selects Title Insurance Company.** If this box is checked, Seller will select the title insurance company to furnish the owner's title insurance policy at Seller's expense. On or before **Record Title Deadline**, Seller must furnish to Buyer, a current commitment for an owner's title insurance policy (Title Commitment), in an amount equal to the Purchase Price, or if this box is checked, ☐ an **Abstract of Title** certified to a current date. Seller will cause the title insurance policy to be issued and delivered to Buyer as soon as practicable at or after Closing.

☐ **8.1.2. Buyer Selects Title Insurance Company.** If this box is checked, Buyer will select the title insurance company to furnish the owner's title insurance policy at Buyer's expense. On or before **Record**

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Title Deadline, Buyer must furnish to Seller, a current commitment for owner's title insurance policy (Title Commitment), in an amount equal to the Purchase Price.
If neither box in § 8.1.1. or § 8.1.2. is checked, § 8.1.1. applies.

8.1.3. Owner's Extended Coverage (OEC). The Title Commitment ☒ **Will** ☐ **Will Not** contain Owner's Extended Coverage (OEC). If the Title Commitment is to contain OEC, it will commit to delete or insure over the standard exceptions which relate to: (1) parties in possession, (2) unrecorded easements, (3) survey matters, (4) unrecorded mechanics' liens, (5) gap period (period between the effective date and time of commitment to the date and time the deed is recorded) and (6) unpaid taxes, assessments and unredeemed tax sales prior to the year of Closing. Any additional premium expense to obtain OEC will be paid by ☒ **Buyer** ☐ **Seller** ☐ **One-Half by Buyer and One-Half by Seller** ☐ **Other** ***none***.
Regardless of whether the Contract requires OEC, the Title Insurance Commitment may not provide OEC or delete or insure over any or all of the standard exceptions for OEC. The Title Insurance Company may require a New Survey or New ILC, defined below, among other requirements for OEC. If the Title Insurance Commitment is not satisfactory to Buyer, Buyer has a right to object under § 8.7. (Right to Object to Title, Resolution).

8.1.4. Title Documents. Title Documents consist of the following: (1) copies of any plats, declarations, covenants, conditions and restrictions burdening the Property and (2) copies of any other documents (or, if illegible, summaries of such documents) listed in the schedule of exceptions (Exceptions) in the Title Commitment furnished to Buyer (collectively, Title Documents).

8.1.5. Copies of Title Documents. Buyer must receive, on or before **Record Title Deadline**, copies of all Title Documents. This requirement pertains only to documents as shown of record in the office of the clerk and recorder in the county where the Property is located. The cost of furnishing copies of the documents required in this Section will be at the expense of the party or parties obligated to pay for the owner's title insurance policy.

8.1.6. Existing Abstracts of Title. Seller must deliver to Buyer copies of any abstracts of title covering all or any portion of the Property (Abstract of Title) in Seller's possession on or before **Record Title Deadline**.

8.2. Record Title. Buyer has the right to review and object to the Abstract of Title or Title Commitment and any of the Title Documents as set forth in § 8.7. (Right to Object to Title, Resolution) on or before **Record Title Objection Deadline**. Buyer's objection may be based on any unsatisfactory form or content of Title Commitment or Abstract of Title, notwithstanding § 13, or any other unsatisfactory title condition, in Buyer's sole subjective discretion. If the Abstract of Title, Title Commitment or Title Documents are not received by Buyer on or before the **Record Title Deadline**, or if there is an endorsement to the Title Commitment that adds a new Exception to title, a copy of the new Exception to title and the modified Title Commitment will be delivered to Buyer. Buyer has until the earlier of Closing or ten days after receipt of such documents by Buyer to review and object to: (1) any required Title Document not timely received by Buyer, (2) any change to the Abstract of Title, Title Commitment or Title Documents, or (3) any endorsement to the Title Commitment. If Seller receives Buyer's Notice to Terminate or Notice of Title Objection, pursuant to this § 8.2. (Record Title), any title objection by Buyer is governed by the provisions set forth in § 8.7. (Right to Object to Title, Resolution). If Seller has fulfilled all Seller's obligations, if any, to deliver to Buyer all documents required by § 8.1. (Evidence of Record Title) and Seller does not receive Buyer's Notice to Terminate or Notice of Title Objection by the applicable deadline specified above, Buyer accepts the condition of title as disclosed by the Abstract of Title, Title Commitment and Title Documents as satisfactory.

8.3. Off-Record Title. Seller must deliver to Buyer, on or before **Off-Record Title Deadline**, true copies of all existing surveys in Seller's possession pertaining to the Property and must disclose to Buyer all easements, liens (including, without limitation, governmental improvements approved, but not yet installed) or other title matters not shown by public records, of which Seller has actual knowledge (Off-Record Matters). This Section excludes any **New ILC** or **New Survey** governed under § 9 (New ILC, New Survey). Buyer has the right to inspect the Property to investigate if any third party has any right in the Property not shown by public records (e.g., unrecorded easement, boundary line discrepancy or water rights). Buyer's Notice to Terminate or Notice of Title Objection of any unsatisfactory condition (whether disclosed by Seller or revealed by such inspection, notwithstanding § 8.2. (Record Title) and § 13 (Transfer of Title), in Buyer's sole subjective discretion, must be received by Seller on or before **Off-Record Title Objection Deadline**. If an

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Off-Record Matter is received by Buyer after the **Off-Record Title Deadline**, Buyer has until the earlier of Closing or ten days after receipt by Buyer to review and object to such Off-Record Matter. If Seller receives Buyer's Notice to Terminate or Notice of Title Objection pursuant to this § 8.3. (Off-Record Title), any title objection by Buyer is governed by the provisions set forth in § 8.7. (Right to Object to Title, Resolution). If Seller does not receive Buyer's Notice to Terminate or Notice of Title Objection by the applicable deadline specified above, Buyer accepts title subject to such Off-Record Matters and rights, if any, of third parties not shown by public records of which Buyer has actual knowledge.

8.4. Special Taxing and Metropolitan Districts. Intentionally Deleted

8.5. Tax Certificate. A tax certificate paid for by ☐ **Seller** ☒ **Buyer,** for the Property (Tax Certificate) must be delivered to Buyer on or before **Record Title Deadline**. If the content of the Tax Certificate is unsatisfactory to Buyer, in Buyer's sole subjective discretion, Buyer may terminate, on or before **Record Title Objection Deadline**. Should Buyer receive the Tax Certificate after **Record Title Deadline**, Buyer, at Buyer's option, has the Right to Terminate under § 24.1. by Buyer's Notice to Terminate received by Seller on or before ten days after Buyer's receipt of the Tax Certificate. If Buyer does not receive the Tax Certificate, or if Buyer's Notice to Terminate would otherwise be required to be received by Seller after **Closing Date**, Buyer's Notice to Terminate must be received by Seller on or before Closing. If Seller does not receive Buyer's Notice to Terminate within such time, Buyer accepts the content of the Tax Certificate as satisfactory and Buyer waives any Right to Terminate under this provision. If Buyer's loan specified in §4.5.3, (Loan Limitations) prohibits Buyer from paying for the Tax Certificate, the Tax Certificate will be paid for by Seller.

8.6. Third Party Right to Purchase/Approve. If any third party has a right to purchase the Property (e.g., right of first refusal on the Property, right to purchase the Property under a lease or an option held by a third party to purchase the Property) or a right of a third party to approve this Contract, Seller must promptly submit this Contract according to the terms and conditions of such right. If the third-party holder of such right exercises its right this Contract will terminate. If the third party's right to purchase is waived explicitly or expires, or the Contract is approved, this Contract will remain in full force and effect. Seller must promptly notify Buyer in writing of the foregoing. If the third party right to purchase is exercised or approval of this Contract has not occurred on or before **Third Party Right to Purchase/Approve Deadline**, this Contract will then terminate. Seller will supply to Buyer, in writing, details of any Third Party Right to Purchase the Property on or before the Record Title Deadline.

8.7. Right to Object to Title, Resolution. Buyer has a right to object or terminate, in Buyer's sole subjective discretion, based on any title matters including those matters set forth in § 8.2. (Record Title), § 8.3. (Off-Record Title), § 8.5. (Tax Certificate) and § 13 (Transfer of Title). If Buyer exercises Buyer's rights to object or terminate based on any such title matter, on or before the applicable deadline, Buyer has the following options:

8.7.1. Title Objection, Resolution. If Seller receives Buyer's written notice objecting to any title matter (Notice of Title Objection) on or before the applicable deadline and if Buyer and Seller have not agreed to a written settlement thereof on or before **Title Resolution Deadline**, this Contract will terminate on the expiration of **Title Resolution Deadline**, unless Seller receives Buyer's written withdrawal of Buyer's Notice of Title Objection (i.e., Buyer's written notice to waive objection to such items and waives the Right to Terminate for that reason), on or before expiration of **Title Resolution Deadline**. If either the Record Title Deadline or the Off-Record Title Deadline, or both, are extended pursuant to § 8.2. (Record Title) or § 8.3. (Off-Record Title) the Title Resolution Deadline also will be automatically extended to the earlier of Closing or fifteen days after Buyer's receipt of the applicable documents; or

8.7.2. Title Objection, Right to Terminate. Buyer may exercise the Right to Terminate under § 24.1., on or before the applicable deadline, based on any title matter unsatisfactory to Buyer, in Buyer's sole subjective discretion.

8.8. Title Advisory. The Title Documents affect the title, ownership and use of the Property and should be reviewed carefully. Additionally, other matters not reflected in the Title Documents may affect the title, ownership and use of the Property, including, without limitation, boundary lines and encroachments, set-back requirements, area, zoning, building code violations, unrecorded easements and claims of easements, leases and other unrecorded agreements, water on or under the Property and various laws and governmental regulations concerning land use, development and environmental matters.

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8.8.1. OIL, GAS, WATER AND MINERAL DISCLOSURE. THE SURFACE ESTATE OF THE PROPERTY MAY BE OWNED SEPARATELY FROM THE UNDERLYING MINERAL ESTATE AND TRANSFER OF THE SURFACE ESTATE MAY NOT NECESSARILY INCLUDE TRANSFER OF THE MINERAL ESTATE OR WATER RIGHTS. THIRD PARTIES MAY OWN OR LEASE INTERESTS IN OIL, GAS, OTHER MINERALS, GEOTHERMAL ENERGY OR WATER ON OR UNDER THE SURFACE OF THE PROPERTY, WHICH INTERESTS MAY GIVE THEM RIGHTS TO ENTER AND USE THE SURFACE OF THE PROPERTY TO ACCESS THE MINERAL ESTATE, OIL, GAS OR WATER.

8.8.2. SURFACE USE AGREEMENT. THE USE OF THE SURFACE ESTATE OF THE PROPERTY TO ACCESS THE OIL, GAS OR MINERALS MAY BE GOVERNED BY A SURFACE USE AGREEMENT, A MEMORANDUM OR OTHER NOTICE OF WHICH MAY BE RECORDED WITH THE COUNTY CLERK AND RECORDER.

8.8.3. OIL AND GAS ACTIVITY. OIL AND GAS ACTIVITY THAT MAY OCCUR ON OR ADJACENT TO THE PROPERTY MAY INCLUDE, BUT IS NOT LIMITED TO, SURVEYING, DRILLING, WELL COMPLETION OPERATIONS, STORAGE, OIL AND GAS, OR PRODUCTION FACILITIES, PRODUCING WELLS, REWORKING OF CURRENT WELLS AND GAS GATHERING AND PROCESSING FACILITIES.

8.8.4. ADDITIONAL INFORMATION. BUYER IS ENCOURAGED TO SEEK ADDITIONAL INFORMATION REGARDING OIL AND GAS ACTIVITY ON OR ADJACENT TO THE PROPERTY, INCLUDING DRILLING PERMIT APPLICATIONS. THIS INFORMATION MAY BE AVAILABLE FROM THE COLORADO OIL AND GAS CONSERVATION COMMISSION.

8.8.5. Title Insurance Exclusions. Matters set forth in this Section and others, may be excepted, excluded from, or not covered by the owner's title insurance policy.

8.9. Mineral Rights Review. Buyer ☐ **Does** ☐ **Does Not** have a Right to Terminate if examination of the Mineral Rights is unsatisfactory to Buyer on or before the **Mineral Rights Examination Deadline**.

9. NEW ILC, NEW SURVEY.

9.1. New ILC or New Survey. If the box is checked, (1) ☐ **New Improvement Location Certificate (New ILC);** or, (2) ☒ **New Survey** in the form of ***ALTA Survey***; is required and the following will apply:

9.1.1. Ordering of New ILC or New Survey. ☐ **Seller** ☒ **Buyer** will order the New ILC or New Survey. The New ILC or New Survey may also be a previous ILC or survey that is in the above-required form, certified and updated as of a date after the date of this Contract.

9.1.2. Payment for New ILC or New Survey. The cost of the New ILC or New Survey will be paid, on or before Closing, by: ☐ **Seller** ☒ **Buyer** or:

none

9.1.3. Delivery of New ILC or New Survey. Buyer, Seller, the issuer of the Title Commitment (or the provider of the opinion of title if an Abstract of Title) and ***Lender*** will receive a New ILC or New Survey on or before **New ILC or New Survey Deadline**.

9.1.4. Certification of New ILC or New Survey. The New ILC or New Survey will be certified by the surveyor to all those who are to receive the New ILC or New Survey.

9.2. Buyer's Right to Waive or Change New ILC or New Survey Selection. Buyer may select a New ILC or New Survey different than initially specified in this Contract if there is no additional cost to Seller or change to the **New ILC or New Survey Objection Deadline**. Buyer may, in Buyer's sole subjective discretion, waive a New ILC or New Survey if done prior to Seller incurring any cost for the same.

9.3. New ILC or New Survey Objection. Buyer has the right to review and object based on the New ILC or New Survey. If the New ILC or New Survey is not timely received by Buyer or is unsatisfactory to Buyer, in Buyer's sole subjective discretion, Buyer may, on or before **New ILC or New Survey Objection Deadline**, notwithstanding § 8.3. or § 13:

9.3.1. Notice to Terminate. Notify Seller in writing, pursuant to § 24.1, that this Contract is terminated; or

9.3.2. New ILC or New Survey Objection. Deliver to Seller a written description of any matter that was to be shown or is shown in the New ILC or New Survey that is unsatisfactory and that Buyer

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requires Seller to correct.

9.3.3. New ILC or New Survey Resolution. If a **New ILC or New Survey Objection** is received by Seller, on or before **New ILC or New Survey Objection Deadline** and if Buyer and Seller have not agreed in writing to a settlement thereof on or before **New ILC or New Survey Resolution Deadline**, this Contract will terminate on expiration of the **New ILC or New Survey Resolution Deadline**, unless Seller receives Buyer's written withdrawal of the New ILC or New Survey Objection before such termination (i.e., on or before expiration of **New ILC or New Survey Resolution Deadline**).

DISCLOSURE, INSPECTION AND DUE DILIGENCE

10. PROPERTY DISCLOSURE, INSPECTION, INDEMNITY, INSURABILITY AND DUE DILIGENCE.

10.1. Seller's Property Disclosure. On or before **Seller's Property Disclosure Deadline** , Seller agrees to deliver to Buyer the most current version of the applicable Colorado Real Estate Commission's Seller's Property Disclosure form completed by Seller to Seller's actual knowledge and current as of the date of this Contract.

10.2. Disclosure of Adverse Material Facts; Subsequent Disclosure; Present Condition. Seller must disclose to Buyer any adverse material facts actually known by Seller as of the date of this Contract. Seller agrees that disclosure of adverse material facts will be in writing. In the event Seller discovers an adverse material fact after the date of this Contract, Seller must timely disclose such adverse fact to Buyer. Buyer has the Right to Terminate based on the Seller's new disclosure on the earlier of Closing or five days after Buyer's receipt of the new disclosure. Except as otherwise provided in this Contract, Buyer acknowledges that Seller is conveying the Property to Buyer in an "**As Is**" condition, " **Where Is**" and " **With All Faults**."

10.3. Inspection. Unless otherwise provided in this Contract, Buyer, acting in good faith, has the right to have inspections (by one or more third parties, personally or both) of the Property, Leased Items, and Inclusions (Inspection), at Buyer's expense. If (1) the physical condition of the Property, including, but not limited to, the roof, walls, structural integrity of the Property, the electrical, plumbing, HVAC and other mechanical systems of the Property, (2) the physical condition of the Inclusions and Leased Items, (3) service to the Property (including utilities and communication services), systems and components of the Property (e.g., heating and plumbing), (4) any proposed or existing transportation project, road, street or highway, or (5) any other activity, odor or noise (whether on or off the Property) and its effect or expected effect on the Property or its occupants is unsatisfactory, in Buyer's sole subjective discretion, Buyer may:

10.3.1. Inspection Termination. On or before the **Inspection Termination Deadline**, notify Seller in writing, pursuant to § 24.1., that this Contract is terminated due to any unsatisfactory condition, provided the Buyer did not previously deliver an Inspection Objection. Buyer's Right to Terminate under this provision expires upon delivery of an Inspection Objection to Seller pursuant to § 10.3.2.; or

10.3.2. Inspection Objection. On or before the **Inspection Objection Deadline**, deliver to Seller a written description of any unsatisfactory condition that Buyer requires Seller to correct.

10.3.3. Inspection Resolution. If an Inspection Objection is received by Seller, on or before **Inspection Objection Deadline** and if Buyer and Seller have not agreed in writing to a settlement thereof on or before **Inspection Resolution Deadline**, this Contract will terminate on **Inspection Resolution Deadline** unless Seller receives Buyer's written withdrawal of the Inspection Objection before such termination (i.e., on or before expiration of **Inspection Resolution Deadline**). Nothing in this provision prohibits the Buyer and the Seller from mutually terminating this Contract before the Inspection Resolution Deadline passes by executing an Earnest Money Release.

10.4. Damage, Liens and Indemnity. Buyer, except as otherwise provided in this Contract or other written agreement between the parties, is responsible for payment for all inspections, tests, surveys, engineering reports, or other reports performed at Buyer's request (Work) and must pay for any damage that occurs to the Property and Inclusions as a result of such Work. Buyer must not permit claims or liens of any kind against the Property for Work performed on the Property. Buyer agrees to indemnify, protect and hold Seller harmless from and against any liability, damage, cost or expense incurred by Seller and caused by any

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such Work, claim, or lien. This indemnity includes Seller's right to recover all costs and expenses incurred by Seller to defend against any such liability, damage, cost or expense, or to enforce this Section, including Seller's reasonable attorney fees, legal fees and expenses. The provisions of this Section survive the termination of this Contract. This § 10.4. does not apply to items performed pursuant to an Inspection Resolution.

10.5. Insurability. Buyer has the Right to Terminate under § 24.1., on or before **Property Insurance Termination Deadline**, based on any unsatisfactory provision of the availability, terms and conditions and premium for property insurance (Property Insurance) on the Property, in Buyer's sole subjective discretion.

10.6. Due Diligence.

10.6.1. Due Diligence Documents. Seller agrees to deliver copies of the following documents and information pertaining to the Property and Leased Items (Due Diligence Documents) to Buyer on or before **Due Diligence Documents Delivery Deadline**:

10.6.1.1. Occupancy Agreements. All current leases, including any amendments or other occupancy agreements, pertaining to the Property. Those leases or other occupancy agreements pertaining to the Property that survive Closing are as follows (Leases):

none

10.6.1.2. Leased Items Documents. If any lease of personal property (§ 2.5.7., Leased Items) will be transferred to Buyer at Closing, Seller agrees to deliver copies of the leases and information pertaining to the personal property to Buyer on or before **Due Diligence Documents Delivery Deadline**. Buyer ☐ **Will** ☐ **Will Not** assume the Seller's obligations under such leases for the Leased Items (§ 2.5.7., Leased Items).

10.6.1.3. Encumbered Inclusions Documents. If any Inclusions owned by Seller are encumbered pursuant to § 2.5.4. (Encumbered Inclusions) above, Seller agrees to deliver copies of the evidence of debt, security and any other documents creating the encumbrance to Buyer on or before **Due Diligence Documents Delivery Deadline**. Buyer ☐ **Will** ☐ **Will Not** assume the debt on the Encumbered Inclusions (§ 2.5.4., Encumbered Inclusions).

10.6.1.4. Other Documents. If the respective box is checked, Seller agrees to additionally deliver copies of the following:

☐ **10.6.1.4.1.** All contracts relating to the operation, maintenance and management of the Property;

☐ **10.6.1.4.2.** Property tax bills for the last ***none*** years;

☐ **10.6.1.4.3.** As-built construction plans to the Property and the tenant improvements, including architectural, electrical, mechanical and structural systems; engineering reports; and permanent Certificates of Occupancy, to the extent now available;

☐ **10.6.1.4.4.** A list of all Inclusions to be conveyed to Buyer;

☐ **10.6.1.4.5.** Operating statements for the past ***none*** years;

☐ **10.6.1.4.6.** A rent roll accurate and correct to the date of this Contract;

☐ **10.6.1.4.7.** A schedule of any tenant improvement work Seller is obligated to complete but has not yet completed and capital improvement work either scheduled or in process on the date of this Contract;

☐ **10.6.1.4.8.** All insurance policies pertaining to the Property and copies of any claims which have been made for the past ***none*** years;

☐ **10.6.1.4.9.** Soils reports, surveys and engineering reports or data pertaining to the Property (if not delivered earlier under § 8.3.);

☐ **10.6.1.4.10.** Any and all existing documentation and reports regarding Phase I and II environmental reports, letters, test results, advisories and similar documents respective to the existence or nonexistence of asbestos, PCB transformers, or other toxic, hazardous or contaminated substances and/or underground storage tanks and/or radon gas. If no reports are in Seller's possession or known to Seller, Seller warrants that no such reports are in Seller's possession or known to Seller;

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☐ **10.6.1.4.11.** Any *Americans with Disabilities Act* reports, studies or surveys concerning the compliance of the Property with said Act;

☐ **10.6.1.4.12.** All permits, licenses and other building or use authorizations issued by any governmental authority with jurisdiction over the Property and written notice of any violation of any such permits, licenses or use authorizations, if any; and

☒ **10.6.1.4.13.** Other:

Seller to provide to Buyer all due diligence documents currently in Seller`s possession.

10.6.2. Due Diligence Documents Review and Objection. Buyer has the right to review and object based on the Due Diligence Documents. If the Due Diligence Documents are not supplied to Buyer or are unsatisfactory, in Buyer's sole subjective discretion, Buyer may, on or before **Due Diligence Documents Objection Deadline**:

10.6.2.1. Notice to Terminate. Notify Seller in writing, pursuant to § 24.1., that this Contract is terminated; or

10.6.2.2. Due Diligence Documents Objection. Deliver to Seller a written description of any unsatisfactory Due Diligence Documents that Buyer requires Seller to correct.

10.6.2.3. Due Diligence Documents Resolution. If a Due Diligence Documents Objection is received by Seller, on or before **Due Diligence Documents Objection Deadline** and if Buyer and Seller have not agreed in writing to a settlement thereof on or before **Due Diligence Documents Resolution Deadline**, this Contract will terminate on **Due Diligence Documents Resolution Deadline** unless Seller receives Buyer's written withdrawal of the Due Diligence Documents Objection before such termination (i.e., on or before expiration of **Due Diligence Documents Resolution Deadline**.

10.6.3. Zoning. Buyer has the Right to Terminate under § 24.1., on or before **Due Diligence Documents Objection Deadline**, based on any unsatisfactory zoning and any use restrictions imposed by any governmental agency with jurisdiction over the Property, in Buyer's sole subjective discretion.

10.6.4. Due Diligence – Environmental, ADA. Buyer has the right to obtain environmental inspections of the Property including Phase I and Phase II Environmental Site Assessments, as applicable. ☐ **Seller** ☒ **Buyer** will order or provide ☒ **Phase I Environmental Site Assessment**, ☐ **Phase II Environmental Site Assessment** (compliant with most current version of the applicable ASTM E1527 standard practices for Environmental Site Assessments) and/or ***none***, at the expense of ☐ **Seller** ☒ **Buyer** (Environmental Inspection). In addition, Buyer, at Buyer's expense, may also conduct an evaluation whether the Property complies with the *Americans with Disabilities Act* (ADA Evaluation). All such inspections and evaluations must be conducted at such times as are mutually agreeable to minimize the interruption of Seller's and any Seller's tenants' business uses of the Property, if any.

If Buyer's Phase I Environmental Site Assessment recommends a Phase II Environmental Site Assessment, the **Environmental Inspection Termination Deadline** will be extended by ***30*** days (Extended Environmental Inspection Objection Deadline) and if such Extended Environmental Inspection Objection Deadline extends beyond the **Closing Date**, the **Closing Date** will be extended a like period of time. In such event, ☐ **Seller** ☒ **Buyer** must pay the cost for such Phase II Environmental Site Assessment.

Notwithstanding Buyer's right to obtain additional environmental inspections of the Property in this § 10.6.4., Buyer has the Right to Terminate under § 24.1., on or before **Environmental Inspection Termination Deadline**, or if applicable, the Extended Environmental Inspection Objection Deadline, based on any unsatisfactory results of Environmental Inspection, in Buyer's sole subjective discretion.

Buyer has the Right to Terminate under § 24.1., on or before **ADA Evaluation Termination Deadline**, based on any unsatisfactory ADA Evaluation, in Buyer's sole subjective discretion.

10.7. Conditional Upon Sale of Property. This Contract is conditional upon the sale and closing of that certain property owned by Buyer and commonly known as ***none***. Buyer has the Right to Terminate under § 24.1. effective upon Seller's receipt of Buyer's Notice to Terminate on or before **Conditional Sale Deadline** if such property is not sold and closed by such deadline. This Section is for the sole benefit of Buyer. If Seller does not receive Buyer's Notice to Terminate on or before **Conditional Sale Deadline**, Buyer waives any Right to Terminate under this provision.

10.8. Source of Potable Water (Residential Land and Residential Improvements Only).

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[Intentionally Deleted - See Residential Addendum if applicable]

10.9. Existing Leases; Modification of Existing Leases; New Leases. Seller states that none of the Leases to be assigned to the Buyer at the time of Closing contain any rent concessions, rent reductions or rent abatements except as disclosed in the Lease or other writing received by Buyer. Seller will not amend, alter, modify, extend or cancel any of the Leases nor will Seller enter into any new leases affecting the Property without the prior written consent of Buyer, which consent will not be unreasonably withheld or delayed.

10.10. Lead-Based Paint. [Intentionally Deleted - See Residential Addendum if applicable]

10.11. Carbon Monoxide Alarms. [Intentionally Deleted - See Residential Addendum if applicable]

10.12. Methamphetamine Disclosure. [Intentionally Deleted - See Residential Addendum if applicable]

11. TENANT ESTOPPEL STATEMENTS.

11.1. Estoppel Statements Conditions. Buyer has the right to review and object to any Estoppel Statements. Seller must request from all tenants of the Property and if received by Seller, deliver to Buyer on or before **Estoppel Statements Deadline**, statements in a form and substance reasonably acceptable to Buyer, from each occupant or tenant at the Property (Estoppel Statement) attached to a copy of the Lease stating:

11.1.1. The commencement date of the Lease and scheduled termination date of the Lease;

11.1.2. That said Lease is in full force and effect and that there have been no subsequent modifications or amendments;

11.1.3. The amount of any advance rentals paid, rent concessions given and deposits paid to Seller;

11.1.4. The amount of monthly (or other applicable period) rental paid to Seller;

11.1.5. That there is no default under the terms of said Lease by landlord or occupant; and

11.1.6. That the Lease to which the Estoppel Statement is attached is a true, correct and complete copy of the Lease demising the premises it describes.

11.2. Seller Estoppel Statement. In the event Seller does not receive from all tenants of the Property a completed signed Estoppel Statement, Seller agrees to complete and execute an Estoppel Statement setting forth the information and documents required §11.1. above and deliver the same to Buyer on or before **Estoppel Statements Deadline**.

11.3. Estoppel Statements Termination. Buyer has the Right to Terminate under § 24.1., on or before **Estoppel Statements Termination Deadline**, based on any unsatisfactory Estoppel Statement, in Buyer's sole subjective discretion, or if Seller fails to deliver the Estoppel Statements on or before **Estoppel Statements Deadline**. Buyer also has the unilateral right to waive any unsatisfactory Estoppel Statement.

CLOSING PROVISIONS

12. CLOSING DOCUMENTS, INSTRUCTIONS AND CLOSING.

12.1. Closing Documents and Closing Information. Seller and Buyer will cooperate with the Closing Company to enable the Closing Company to prepare and deliver documents required for Closing to Buyer and Seller and their designees. If Buyer is obtaining a loan to purchase the Property, Buyer acknowledges Buyer's lender is required to provide the Closing Company, in a timely manner, all required loan documents and financial information concerning Buyer's loan. Buyer and Seller will furnish any additional information and documents required by Closing Company that will be necessary to complete this transaction. Buyer and Seller will sign and complete all customary or reasonably required documents at or before Closing.

12.2. Closing Instructions. Colorado Real Estate Commission's Closing Instructions ☐ **Are** ☒ **Are Not** executed with this Contract.

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12.3. Closing. Delivery of deed from Seller to Buyer will be at closing (Closing). Closing will be on the date specified as the **Closing Date** or by mutual agreement at an earlier date. At Closing, Seller agrees to deliver a set of keys for the Property to Buyer. The hour and place of Closing will be as designated by ***Buyer and Seller, which may be non-simultaneous Closings***.

12.4. Disclosure of Settlement Costs. Buyer and Seller acknowledge that costs, quality and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

12.5. Assignment of Leases. Seller must assign to Buyer all Leases at Closing that will continue after Closing and Buyer must assume Seller's obligations under such Leases. Further, Seller must transfer to Buyer all Leased Items and assign to Buyer such leases for the Leased Items accepted by Buyer pursuant to § 2.5.7. (Leased Items).

13. TRANSFER OF TITLE. Subject to Buyer's compliance with the terms and provisions of this Contract, including the tender of any payment due at Closing, Seller must execute and deliver the following good and sufficient deed to Buyer, at Closing: ☒ special warranty deed ☐ general warranty deed ☐ bargain and sale deed ☐ quit claim deed ☐ personal representative's deed ☐ ***none*** deed. Seller, provided another deed is not selected, must execute and deliver a good and sufficient special warranty deed to Buyer, at Closing.

Unless otherwise specified in § 29 (Additional Provisions), if title will be conveyed using a special warranty deed or a general warranty deed, title will be conveyed "subject to statutory exceptions" as defined in §38-30-113(5)(a), C.R.S.

14. PAYMENT OF LIENS AND ENCUMBRANCES. Unless agreed to by Buyer in writing, any amounts owed on any liens or encumbrances securing a monetary sum against the Property and Inclusions, including any governmental liens for special improvements installed as of the date of Buyer's signature hereon, whether assessed or not, and previous years' taxes, will be paid at or before Closing by Seller from the proceeds of this transaction or from any other source.

15. CLOSING COSTS, FEES, ASSOCIATION STATUS LETTER AND DISBURSEMENTS, TAXES AND WITHHOLDING.

15.1. Closing Costs. Buyer and Seller must pay, in Good Funds, their respective closing costs and all other items required to be paid at Closing, except as otherwise provided herein.

15.2. Closing Services Fee. The fee for real estate closing services must be paid at Closing by ☐ **Buyer** ☐ **Seller** ☒ **One-Half by Buyer and One-Half by Seller** ☐ **Other** ***none***.

15.3. Association Fees and Required Disbursements. At least fourteen days prior to **Closing Date**, Seller agrees to promptly request that the Closing Company or the Association deliver to Buyer a current Status Letter, if applicable. Any fees associated with or specified in the Status Letter will be paid as follows:

15.3.1. Status Letter Fee. Any fee incident to the issuance of Association's Status Letter must be paid by ☒ **Buyer** ☐ **Seller** ☐ **One-Half by Buyer and One-Half by Seller** ☐ **N/A.**

15.3.2. Record Change Fee. Any Record Change Fee must be paid by ☒ **Buyer** ☐ **Seller** ☐ **One-Half by Buyer and One-Half by Seller** ☐ **N/A.**

15.3.3. Assessments, Reserves or Working Capital. All assessments required to be paid in advance (other than Association Assessments as defined in § 16.2. (Association Assessments), reserves or working capital due at Closing must be paid by ☒ **Buyer** ☐ **Seller** ☐ **One-Half by Buyer and One-Half by Seller** ☐ **N/A.**

15.3.4. Other Fees. Any other fee listed in the Status Letter as required to be paid at Closing will be paid by ☒ **Buyer** ☐ **Seller** ☐ **One-Half by Buyer and One-Half by Seller** ☐ **N/A.**

15.4. Local Transfer Tax. Any Local Transfer Tax must be paid at Closing by ☒ **Buyer** ☐ **Seller** ☐ **One-Half by Buyer and One-Half by Seller** ☐ **N/A.**

15.5. Sales and Use Tax. Any sales and use tax that may accrue because of this transaction must be paid when due by ☒ **Buyer** ☐ **Seller** ☐ **One-Half by Buyer and One-Half by Seller** ☐ **N/A.**

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15.6. Private Transfer Fee. Any private transfer fees and other fees due to a transfer of the Property, payable at Closing, such as community association fees, developer fees and foundation fees, must be paid at Closing by ☒ **Buyer** ☐ **Seller** ☐ **One-Half by Buyer and One-Half by Seller** ☐ **N/A.**

15.7. Water Transfer Fees. Water Transfer Fees can change. The fees, as of the date of this Contract, do not exceed $***any*** for:

☐ Water Stock/Certificates ☐ Water District

☐ Augmentation Membership ☐ Small Domestic Water Company ☒ ***any***

and must be paid at Closing by ☒ **Buyer** ☐ **Seller** ☐ **One-Half by Buyer and One-Half by Seller** ☐ **N/A.**

15.8. Utility Transfer Fees. Utility transfer fees can change. Any fees to transfer utilities from Seller to Buyer must be paid by ☒ **Buyer** ☐ **Seller** ☐ **One-Half by Buyer and One-Half by Seller** ☐ **N/A.**

15.9. FIRPTA and Colorado Withholding.

15.9.1. FIRPTA. The Internal Revenue Service (IRS) may require a substantial portion of the Seller's proceeds be withheld after Closing when Seller is a foreign person. If required withholding does not occur, the Buyer could be held liable for the amount of the Seller's tax, interest and penalties. If the box in this Section is checked, Seller represents that Seller ☐ **IS** a foreign person for purposes of U.S. income taxation. If the box in this Section is not checked, Seller represents that Seller is not a foreign person for purposes of U.S. income taxation. Seller agrees to cooperate with Buyer and Closing Company to provide any reasonably requested documents to verify Seller's foreign person status. If withholding is required, Seller authorizes Closing Company to withhold such amount from Seller's proceeds. Seller should inquire with Seller's tax advisor to determine if withholding applies or if an exemption exists.

15.9.2. Colorado Withholding. The Colorado Department of Revenue may require a portion of the Seller's proceeds be withheld after Closing when Seller will not be a Colorado resident after Closing, if not otherwise exempt. Seller agrees to cooperate with Buyer and Closing Company to provide any reasonably requested documents to verify Seller's status. If withholding is required, Seller authorizes Closing Company to withhold such amount from Seller's proceeds. Seller should inquire with Seller's tax advisor to determine if withholding applies or if an exemption exists.

16. PRORATIONS AND ASSOCIATION ASSESSMENTS.

16.1. Prorations. The following will be prorated to the **Closing Date**, except as otherwise provided:

16.1.1. Taxes. Personal property taxes, if any, special taxing district assessments, if any, and general real estate taxes for the year of Closing, based on

☐ **Taxes for the Calendar Year Immediately Preceding Closing**

☒ **Most Recent Mill Levy and Most Recent Assessed Valuation,** adjusted by any applicable qualifying seniors property tax exemption, qualifying disabled veteran exemption or ☐ **Other**

none

16.1.2. Rents. Rents based on ☐ **Rents Actually Received** ☐ **Accrued.** At Closing, Seller will transfer or credit to Buyer the security deposits for all Leases assigned to Buyer, or any remainder after lawful deductions, and notify all tenants in writing of such transfer and of the transferee's name and address.

16.1.3. Other Prorations. Water and sewer charges, propane, interest on continuing loan and

none

16.1.4. Final Settlement. Unless otherwise specified in Additional Provisions, these prorations are final.

16.2. Association Assessments. Current regular Association assessments and dues (Association Assessments) paid in advance will be credited to Seller at Closing. Cash reserves held out of the regular Association Assessments for deferred maintenance by the Association will not be credited to Seller except as may be otherwise provided by the Governing Documents. Buyer acknowledges that Buyer may be obligated to pay the Association, at Closing, an amount for reserves or working capital. Any special assessment assessed prior to **Closing Date** by the Association will be the obligation of ☒ **Buyer** ☐ **Seller.** Except however, any special assessment by the Association for improvements that have been installed as of the date of Buyer's signature hereon, whether assessed prior to or after Closing, will be the obligation of Seller unless otherwise specified in Additional Provisions. Seller represents there are no unpaid regular or special assessments against the Property except the current regular assessments and //

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none

Association Assessments are subject to change as provided in the Governing Documents.

17. POSSESSION. Possession of the Property and Inclusions will be delivered to Buyer on **Possession Date** at **Possession Time**, subject to the Leases as set forth in § 10.6.1.1.

If Seller, after Closing occurs, fails to deliver possession as specified, Seller will be subject to eviction and will be additionally liable to Buyer, notwithstanding § 20.2. (If Seller is in Default), for payment of $ ***500.00*** per day (or any part of a day notwithstanding § 3.3., Day) from **Possession Date** and **Possession Time** until possession is delivered.

General Provisions

18. CAUSES OF LOSS, INSURANCE; DAMAGE TO INCLUSIONS AND SERVICES; CONDEMNATION; AND WALK-THROUGH. Except as otherwise provided in this Contract, the Property, Inclusions or both will be delivered in the condition existing as of the date of this Contract, ordinary wear and tear excepted.

18.1. Causes of Loss, Insurance. In the event the Property or Inclusions are damaged by fire, other perils or causes of loss prior to Closing (Property Damage) in an amount of not more than ten percent of the total Purchase Price and if the repair of the damage will be paid by insurance (other than the deductible to be paid by Seller), then Seller, upon receipt of the insurance proceeds, will use Seller's reasonable efforts to repair the Property before **Closing Date**. Buyer has the Right to Terminate under § 24.1., on or before **Closing Date**, if the Property is not repaired before **Closing Date**, or if the damage exceeds such sum. Should Buyer elect to carry out this Contract despite such Property Damage, Buyer is entitled to a credit at Closing for all insurance proceeds that were received by Seller (but not the Association, if any) resulting from damage to the Property and Inclusions, plus the amount of any deductible provided for in the insurance policy. This credit may not exceed the Purchase Price. In the event Seller has not received the insurance proceeds prior to Closing, the parties may agree to extend the **Closing Date** to have the Property repaired prior to Closing or, at the option of Buyer, (1) Seller must assign to Buyer the right to the proceeds at Closing, if acceptable to Seller's insurance company and Buyer's lender; or (2) the parties may enter into a written agreement prepared by the parties or their attorney requiring the Seller to escrow at Closing from Seller's sale proceeds the amount Seller has received and will receive due to such damage, not exceeding the total Purchase Price, plus the amount of any deductible that applies to the insurance claim.

18.2. Damage, Inclusions and Services. Should any Inclusion or service (including utilities and communication services), system, component or fixture of the Property (collectively Service) (e.g., heating or plumbing), fail or be damaged between the date of this Contract and Closing or possession, whichever is earlier, then Seller is liable for the repair or replacement of such Inclusion or Service with a unit of similar size, age and quality, or an equivalent credit, but only to the extent that the maintenance or replacement of such Inclusion or Service is not the responsibility of the Association, if any, less any insurance proceeds received by Buyer covering such repair or replacement. If the failed or damaged Inclusion or Service is not repaired or replaced on or before Closing or possession, whichever is earlier, Buyer has the Right to Terminate under § 24.1., on or before **Closing Date**, or, at the option of Buyer, Buyer is entitled to a credit at Closing for the repair or replacement of such Inclusion or Service. Such credit must not exceed the Purchase Price. If Buyer receives such a credit, Seller's right for any claim against the Association, if any, will survive Closing.

18.3. Condemnation. In the event Seller receives actual notice prior to Closing that a pending condemnation action may result in a taking of all or part of the Property or Inclusions, Seller must promptly notify Buyer, in writing, of such condemnation action. Buyer has the Right to Terminate under § 24.1., on or before **Closing Date**, based on such condemnation action, in Buyer's sole subjective discretion. Should Buyer elect to consummate this Contract despite such diminution of value to the Property and Inclusions, Buyer is entitled to a credit at Closing for all condemnation proceeds awarded to Seller for the diminution in the value of the Property or Inclusions, but such credit will not include relocation benefits or expenses or exceed the Purchase Price.

18.4. Walk-Through and Verification of Condition. Buyer, upon reasonable notice, has the right to

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walk through the Property prior to Closing to verify that the physical condition of the Property and Inclusions complies with this Contract.

19. RECOMMENDATION OF LEGAL AND TAX COUNSEL. By signing this Contract, Buyer and Seller acknowledge that their respective broker has advised that this Contract has important legal consequences and has recommended: (1) legal examination of title; (2) consultation with legal and tax or other counsel before signing this Contract as this Contract may have important legal and tax implications; (3) to consult with their own attorney if Water Rights, Mineral Rights or Leased Items are included or excluded in the sale; and (4) to consult with legal counsel if there are other matters in this transaction for which legal counsel should be engaged and consulted. Such consultations must be done timely as this Contract has strict time limits, including deadlines, that must be complied with.

20. TIME OF ESSENCE, DEFAULT AND REMEDIES. Time is of the essence for all dates and deadlines in this Contract. This means that all dates and deadlines are strict and absolute. If any payment due, including Earnest Money, is not paid, honored or tendered when due, or if any obligation is not performed timely as provided in this Contract or waived, the non-defaulting party has the following remedies:

20.1. If Buyer is in Default:

☐ **20.1.1. Specific Performance.** Seller may elect to cancel this Contract and all Earnest Money (whether or not paid by Buyer) will be paid to Seller and retained by Seller. It is agreed that the Earnest Money is not a penalty, and the parties agree the amount is fair and reasonable. Seller may recover such additional damages as may be proper. Alternatively, Seller may elect to treat this Contract as being in full force and effect and Seller has the right to specific performance or damages, or both.

20.1.2. Liquidated Damages, Applicable. This § 20.1.2. applies unless the box in § 20.1.1. is checked. Seller may cancel this Contract. All Earnest Money (whether or not paid by Buyer) will be paid to Seller and retained by Seller. It is agreed that the Earnest Money amount specified in § 4.1. is LIQUIDATED DAMAGES and not a penalty, which amount the parties agree is fair and reasonable and (except as provided in §§ 10.4. and 21), such amount is SELLER'S ONLY REMEDY for Buyer's failure to perform the obligations of this Contract. Seller expressly waives the remedies of specific performance and additional damages.

20.2. If Seller is in Default:

20.2.1. Specific Performance, Damages or Both. Buyer may elect to treat this Contract as canceled, in which case all Earnest Money received hereunder will be returned to Buyer and Buyer may recover such damages as may be proper. Alternatively, in addition to the per diem in § 17 (Possession) for failure of Seller to timely deliver possession of the Property after Closing occurs, Buyer may elect to treat this Contract as being in full force and effect and Buyer has the right to specific performance or damages, or both.

20.2.2. Seller's Failure to Perform. In the event Seller fails to perform Seller's obligations under this Contract, to include, but not limited to, failure to timely disclose Association violations known by Seller, failure to perform any replacements or repairs required under this Contract or failure to timely disclose any known adverse material facts, Seller remains liable for any such failures to perform under this Contract after Closing. Buyer's rights to pursue the Seller for Seller's failure to perform under this Contract are reserved and survive Closing.

21. LEGAL FEES, COST AND EXPENSES. Anything to the contrary herein notwithstanding, in the event of any arbitration or litigation relating to this Contract, prior to or after **Closing Date**, the arbitrator or court must award to the prevailing party all reasonable costs and expenses, including attorney fees, legal fees and expenses.

22. MEDIATION. If a dispute arises relating to this Contract (whether prior to or after Closing) and is not resolved, the parties must first proceed, in good faith, to mediation. Mediation is a process in which the parties meet with an impartial person who helps to resolve the dispute informally and confidentially. Mediators cannot impose binding decisions. Before any mediated settlement is binding, the parties to the dispute must agree to the settlement, in writing. The parties will jointly appoint an acceptable mediator and will share

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equally in the cost of such mediation. The obligation to mediate, unless otherwise agreed, will terminate if the entire dispute is not resolved within thirty days of the date written notice requesting mediation is delivered by one party to the other at that party's last known address (physical or electronic as provided in § 26). Nothing in this Section prohibits either party from filing a lawsuit and recording a *lis pendens* affecting the Property, before or after the date of written notice requesting mediation. This Section will not alter any date in this Contract, unless otherwise agreed.

23. EARNEST MONEY DISPUTE. Except as otherwise provided herein, Earnest Money Holder must release the Earnest Money following receipt of written mutual instructions, signed by both Buyer and Seller. In the event of any controversy regarding the Earnest Money, Earnest Money Holder is not required to release the Earnest Money. Earnest Money Holder, in its sole subjective discretion, has several options: (1) wait for any proceeding between Buyer and Seller; (2) interplead all parties and deposit Earnest Money into a court of competent jurisdiction (Earnest Money Holder is entitled to recover court costs and reasonable attorney and legal fees incurred with such action); or (3) provide notice to Buyer and Seller that unless Earnest Money Holder receives a copy of the Summons and Complaint or Claim (between Buyer and Seller) containing the case number of the lawsuit (Lawsuit) within one hundred twenty days of Earnest Money Holder's notice to the parties, Earnest Money Holder is authorized to return the Earnest Money to Buyer. In the event Earnest Money Holder does receive a copy of the Lawsuit and has not interpled the monies at the time of any Order, Earnest Money Holder must disburse the Earnest Money pursuant to the Order of the Court. The parties reaffirm the obligation of § 22 (Mediation). This Section will survive cancellation or termination of this Contract.

24. TERMINATION.

24.1. Right to Terminate. If a party has a right to terminate, as provided in this Contract (Right to Terminate), the termination is effective upon the other party's receipt of a written notice to terminate (Notice to Terminate), provided such written notice was received on or before the applicable deadline specified in this Contract. If the Notice to Terminate is not received on or before the specified deadline, the party with the Right to Terminate accepts the specified matter, document or condition as satisfactory and waives the Right to Terminate under such provision.

24.2. Effect of Termination. In the event this Contract is terminated, and all Earnest Money received hereunder is timely returned to Buyer, the parties are relieved of all obligations hereunder, subject to §§ 10.4. and 21.

25. ENTIRE AGREEMENT, MODIFICATION, SURVIVAL; SUCCESSORS. This Contract, its exhibits and specified addenda, constitute the entire agreement between the parties relating to the subject hereof and any prior agreements pertaining thereto, whether oral or written, have been merged and integrated into this Contract. No subsequent modification of any of the terms of this Contract is valid, binding upon the parties, or enforceable unless made in writing and signed by the parties. Any right or obligation in this Contract that, by its terms, exists or is intended to be performed after termination or Closing survives the same. Any successor to a party receives the predecessor's benefits and obligations of this Contract.

26. NOTICE, DELIVERY AND CHOICE OF LAW.

26.1. Physical Delivery and Notice. Any document or notice to Buyer or Seller must be in writing, except as provided in § 26.2. and is effective when physically received by such party, any individual named in this Contract to receive documents or notices for such party, Broker, or Brokerage Firm of Broker working with such party (except any notice or delivery after Closing must be received by the party, not Broker or Brokerage Firm).

26.2. Electronic Notice. As an alternative to physical delivery, any notice may be delivered in electronic form to Buyer or Seller, any individual named in this Contract to receive documents or notices for such party, Broker or Brokerage Firm of Broker working with such party (except any notice or delivery after Closing, cancellation or Termination must be received by the party, not Broker or Brokerage Firm) at the electronic address of the recipient by facsimile, email or ***internet***.

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26.3. Electronic Delivery. Electronic Delivery of documents and notice may be delivered by: (1) email at the email address of the recipient, (2) a link or access to a website or server provided the recipient receives the information necessary to access the documents, or (3) facsimile at the facsimile number (Fax No.) of the recipient.

26.4. Choice of Law. This Contract and all disputes arising hereunder are governed by and construed in accordance with the laws of the State of Colorado that would be applicable to Colorado residents who sign a contract in Colorado for real property located in Colorado.

27. NOTICE OF ACCEPTANCE, COUNTERPARTS. This proposal will expire unless accepted in writing, by Buyer and Seller, as evidenced by their signatures below and the offering party receives notice of such acceptance pursuant to § 26 on or before **Acceptance Deadline Date** and **Acceptance Deadline Time**. If accepted, this document will become a contract between Seller and Buyer. A copy of this Contract may be executed by each party, separately and when each party has executed a copy thereof, such copies taken together are deemed to be a full and complete contract between the parties.

28. GOOD FAITH. Buyer and Seller acknowledge that each party has an obligation to act in good faith including, but not limited to, exercising the rights and obligations set forth in the provisions of **Financing Conditions and Obligations**; **Title Insurance, Record Title and Off-Record Title**; **New ILC, New Survey**; and **Property Disclosure, Inspection, Indemnity, Insurability and Due Diligence**.

ADDITIONAL PROVISIONS AND ATTACHMENTS

29. ADDITIONAL PROVISIONS. (The following additional provisions have not been approved by the Colorado Real Estate Commission.)

29.1. This Contract is assignable by Buyer without Seller`s prior written consent if assigned to an affiliated entity, otherwise Buyer must have Seller`s prior written consent if assigned to an un-affiliated entity, which shall not be unreasonably withheld. Except as so restricted, this Contract inures to the benefit of and is binding upon the heirs, personal representatives, successors and assigns of the parties.

30. OTHER DOCUMENTS.

30.1. Documents Part of Contract. The following documents **are a part** of this Contract:

none

30.2. Documents Not Part of Contract. The following documents have been provided but are **not** a part of this Contract:

none

Signatures

Kurt Ghiardi

Date: ***5/3/2024***

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Buyer: ***Kurt Ghiardi***

[NOTE: If this offer is being countered or rejected, do not sign this document.]

Tim Hallmark, Director, Facilities, Fleet & Emergency Support Services Date: ***5/7/2024***

Seller: ***Douglas County Board of Commissioners***
By: Tim Hallmark, Director, Facilities, Fleet & Emergency Support Services

Doug DeBord Date: ***5/7/2024***

Seller: ***Douglas County Board of Commissioners***
By: Doug DeBord

Date: ***5/7/2024***

Seller: ***Douglas County Board of Commissioners***
By: Jeff Garcia, Douglas County Attorney

END OF CONTRACT TO BUY AND SELL REAL ESTATE

BROKER'S ACKNOWLEDGMENTS AND COMPENSATION DISCLOSURE.

A. Broker Working With Buyer

Broker ☐ **Does** ☐ **Does Not** acknowledge receipt of Earnest Money deposit. Broker agrees that if Brokerage Firm is the Earnest Money Holder and, except as provided in § 23, if the Earnest Money has not already been returned following receipt of a Notice to Terminate or other written notice of termination, Earnest Money Holder will release the Earnest Money as directed by the written mutual instructions. Such release of Earnest Money will be made within five days of Earnest Money Holder's receipt of the executed written mutual instructions, provided the Earnest Money check has cleared.

Broker is working with Buyer as a ☐ **Buyer's Agent** ☐ **Transaction-Broker** in this transaction.

☒ **Customer.** Broker has no brokerage relationship with Buyer. See § B for Broker's brokerage relationship with Seller.

Brokerage Firm's compensation or commission is to be paid by ☐ **Listing Brokerage Firm** ☐ **Buyer**

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☐ **Other** .

This Broker's Acknowledgements and Compensation Disclosure is for disclosure purposes only and does NOT create any claim for compensation. Any compensation agreement between the brokerage firms must be entered into separately and apart from this provision.

Brokerage Firm's Name: ***none***

Brokerage Firm's License #: ***none***

none none

Date: ***5/3/2024***

Broker's Name: ***none none***

Broker's License #: ***none***

Address: ***none none, none***

Phone No.: ***none***

Fax No.: ***none***

Email Address: ***none***

B. Broker Working with Seller

Broker ☐ **Does** ☒ **Does Not** acknowledge receipt of Earnest Money deposit. Broker agrees that if Brokerage Firm is the Earnest Money Holder and, except as provided in § 23, if the Earnest Money has not already been returned following receipt of a Notice to Terminate or other written notice of termination, Earnest Money Holder will release the Earnest Money as directed by the written mutual instructions. Such release of Earnest Money will be made within five days of Earnest Money Holder's receipt of the executed written mutual instructions, provided the Earnest Money check has cleared.

Broker is working with Seller as a ☒ **Seller's Agent** ☐ **Transaction-Broker** in this transaction.

☐ **Customer.** Broker has no brokerage relationship with Seller. See § A for Broker's brokerage relationship with Buyer.

Brokerage Firm's compensation or commission is to be paid by ☒ **Seller** ☐ **Buyer** ☐ **Other** .

This Broker's Acknowledgements and Compensation Disclosure is for disclosure purposes only and does NOT create any claim for compensation. Any compensation agreement between the brokerage firms must be entered into separately and apart from this provision.

Brokerage Firm's Name: ***NavPoint Real Estate Group***

Brokerage Firm's License #: ***EC 100036966***

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Date: ***4/29/2024***

Broker's Name: ***Jeff Brandon***

Broker's License #: ***FA.040047683***

Address: ***20 N Wilcox St Suite 118B Castle Rock, CO 80104***

Phone No.: ***720-420-7530***

Fax No.: ***720-240-0762***

Email Address: ***jeff.brandon@navpointre.com***

CBS3-6-23. CONTRACT TO BUY AND SELL REAL ESTATE (COMMERCIAL)

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LETTER OF ENGAGEMENT

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MountainSeed Appraisal Management, LLC
2100 Powers Ferry Road SE, Suite 410
Atlanta, GA 30339
404- 973- 2568

REQUEST FORM
COMPANY: ENT Credit Union- Colorado Springs, CO

State Registration Number: AMC.200000378

File Information

File ID: 240812066
Due Date: 9/9/2024
Loan Number: TBD

Vendor Information

Loan Type: SBA
Vendor: (NBP) Wilkerson, Brett
Form: Appraisal Report (Narrative format)
Service Fee: $XXXX
Interest Valued: Fee Simple
Real Estate Valued: Land and Improvements
Effective Date of Valuation: Value As Is / Insurable Value
Other Intended Users:
USDA: No
SBA: Yes
Branch and Address: U.S. Small Business Administration (Colorado District): 721 19th St., Suite #426, Denver, CO 80202.

Client Information

Client: ENT Credit Union- Colorado Springs, CO
Borrower:
Address: 11550 Ent Pkwy, Colorado Springs, CO 80921
Co- Borrower:
Company Name:

Subject Property

Address: 9228 Park Meadows Drive, Lone Tree, CO 80124
Intended Use: Sale / Purchase
Product Category: Origination
County: Douglas
Map: Map Link
Sales Price: 4,100,000
Property Type: Restaurant
Property Tax ID: 2231- 033- 06- 013
Description: APPRAISERS: PLEASE PROVIDE FEES FOR BOTH STANDARD AND RUSH TURNAROUND TIMES. YOUR FEE AND TURNAROUND TIME FOR A RUSH BID CAN BE PLACED IN THE APPRAISERS BID NOTES. THANK YOU.

**ASSIGNMENT CONDITION: This order is for ONE report only. Multiple reports for this order are not permitted. Contact MountainSeed immediately if you determine multiple reports

are needed or have questions on how to complete this as one report.**

FFAny allocation of the FFEand real property values must be listed separately within the report.

Prior Experience: The property being bid is a restaurant. Please comment on your level of experience and approximately how many similar properties you have appraised in the past 36 months. You must include these comments in the order as the client is attempting to ensure they have an appraiser that is qualified to perform the appraisal.

CDC and SBA should also be listed as intended users.

SBA Appraisal Guidelines
Per SOP 50 10 Version: 7.1 (effective - Nov 15, 2023) (applicable sections):
"C. The "Appraisal Report" must be prepared in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP)."
"D. In order for the appraiser to identify the scope of work appropriately, the appraisal must identify SBA as the client or an intended user of the appraisal, as those terms are defined in the Uniform Standards of Professional Appraisal Practice (USPAP). The CDC may also be identified as the client or an intended user. It is acceptable to SBA if the appraisal identifies the Third Party Lender as the client and SBA as an intended user. The CDC may not use an appraisal prepared for the applicant. The cost may be passed on to the borrower."
"F. If the loan will be used to acquire an existing building that does not require construction, the appraiser should estimate market value on an as- is basis. If the appraiser estimates the value other than on an as- is basis, the narrative must include an explanation of why the as- is basis was not used."
"G. If the appraisal engagement letter asks the appraiser for a business enterprise or going concern value, the appraiser must allocate separate values to the individual components of the transaction including land, building, equipment and business (including intangible assets)."
"H. When the collateral is a Special Purpose Property, the appraiser must be experienced in the particular industry."
- Additional Comment: Although the requirement is not found in the SBA SOP, it is often requested and stated by banks that there be at least two appraisal approaches considered in an SBA compliant appraisal. The appraiser should also provide at least two approaches.

NOTE: If the Remaining Economic Life (REL) is less than 25- years, please contact MountainSeed immediately before completing the assignment. (The REL applies to "Prospective Value Upon Completion" when applicable.)

Are there issues that the financial institution knows about that could impact value? No

Property Contact Information

Contact Person: Jeff Brandon
Work Phone: 720- 420- 7530
Cell Phone:
Home Phone:
Contact Email Address:

Note: This request form is not transferable to another vendor and/or appraiser. If the vendor and/or appraiser named on this request is unable to complete this assignment, please contact MountainSeed AMC at 404- 973- 2568. All vendors and/or appraiser are approved on an individual basis and if this assignment is completed by another vendor and/or appraiser, MountainSeed AMC will not be liable for any related service fees.

Date: 8/22/2024

Appraisal Company:	(NBP) BBG Inc (Comm Apprls)
Appraisal Co Address:	5901- B Peachtree Dunwoody Rd Atlanta, GA 00001
Regarding:	9228 Park Meadows Drive Lone Tree, CO 80124

Dear: Brett (NBP) Wilkerson

This letter (this""**Engagement Letter**"") confirms your engagement to prepare an appraisal of the property described below in compliance with the terms and conditions set forth below.

Basic Information

Property to Be Appraised: 9228 Park Meadows Drive Lone Tree, CO 80124

Property Description: APPRAISERS: PLEASE PROVIDE FEES FOR BOTH STANDARD AND RUSH TURNAROUND TIMES. YOUR FEE AND TURNAROUND TIME FOR A RUSH BID CAN BE PLACED IN THE APPRAISERS BID NOTES. THANK YOU.

ASSIGNMENT CONDITION: This order is for ONE report only. Multiple reports for this order are not permitted. Contact MountainSeed immediately if you determine multiple reports are needed or have questions on how to complete this as one report.

FFAny allocation of the FFEand real property values must be listed separately within the report.

Prior Experience: The property being bid is a restaurant. Please comment on your level of experience and approximately how many similar properties you have appraised in the past 36 months. You must include these comments in the order as the client is attempting to ensure they have an appraiser that is qualified to perform the appraisal.

CDC and SBA should also be listed as intended users.

SBA Appraisal Guidelines
Per SOP 50 10 Version: 7.1 (effective - Nov 15, 2023) (applicable sections):
"C. The "Appraisal Report" must be prepared in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP)."
"D. In order for the appraiser to identify the scope of work appropriately, the appraisal must identify SBA as the client or an intended user of the appraisal, as those terms are defined in the Uniform Standards of Professional Appraisal Practice (USPAP). The CDC may also be identified as the client or an intended user. It is acceptable to SBA if the appraisal identifies the Third Party Lender as the client and SBA as an intended user. The CDC may not use an appraisal

prepared for the applicant. The cost may be passed on to the borrower."
"F. If the loan will be used to acquire an existing building that does not require construction, the appraiser should estimate market value on an as- is basis. If the appraiser estimates the value other than on an as- is basis, the narrative must include an explanation of why the as- is basis was not used."
"G. If the appraisal engagement letter asks the appraiser for a business enterprise or going concern value, the appraiser must allocate separate values to the individual components of the transaction including land, building, equipment and business (including intangible assets)."
"H. When the collateral is a Special Purpose Property, the appraiser must be experienced in the particular industry."
- Additional Comment: Although the requirement is not found in the SBA SOP, it is often requested and stated by banks that there be at least two appraisal approaches considered in an SBA compliant appraisal. The appraiser should also provide at least two approaches.

NOTE: If the Remaining Economic Life (REL) is less than 25- years, please contact MountainSeed immediately before completing the assignment. (The REL applies to "Prospective Value Upon Completion" when applicable.)

Interest in the Property to be Appraised:	Fee Simple
Client:	ENT Credit Union- Colorado Springs, CO
Intended User:	Financial Institution
Borrower (if Applicable):	
Property Owner Contact Name:	Jeff Brandon
Property Owner Phone:	720- 420- 7530
Appraisal Management Company:	MountainSeed Appraisal Management, LLC
Valuation Methodology to Be Used:	**Value As Is** **Insurable Value**
Appraisal Form to Be Used:	Appraisal Report (Narrative format)
Due Date:	9/9/2024
Addressee:	Your Appraisal Report should be addressed to the Financial Institution.

I. INSTRUCTIONS

a. Purpose of the Assignment
The purpose of the assignment is to develop and report an informed and independent opinion of the Market Value of the Subject Property.

b. Intended Use
The report you prepare is intended to be used by the Financial Institution as an aid in underwriting a loan, loan modification or loan extension; classification or monitoring of a loan; and/or the disposition or monitoring of REO or loan collateral, which may constitute a federally- related real estate transaction for purposes of applicable federal appraisal regulations. The Financial Institution may, without your prior authorization or a notice to you, provide your report to other parties for their use, including without limitation in lending- related activities.

c. Acceptance of the Assignment
You must accept or decline this assignment ***within one (1) business day.***

d. Web Portal
The Financial Institution (Client) has engaged MountainSeed Appraisal Management, LLC (MountainSeed) to provide certain appraisal management company services to the Financial Institution. The Client has appointed MountainSeed as the Clients agent for purposes of engaging you on behalf of the Client in accordance with this Engagement Letter. Accordingly, you must direct communications about this appraisal assignment to MountainSeed through the web- based software system with which you registered prior to receiving this assignment (the ***Web Portal***). If you have an issue with the Web Portal, please contact MountainSeed by phone (404) 973- 2568 or email (info@mountainseed.com).

You agree to consistently monitor the Web Portal for updates and correspondence from MountainSeed. ***You agree to respond to all communications from MountainSeed within one (1) business day***, and you agree to comply with the other timing and delivery requirements set forth below. Failure to respond to communications from MountainSeed regarding this appraisal assignment, or failure to meet any of the other timing and delivery requirements, may result in the work being reassigned to another appraiser. You understand that the Financial Institution reserves the right to withhold payment in the event the assignment is reassigned due to your failure to meet timing and delivery requirements.

e. Requirement to Decline the Assignment or Stop Work
You must decline this assignment if you are not geographically competent, the assignment falls outside of your scope of practice restrictions, or you know of any reason you would not be able to provide an unbiased and independent professional judgment as to the Market Value of the Subject Property. Furthermore, you must stop work and immediately notify MountainSeed if you later determine that you are not qualified to complete the assignment. You acknowledge that you have received a copy of MountainSeeds Appraiser Independence Policy (AP0001) (the ***Appraiser Independence Policy***), which is incorporated into this Engagement Letter by this reference. ***If you believe that a violation of the Appraiser Independence Policy has occurred, or any applicable conflict of interest or independence requirements (such as attempts by others to influence or coerce) have been compromised in any way, you will immediately stop work and contact MountainSeeds compliance hotline at 1- 877- 848- 4914.***

f. Requirements for Completion of the Assignment

i. Inspection

Immediately, but in no event less than ***two (2) business days***, following your acceptance of this assignment, you should contact the property contact to schedule an inspection. If you are unable to reach the property contact, please notify MountainSeed immediately. As soon as the inspection date has been

set, you should change the order status in the Web Portal to ***"Appt. Set"*** and add the date and time of the appointment in the appropriate section of the order.

ii. Property Information

The description of the Subject Property and any other information provided to you by MountainSeed or Financial Institution is provided on an ***As- Is, Where- Is*** basis with no representation or warranty whatsoever.

If at any time you discover a material discrepancy or insufficiency in the description of the Subject Property or other information provided to you that necessitates a change in the scope of the work, your fee or the Due Date, you must notify MountainSeed within ***one (1) business day*** of such discovery (and in any event prior to the Due Date and your delivery of the Appraisal) and the parties will work together to agree upon a mutually satisfactory amendment to this Engagement Letter to memorialize any such necessary changes.

iii. Uniform Standard

In performing the assignment, you and your work product must conform to generally accepted appraisal standards as evidenced by the Uniform Standards of Professional Appraisal Practice (***USPAP***) promulgated by the Appraisal Standards Board of the Appraisal Foundation.

iv. Additional Requirements

You and your work product must comply with the regulations, guidelines, and standards specified in the MountainSeed General Guidelines for Financial Institutions, Commercial Appraisal Services (herein referred to as the ***Additional Requirements***). You can access these guidelines via the following link: https://mountainseed.com/mountainseed- commercial- guidelines

By signing this engagement letter, you acknowledge that you have received a copy of these Guidelines.

While you must comply, and must ensure that your work product complies, with those provisions in the respective federal laws and regulations that are applicable to you and your performance of this assignment, this Engagement Letter does not require you to guaranty compliance with portions of those federal laws and regulations that do not apply to your performance of this assignment or over which you have no control whatsoever. However, you must be knowledgeable about and comply with any provisions of the laws, regulations, and guidelines discussed above that apply to your work. For example, you must comply with the requirement to provide an As Is Market Value for assignments involving federally related transactions. This requirement applies to all assignments, including those involving new construction or for properties undergoing renovation. Please remember that under USPAPs Scope of Work Rule, assignment conditions include laws and regulations. You may also wish to refer to USPAP Advisory Opinion 30, ***Appraisals for Use by a Federally Regulated Financial Institution***.

v. Nondiscrimination

The Fair Housing Act, Equal Credit Opportunity Act, and other federal, state, and local laws and regulations broadly prohibit discrimination in real estate, appraisal and lending services based on legally protected characteristics. These protected characteristics, depending on the applicable law or regulation, may include race, color, religion, sex, sexual orientation, gender identity, age, marital status, disability, familial status, exercise of any federally protected civil right, receipt of income derived from any public assistance program, birthplaces of residents of the property or in the neighborhood, national origin of the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.

In accepting this assignment, you acknowledge the importance of these protections against discrimination

and agree that your performance of the assignment, including without limitation your development and reporting of the appraisal and your interactions with all persons, will not be based in part or in whole on information involving any legally protected characteristics, regardless of your intention, unless expressly permitted by law. You agree that you and persons acting under your direction or control are knowledgeable of and will abide by all applicable federal, state, and local laws and regulations governing nondiscrimination.

1. Specifically Prohibited/Unacceptable Practices

To avoid discrimination, or a suggestion of discrimination, by you or by other parties who may utilize or rely on your appraisal, you agree that you will not:

a) Act with bias or otherwise discriminate against or treat differently any individual or group based on a protected characteristic.

b) Consider, discuss, or refer to any protected characteristic of any party or with regard to the neighborhood or community within which the subject property is located in your appraisal development and/or report or in communications with other parties, including MountainSeed, unless expressly permitted by law or regulation.

c) Use, rely on, consider, or discuss in any analysis, opinion or conclusion, any assumptions, stereotypes, or generalizations related to protected characteristics (or nonprotected characteristics intentionally used as a substitute for a protected characteristic).

d) Employ terminology or veiled language as code words that may signal underlying bias, including but not limited to desirable location/neighborhood, diverse, gentrified, pride of ownership, predominantly White or Black or Hispanic neighborhood, services or amenities geared toward a protected class or using generational descriptors such as Gen X, Millennial, or Boomer.

These specific unacceptable practices do not limit your responsibility to comply with all other discrimination prohibitions in the applicable laws and regulations.

2. Exceptions

In limited circumstances, applicable nondiscrimination laws and regulations may permit the consideration of protected characteristics in the performance of an appraisal (e.g., the prohibition against discrimination based on family may not be applicable to an appraisal of housing legally designated for older persons). If a protected characteristic is considered under such a limited exception, that such consideration is required or expressly permitted by law or regulation, the appraiser must conspicuously state in the report the protected characteristic(s) considered and cite the law or regulation that requires or expressly permits consideration.

3. Reporting of Concerns and Accusations

In the event that any party expresses a concern or makes any accusation regarding discrimination, you agree that you will immediately notify MountainSeed and cooperate with MountainSeed in its investigation and resolution of the matter.

vi. State- Specific Requirements

1. AMC Registration/License Number & Fee Disclosure

Appraisals are expected to comply with any state- specific requirements regarding the disclosure of: (a) MountainSeed's AMC registration or license number, as applicable; and/or (b) the fee paid for your services. Pursuant to state law, MountainSeed cannot prohibit the appraiser from disclosing the appraisal fee within the appraisal report. Furthermore, MountainSeed does not require the appraiser to disclose the AMC registration/license number or appraisal fee within the appraisal report, however in the following states, you should disclose the AMC registration and/or your fee within the body of the appraisal report. (Note: This list is provided for informational purposes only. It is your responsibility to verify disclosure requirements with the licensing board in the state where the subject property is located.)

State	***Appraiser to Disclose in Report (AMC #, Fee, or Both)***	***Special Instructions***
Alabama	AMC #	Appraiser shall state fee paid to appraiser in certification of report.
Arizona	Fee	Appraiser shall state their fee in scope of work section of report.
Colorado	Fee	None
Georgia	Both	None
Illinois	***Both***	***See Assignments Involving Illinois Property***
Kentucky	Both	Appraiser to place AMC name, registration number and fee paid to appraiser in report.
Louisiana	Fee	None
Montana	AMC #	None
Nevada	Fee	Appraiser to state total paid to appraiser and total fee retained by AMC.
New Jersey	Both	None
New Mexico	Fee	Appraiser to state total paid to appraiser and total fee retained by AMC.
Ohio	Fee	Appraiser to state actual fees paid to the appraiser within the body of the appraisal report.
Utah	Fee	Appraiser to state total paid to appraiser and total fee retained by AMC.
Vermont	Fee	Appraiser to state fee paid to appraiser in report.

2. Assignments Involving Illinois Property

For appraisal assignments involving property located in the state of Illinois, you must comply with the requirements of Illinois law and the Illinois Administrative Code. Illinois has established state law governing appraisal assignments in which an AMC is involved. You must comply with Illinois

law, including the provisions of Illinois Administrative Code Section 1455.250.

a. Client(s) & Intended User(s)
MountainSeed is an appraisal management company (AMC) and is engaging you on the Financial Institutions behalf, acting as the Financial Institutions agent. As the Financial Institution is engaging you through MountainSeed (an agent), the Financial Institution is also a client. Accordingly, notwithstanding any provision to the contrary contained in this Engagement Letter, ***you must identify MountainSeed as the client and the Financial Institution as the intended user in the appraisal report.***

b. AMC Illinois Registration Number
The appraiser shall prominently display the appraisal management company's Illinois registration number (see top of this engagement letter) and expiration date as follows: "The appraisal management company's Illinois registration number is 558.xxxxxx and it expires on (month/day/year)."

Verify current license number and expiration date
at: https://online- dfpr.micropact.com/Lookup/LicenseLookup.aspx

c. Fee Payment Statement

Per Illinois Administrative Code Section 1455.250, the appraiser shall prominently display the appropriate statement as follows:

1) An independent appraiser by employment or contract for a specific assignment, the appraiser shall prominently display the appraisal fee received from the appraisal management company in the certification as follows: "The compensation for this appraisal assignment is $____ ."

2) An employee appraiser for a specific assignment, the appraiser shall prominently display the appraisal fee received from the appraisal management company in the certification as follows: "The compensation for this appraisal assignment is $_____.

3) An employee appraiser who receives a salary and does not receive a fee for the assignment, the employee appraiser shall prominently display the following language: "The appraiser is a salaried employee and received no appraisal fee for the assignment."

4) An appraiser for a specific assignment, the appraiser shall prominently display the appraisal management company's Illinois registration number and expiration date as follows: "The appraisal management company's Illinois registration number is _____ and it expires on (month/day/year)."

d. To our knowledge, the owner of the property under appraisement has not been advised that interior images may be required under the assignment criteria. It is advised that upon contact with the owner, you notify them of any interior images that may be required.

vii. Form- Specific Requirements

1. FHLMC Form 71A

If Form 71A is used, the appraiser must conspicuously state in an addendum that the pre- printed definition of market value, contingent & limiting conditions, certification, and FHLMC Form 461 (lease analysis) referenced on Form 71A are outdated and are <u>not</u> incorporated in the report. (See 71A Addendum Example below).

At a minimum, the report must contain a current definition of market value, assumptions and limiting conditions, and certifications that comply with the current USPAP.

71A Addendum Example:

FORM 71A CONTAINS THE FOLLOWING PRE- PRINTED ELEMENTS THAT ARE OUTDATED AND COMPROMISE COMPLIANCE WITH CURRENT STANDARDS AND GUIDELINES. THESE PRE- PRINTED ELEMENTS ARE NOT INCORPORATED IN THE REPORT.

1. ***Definition of Market Value Not current (c.1975) as printed on Form 71A and not consistent with the current FIRREA definition. (See FIRREA Title XI § 323.2 Definitions. (h) Market value***)
2. ***Contingent & Limiting ConditionsNot current with USPAP as they contain assumptions that appear to require explicit identification as Extraordinary Assumptions (e.g. assumptions regarding condition). [See USPAP Standard 2- 2 (a)(xiii)]***
3. ***CertificationNot current or consistent with the current minimum certification required by USPAP. (See USPAP Standard 2- 3)***
4. ***FHMLC Form 461 (Lease Analysis)Inadequate to meet current standards and requirements for development and reporting.***

THE APPRAISER HAS REPLACED THESE WITH ADDENDA AND ATTACHMENTS THAT COMPLY WITH CURRENT STANDARDS AND GUIDELINES.

2. FHLMC Form 71B

If a 71B is ordered, the appraiser must conspicuously state in an addendum that FHLMC 239 (certification and statement of limiting conditions, including definition of market value) and FHLMC Form 461 (lease analysis) referenced on form 71B are outdated and are not incorporated in the report. (See 71B Addendum Example below)

At a minimum, the report must contain a current definition of market value, assumptions and limiting conditions, and certifications that comply with the current USPAP.

71B Addendum Example:

FORM 71B CONTAINS PRE- PRINTED REFERENCES TO THE FOLLOWING FORMS THAT ARE OUTDATED AND COMPROMISE COMPLIANCE WITH CURRENT STANDARDS AND GUIDELINES. THESE ELEMENTS ARE NOT INCORPORATED IN THE REPORT.

1. ***FHLMC 239Outdated*** due to:

a. Definition of Market Value) Not current (c.1975) and not consistent with the current FIRREA definition. (See FIRREA Title XI § 323.2 Definitions. (h) Market value)

b. Contingent & Limiting ConditionsNot current with USPAP as they contain assumptions that appear to require explicit identification as Extraordinary Assumptions (e.g. assumptions regarding condition). [See USPAP Standard 2- 2 (a)(xiii)]

c. CertificationNot current or consistent with the current minimum certification required by USPAP. (See USPAP Standard 2- 3)

2. FHMLC Form 461 (Lease Analysis)Inadequate to meet current standards and requirements for development and reporting.

THE APPRAISER HAS REPLACED THESE WITH ADDENDA AND ATTACHMENTS THAT COMPLY WITH CURRENT STANDARDS AND GUIDELINES.

viii. Special Requirements

Your Appraisal must comply with USPAP, the Additional Requirements stated above, and all the terms and conditions and any Special Requirements set forth in this Engagement Letter.

g. Requirements for Delivery of the Appraisal

i. Delivery to MountainSeed

You must upload the Appraisal, including all exhibits and addendums, in a color PDF format to the Web Portal. You must upload a separate PDF of your invoice for the report in accordance with the Invoicing and Payment section below. The invoice should comply with the requirements of Section II(b) of this Engagement Letter.

ii. Due Date

You must deliver all work product required under the terms of this Engagement Letter by 5pm (local time of the subject property) on the Due Date. You must promptly notify MountainSeed in writing, and in no event less than two (2) business days prior to the Due Date, in the event that you anticipate any delay in meeting the Due Date. MountainSeed shall be under no obligation to extend the Due Date.

iii. Effective Date of the Appraisal

The effective date of your valuation opinion must be within thirty (30) days of the date of your delivery of the Appraisal, unless instructed otherwise.

II. POST- DELIVERY

a. Review of the Appraisal and Response to Related Inquiries

You acknowledge that MountainSeed may, for the benefit of MountainSeed and the Financial Institution, conduct or cause to be conducted a review of your completed appraisal. In connection with that review, MountainSeed may contact you to discuss your appraisal, to ask questions, or to request revisions in connection with MountainSeeds Appraisal Independence Policy. You agree to respond: (i) ***within one (1) business day*** to acknowledge your receipt of any such communication, and (ii) ***within two (2) business days*** to address any requests for revisions or additional information. You acknowledge that the resolution of such requests may in some cases require further analysis or written response from you and you agree that such analysis or response is part of the scope of work agreed to in connection with this assignment and will be provided at no additional charge.

Furthermore, you acknowledge that MountainSeed may use the results of any reviews or other quality control processes to establish an appraiser scorecard or other methodology or process for determining the quality of your work product (a ***Scorecard***), and you agree that MountainSeed may share the results of any such Scorecard with the Financial Institution and other Financial Institution clients and third parties. You have the right to request a copy of your Scorecard and to dispute any information contained in it. MountainSeed agrees to use good faith efforts to cooperate with you in resolving any such disputes regarding information contained on your Scorecard.

b. Invoicing and Payment

i. Generally

You must address your invoice to the Financial Institution (Client) at its address and submit it with your

completed Appraisal. ***The fee for this engagement set forth above includes all expenses, including travel and any technical assistance that you feel is necessary or appropriate***. Your invoice at a minimum should include your contact information, the property address and MountainSeed File ID Number, the fee, an invoice date and payment terms, and shall be accompanied by a completed IRS W- 9 Form (unless you have already provided a copy of your W- 9 to MountainSeed).

Provided you have delivered the appraisal and otherwise fully satisfied your obligations hereunder, the Financial Institution (Client) will pay your fee as set forth above within forty- five (45) days following the later to occur of (1) the Clients receipt of your invoice and all required supplemental information (e.g., W- 9) or (2) the Clients receipt of completed report or work product meeting all requirements of this Engagement Letter. You acknowledge and agree that your fee may be withheld in the event that your work product, in the Clients reasonable discretion, does not comply with any requirement of this Engagement Letter.

Please note that MountainSeed does not charge the Client an all- inclusive flat fee (your appraiser fee and the AMC fee combined). Instead, MountainSeed's arrangement with the Client requires you to invoice the Financial Institution directly for your agreed- upon fee. MountainSeed's fee is invoiced separately from yours. We believe this model provides transparency for you. We believe that asking you to bill the Financial Institution directly for your appraisal fee eliminates delay.

While it is our belief that this is the best payment model, we also understand that it is possible that from time to time a Client may be delinquent in timely payment. We do not want to be a deterrent in your receiving timely payment. If you have outstanding invoices that are excessively delinquent and would like to inquire directly to the Financial Institution on the status of your payment, please feel free to place a message in the Web Portal and request the contact information for the accounts payable department at the Financial Institution.

ii. Payment Requests

If you believe that the Financial Institution has failed to pay your fee for an appraisal within 40 days of the date you transmitted to us your completed appraisal, except where you have been notified of any non- compliance with the conditions of the engagement, in addition to placing a message in the Web Portal please contact MountainSeed immediately at accounting@mountainseed.com so that we can work with you and the Financial Institution to ensure that you receive timely payment. Please note that while we believe that our payment policy is mutually beneficial, it does require that we rely on you to notify us when you have not been timely paid. To assist us in prioritizing your request for payment, please include the phrase PAYMENT REQUEST in all caps in the subject line of your email.

Please note that except as specifically provided elsewhere in this agreement (or as required by law/regulation), MountainSeed does not assume liability for your fee in the event that the Financial Institution fails to pay or is in delinquent in paying your invoice.

iii. State- Specific Requirements

1. Timing of Payment

a) In states that require payment be made within less than 45 days (LA, NC, NY, VA, WI), payment shall be made within the allowed time period (30 days).

b) In states with an allowed time period for payment greater than 45 days, client may reserve the right to exceed 45 days without notice and shall make payment within the time period allowed by state law/rule/regulation.

2. Payment Requests

a) For assignments involving properties located in states with laws and/or regulations requiring an appraisal management company to assume all responsibility for payment of the appraisal fee (e.g. Illinois, North

Carolina): After notifying MountainSeed as set forth in Payment Requests, if you have not been paid by the Financial Institution, and you have not been notified of any non- compliance with the conditions of the engagement, MountainSeed will pay any outstanding portion of your fee within the time allowed by law/regulation after you transmitted a completed report compliant with the terms of this Engagement Letter. In states with an allowed time period for payment greater than 45 days, client may reserve the right to exceed 45 days without notice and shall make payment within the time period allowed by state law/rule/regulation.

b) In states that require payment be made within 30 days (LA, NC, NY, VA, WI), if an appraiser believes the Client has not paid a fee within 25 days, calculated from the date a completed report was transmitted to MountainSeed, except where the appraiser has been notified of any non- compliance with the conditions of the engagement, the appraiser shall place a message in the Web Portal AND contact MountainSeed immediately at accounting@mountainseed.com so that MountainSeed can ensure timely payment.

c. Disputes

MountainSeed has established a policy and a process for handling dispute requests from the Client following the Clients receipt of the completed appraisal, in accordance with the Appraiser Independence Policy and Client Dispute Policy. If you receive a completed dispute request form through the Web Portal, you agree to respond: (i) ***within one (1) business day*** to acknowledge your receipt of any such communication, and (ii) ***within three (3) business days*** to address any requests for revisions or additional information utilizing the Web Portal. You acknowledge that the resolution of such dispute requests may in some cases require further analysis or written response from you and you agree that such analysis or response is part of the scope of work agreed to in connection with this assignment and will be provided at no additional charge.

III. REPRESENTATIONS AND WARRANTIES

a. Licensure/Certification

You represent and warrant that you hold the appraisal license or certification necessary to perform the appraisal assignment. Furthermore, you represent and warrant that all professional qualifications, licenses, and other information provided to MountainSeed or Financial Institution were and remain valid, true, correct, and complete in every respect, except to the extent you have notified MountainSeed and Financial Institution in writing of any change.

b. Appraisal Standards and Competency

By executing this Engagement Letter you acknowledge, declare, represent and warrant that you:

(i) Understand the competency requirements of the pertinent version of USPAP and can satisfy each provision of the competency rule;

(ii) Meet the competency requirements for this appraisal assignment;

(iii) Are competent in the property type of the assignment;

(iv) Are competent in the geographical area of the assignment;

(v) Have access to appropriate data sources for the assignment;

(vi) Are aware that misrepresentation of competency may be subject to the mandatory reporting requirement in the most current version of USPAP;

(vii) Are familiar with the laws, rules, regulations, guidelines and other materials described in USPAP and the Additional Requirements;

(viii) Are not aware of any reason why you or the Appraisal you prepare in connection with this assignment would fail to comply with USPAP and Additional Requirements, including without limitation the independence provisions and prohibitions on conflicts of interest;

(ix) Have specific experience with the Subject Property type;

(x) Hold all licenses, registrations, permits, certifications and governmental or other authorizations required to perform the appraisal in accordance with USPAP and the Additional Requirements, and in compliance with all applicable federal, state and local laws, ordinances, rules, regulations and guidelines;

(xi) Have not performed any prior services regarding the Subject Property, as an appraiser, or in any other capacity, within the three- year period ending with the date of this Engagement Letter, or if you have you have performed such services, have disclosed those services in writing in compliance with USPAP prior to

accepting this assignment;
(xii) To your actual knowledge, are not listed on an exclusionary list or any similar list maintained by any governmental or quasi- governmental entity;
(xiii) To your actual knowledge, have not had any registration, certificate or license to act as an appraiser refused, denied, canceled, surrendered in lieu of a pending revocation, suspended or revoked by any state or appraisal board prior to or as of the date of this Engagement Letter; and
(xiv) Have no interest, direct or indirect, financial or otherwise in the Subject Property or the underlying transaction. ***(Although USPAP may allow an appraiser to appraise a property in which the appraiser has an interest with appropriate disclosures, the Additional Requirements do not permit such activity. If you have an interest in the Subject Property, you must decline this assignment.)***

c. Compliance with Applicable Law
You represent and warrant that you perform services as covered by this Engagement Letter in compliance with all applicable federal and state laws, regulations, and guidance, including, but not limited to, the laws, regulations, and guidance identified in the Additional Requirements section of this Engagement Letter.

d. Errors & Omissions Insurance
You represent and warrant that you maintain, and covenant that you shall continue to maintain (either by continuation of similar coverage with the same or a different insurance carrier or by the purchase of extended reporting period coverage or tail coverage) for a period of three years after the date of completion of this assignment, professional liability insurance (***E&O Insurance***) covering damages arising from the professional appraisal services delivered by you under this Engagement Letter. Your E&O Insurance shall: (i) have a minimum liability limit of $500,000 per claim and $1,000,000 in aggregate for all claims, (ii) be issued by an insurance carrier having a Bests Financial Strength rating of A- or better and Financial Size Category of at least Class IX, and (iii) be issued on an insurance policy form and by an insurance program acceptable to MountainSeed and Financial Institution. The policy shall not contain an exclusion for defense or damages relating to claims arising out of failed financial institutions or claims made by the FDIC or any other state or federal regulator or insurer of Financial Institutions, mortgage lenders, or other financial institutions.

You represent and warrant that you have provided MountainSeed (or other persons or entities as directed by MountainSeed) with true, correct and complete insurance declarations page or certificate of coverage evidencing your current E&O Insurance together with any other insurance documentation relating to such coverage requested by MountainSeed.

You agree to supply evidence of E&O Insurance whenever your E&O Insurance is renewed or replaced and shall immediately inform MountainSeed (or other persons or entities as directed by MountainSeed) of any nonrenewal, cancellation, termination or change of prior acts date/retroactive date of Appraisers E&O Insurance. During the period that you are required to carry E&O Insurance under this Engagement Letter, you shall not make any change or alteration to your E&O Insurance which results in the loss of prior acts or retroactive date coverage covering the date on which the assignment was performed under this Agreement.
You consent to MountainSeed confirming E&O Insurance coverage directly with the insurance carriers or insurance program administrators.

IV. INTELLECTUAL PROPERTY

As between you and the Financial Institution, the Financial Institution will be deemed to own your appraisal and any reports or other information provided by you to Financial Institution in connection with this Engagement Letter, and neither Financial Institution nor MountainSeed will be restricted in any way with respect to redistribution of such information. You shall not claim any copyrights or other ownership interests in that work product. You, however, shall have the right to retain copies of reports, documents or other information produced or utilized by you for the purpose of your work file under USPAP or as may be required under any law or regulation.

Notwithstanding the foregoing, you acknowledge and agree that, in connection with its review of your Appraisal or otherwise, MountainSeed may extract and compile market data, including without limitation,

information relating to comparable sales, rents, operating expenses, income, leases, and leasing activity; neighborhood descriptions; economic trends; and similar information, including, without limitation, for purposes of populating databases to be used by MountainSeed and its affiliates in future performance of services for, and product offerings to Financial Institution and other clients. Any such databases or other compilation of data extracted and compiled by MountainSeed shall be owned solely by MountainSeed, and you specifically disclaim, transfer, and assign to MountainSeed any right, title or interest in and to such databases and compilations and the information contained in them; provided, however, that this sentence shall not limit the Financial Institutions rights to use the appraisal in accordance with the terms of this Engagement Letter. For the absence of doubt, any such information extracted from your Appraisal and compiled by MountainSeed solely in accordance with the rights granted to MountainSeed under this paragraph shall not include your opinion of the value of the Subject Property as stated in the Appraisal, or any other confidential information relating to the Subject Property or the loan or transaction underlying the appraisal (including the identity of the lender and the identity of the borrower), or any confidential information with respect to the Financial Institution, the borrower, or the Financial Institutions or borrowers business operations, to the extent not already publicly available.

V. OTHER PROVISIONS

a. Relationship between the Parties

In the performance of services under the terms of this Engagement Letter, you shall act solely as an independent contractor, and nothing herein contained or implied shall at any time be construed so as to create the relationship of employer and employee, master and servant, partner, principal and agent or joint venture partner between you and Financial Institution or MountainSeed. Specifically, you acknowledge and agree that (i) neither Financial Institution nor MountainSeed will withhold any taxes, income or otherwise, from payments to you and that you will be required to file corporate, partnership, and/or individual tax returns and to pay taxes in accordance with applicable federal, state and local laws, (ii) this Engagement Letter is not an employment agreement, (iii) you are not an employee of MountainSeed or Financial Institution for any purpose, including, but not limited to, application of the Federal Insurance Contribution Act, Social Security Act, Federal Unemployment Tax Act, Internal Revenue Code, state and federal income tax withholding requirements, workers compensation insurance, and third- party liability claims, (iv) neither MountainSeed nor Financial Institution shall be liable for any obligations incurred by you unless specifically authorized in writing, (v) you shall not act as an agent of MountainSeed or Financial Institution, nor bind MountainSeed or Financial Institution in any manner, (vi) you shall not represent or communicate to any party that you are an employee or an agent of MountainSeed or Financial Institution, and (vii) you are free to perform services for any and all other clients or management companies and you are free to set your own hours with respect to the performance of the assignment under this Engagement Letter.

b. Subcontracting Performance of Services

i. Generally

No subcontracting or outsourcing is permitted under this Engagement Letter. You, as the person signing this Engagement Letter, shall be the person who performs and signs the Appraisal requested herein. In general, the Financial Institution expects that you shall be the person that personally inspects the Property in connection with your Appraisal. Requests to have another employee in your firm inspect the Property must be approved and accepted by MountainSeed prior to engagement. Unless specifically instructed otherwise by MountainSeed or the Financial Institution, you may receive assistance in completing the Appraisal, so long as: (1) you at all times comply with USPAP, the Additional Requirements and the other provisions of this Engagement Letter, including without limitation in documenting the assistance you received, (2) the person providing the assistance is employed directly by you or by your appraisal firm and is characterized as an employee (and not an independent contractor) for federal income tax purposes; (3) the person providing the assistance is competent and qualified to provide the assistance and holds all necessary state, federal or local licenses, certificates or other authorizations required by any applicable authority; (4) you continuously supervise the person providing the assistance at all times in any work related to this Appraisal assignment, and (5) you sign the Appraisal and certification and accept full responsibility for the work. Specifically, and without limitation, you acknowledge and agree that you are

familiar with applicable state laws, rules and appraisal board regulations, if any, regarding receiving professional assistance in connection with an appraisal assignment and that you shall at all times comply with those laws, rules and regulations in receiving any assistance in performing the Appraisal. You shall not assign this Engagement Letter to any other party, and any attempt by you to assign shall be void.

ii. State- Specific Requirements

For appraisal assignments involving property located in the state of Montana, subject to being permissible under the policies of the Financial Institution, Subsection V(b)(i), above, does not preclude you from: (i) utilizing the assistance of a licensed real estate trainee (under your supervision) or (ii) transferring the assignment to your employee who is Montana- licensed or - certified real estate appraiser who is a member of the Financial Institutions panel, provided that such individual can complete the work in accordance with USPAP and pursuant to the requirements of the Montana Board of Real Estate Appraisers.

c. No Disclaimers

The Financial Institution reserves the right not to accept the report and neither Financial Institution nor MountainSeed will be responsible for any fees or expenses incurred hereunder if your report includes disclaimers limiting your professional liability for services typically performed by an appraiser. This section shall not prohibit you from including standard disclaimers that may limit your liability for services typically performed by a third- party and that an appraiser is not qualified to perform, such as environmental site assessments.

d. No Third- Party Beneficiaries

All requirements and standards for you and your work product are imposed solely and exclusively for the benefit of MountainSeed and Financial Institution and their respective successors and assigns, and no other person shall be deemed a third- party beneficiary of this Engagement Letter. You are solely responsible for ensuring that you and your work product comply with all such requirements and standards. Specifically, you are not entitled to rely on any review that MountainSeed may perform to evaluate your work products compliance with any such requirements and standards. You should not assume that MountainSeed will refuse to accept your work product in absence of strict compliance with any or all such requirements and standards.

e. No Promise of Future Assignments

You acknowledge that neither MountainSeed nor Financial Institution has made any guarantee of future assignments. Neither Financial Institution nor MountainSeed makes any promise or guarantee as to any minimum number of assignments or minimum level of revenue.

f. Indemnity

You agree to indemnify MountainSeed for any and all loss, damage, liability, claim or expense incurred by an Indemnified Party arising out of or related to (i) any death, bodily injury or damage to property resulting from your acts or omissions, (ii) your negligence, gross negligence or willful misconduct in performing this assignment; or (iii) any breach of your representations, warranties and covenants contained in this Engagement Letter. Notwithstanding the foregoing, nothing in subpart (iii) above will be deemed to require you to defend, indemnify or hold harmless MountainSeed or any MountainSeed- related Indemnified Party with respect to any liability, damage, loss, claim or expense that arises out of the services performed by MountainSeed, its agents, employees, or independent contractors, and not the services you performed. Furthermore, this indemnification provision in this paragraph shall not apply to appraisals performed in Vermont; for other states, in the event that the indemnification provision in this paragraph is broader than permitted by any applicable law or regulation, this section shall be limited to the extent of the indemnification permitted by such law or regulation in that state.

g. Termination

Notwithstanding anything contained herein to the contrary, either Financial Institution or MountainSeed may, at its option and for any reason, terminate this agreement without responsibility for payment of the appraiser's fees or costs, except for any actual staff time and out- of- pocket costs only, not to exceed the fee amount stated above, incurred by the appraiser in connection with the appraiser's performance of this

agreement as of the date of termination.

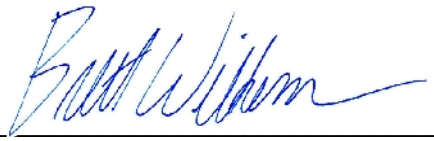
h. Amendment
This Engagement Letter may only be amended in writing, signed by the parties hereto.

i. Confidentiality
You will take all reasonable steps to ensure that neither you nor any organization with which you are affiliated (including any employees, agents, appraisers, or officers of any such organization) will divulge any Confidential Information concerning your Appraisal to any person other than Financial Institution or MountainSeed. For purposes of this engagement letter, the term ***Confidential Information*** shall mean all non- public data or information that is submitted directly or indirectly to you by MountainSeed or Financial Institution or obtained or learned by you as a result of the engagement described in this Letter, including without limitation, information related to Financial Institutions or MountainSeeds customers, technology, operations facilities, consumer markets, products, capabilities, systems procedures, security practices, research, development, business affairs, ideas, concepts, innovations, inventions, designs, business methodologies, improvements, trade secrets, copyrightable subject matter and other proprietary information. All Confidential Information shall remain the property of Financial Institution or MountainSeed, as applicable, and shall be protected as described below.

Except may be required by applicable law or lawful order or requirement of a court or other governmental authority having jurisdiction over you, you shall take reasonable means to hold all Confidential Information in confidence, and you shall not use (except for purposes set forth herein and authorized by Financial Institution or MountainSeed), disclose, duplicate, publish, release, transfer or otherwise make available Confidential Information in any form to, or for the use and benefit of, any person or entity without the express written consent of MountainSeed. You represent and warrant to Financial Institution and MountainSeed that you have established commercially reasonable controls to ensure the confidentiality of Confidential Information and to insure that Confidential Information is not disclosed in violation of the provisions of this Engagement Letter or the Gramm- Leach- Bliley Act of 1999 (15 U.S.C. § 6801, et seq.), as it may be amended, supplemented or replaced from time to time (the ***GLB Act***) and the regulations promulgated thereunder. If the GLB Act, the regulations promulgated thereunder or other applicable law now or hereafter in effect imposes a higher standard of confidentiality, such standard shall prevail over the standard set forth in this Engagement Letter.

You also agree that you will at any time during your engagement, at MountainSeeds or Financial Institutions request, and in any event, at the termination of this engagement, regardless of the reason, surrender to MountainSeed and/or Financial Institution (as is appropriate) all Confidential Information and any copies or abstracts thereof, to the extent surrendering the information is not prohibited under USPAP or other applicable federal, state and local laws, ordinances, rules, regulations and guidelines that may require you to maintain certain records.

You have caused this Engagement Letter to be executed as of the date set forth below.



_____ (COMPANY)

By: BBG Inc

Name: Brett Wilkerson, MAI

Title: _____

APPRAISER LICENSES AND QUALIFICATIONS

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Eric Pitcher
Appraiser
Work: 303-420-1052 x3306
epitcher@bbgres.com

Profile

Eric Pitcher is a staff appraiser at BBG working out of the Denver office. Mr. Pitcher joined BBG in January of 2019 and has extensive experience appraising the following property types: multi-family, retail, office, medical office, industrial, commercial condominiums, vacant commercial land, affordable MF, religious facilities and air plane hangars and new construction.

Mr. Pitcher began his career at BBG as an analyst and continued his advancement by becoming a Certified General Appraiser within the State of Colorado. Prior to his career in commercial real estate, Mr. Pitcher spent significant time as a Geographic Information Systems (GIS) analyst for environmental consulting firms as well as energy companies.

Professional Affiliations

Certified General Real Estate Appraiser

State of Colorado (License No. CG200002579

Education

Bachelor of Arts – Geography/Geographic Information Systems – University of Northern Colorado, 2009

Bachelor of Arts – History – University of Northern Colorado, 2009

Coursework

Basic Appraisal Principles

Basic Appraisal Procedures

National USPAP Course

General Appraiser Sales Comparison Approach

General Appraiser Site Valuation and Cost Approach

General Appraiser Income Approach

General Appraiser Report Writing and Case Studies

Statistics, Modeling and Finance

General Appraiser Market Analysis & Highest & Best Use

Expert Witness for Commercial Appraisers

Commercial Appraisal Review

COLORADO
Department of Regulatory Agencies
Division of Real Estate

1560 Broadway, Suite 925
Denver, CO 80202-5111

Dear Eric Michael Pitcher

Congratulations! Below are your electronic wallet cards and a larger wall license to use as proof of your licensure. You may also print your license any time through your Online E-Services account by visiting our homepage at dora.colorado.gov/dre and selecting "Online E-Services" from our "Quick Links".

If you have any questions about your credential, or if you require any additional assistance, please contact our Customer Support Team at (303) 894-2166 or by email at dora_realestate_website@state.co.us.

Eric Michael Pitcher

Eric Pitcher
1616 S Van Dyke Way
Lakewood, CO 80228

State of Colorado
Department of Regulatory Agencies
Division of Real Estate

Board of Real Estate Appraisers

Eric Michael Pitcher

Certified General Appraiser

Marcia Waters

Director: Marcia Waters

License #: CG200002579
Status: Active
Expires: 12/31/2025

For the most up to date information regarding this credential, visit http://dora.colorado.gov/dre

Colorado Department of Regulatory Agencies
Division of Real Estate
Eric Michael Pitcher
Certified General Appraiser

CG200002579	12/12/2023
License Number	Issue Date
Active	12/31/2025
License Status	Expiration

Verify this license at http://dora.colorado.gov/dre

Marcia Waters — Director: Marcia Waters

Licensee Signature

Robert L. Ryan, MAI
Managing Director
Work: 678-690-1048
Mobile: 504-352-7560
rryan@bbgres.com

Profile

Rob has comprehensive experience in commercial brokerage, valuation, consulting, litigation support and university instruction dating back to 1989. His valuation experience includes a wide range of commercial property types with a focus on multifamily and affordable housing. Rob has been a member of the Appraisal Institute since 1992 and has held the MAI designation since 2002 and has a wide mix of commercial real estate experience across many markets. He also has earned a Master of Business Administration with a real estate concentration and is a Georgia Certified General Real Property Appraiser. Rob has worked as an appraiser or broker on properties throughout the US. He served as a reviewer for under-performing new development loans and litigation support during the Resolution Trust Corp Era, as well as, a key participant in nearly a dozen environmental class action defense cases with many having total potential class claims of over $1 Billion.

In addition to conventional market rate multifamily properties, Rob has focused on multifamily financed under government-sponsored affordable housing programs. This appraisal practice focus includes Low Income Housing Tax Credits (LIHTC)/Section 42, HOME Investment Partnerships Program (HOME), as well as, other U.S. Department of Housing and Urban Development (HUD) programs. This multifamily concentration includes experience with Federal Home Loan Mortgage Corporation (FHLMC), known as Freddie Mac and Federal National Mortgage Association (FNMA), also known as Fannie Mae compliant reports. Along with a variety of conventional financing uses, there has been many opinions used for new development, valuation of tax credits, partnership buyout or exit negotiation, estate and tax planning, takings and various consulting.

Rob served as a Director in an investment sales group that specialized in the sale of affordable housing including properties developed with low income housing tax credits and various complementing programs. Rob first joining this investment sales group at HFF (Holiday Fenoglio Fowler, LP) in 2005 and when this specialty group moved to ARA (Apartment Realty Advisors).

For ten years (1995 to 2005) Rob also served as an Adjunct Professor of Graduate Studies focused on real estate topics at the University of New Orleans (LSU System) where he also served as Assistant Director and Consulting Analyst in UNO's Real Estate Market Data Center for thirteen (13)-years.

Professional Affiliations

MAI, Member of the Appraisal Institute No.11687

Certified General Real Estate Appraiser
State of South Carolina (License 7751)
State of Tennessee (License No. 00005042)
State of Alabama (License No. G01486)
State of Louisiana (License No. APR.00920-CGA

Certified General Real Property Appraiser
State of Florida (License No. RZ3435)
State of Georgia (License No. 334357)
State of Colorado (License No. CG200003816)

State of Georgia Salesperson (License No.328385)

Education

MBA with Real Estate Finance Concentration - University of New Orleans, 1991
BS in Marketing -University of New Orleans, 1989

COLORADO
Department of Regulatory Agencies
Division of Real Estate

1560 Broadway, Suite 925
Denver, CO 80202-5111

Dear Robert L Ryan

Congratulations! Below are your electronic wallet cards and a larger wall license to use as proof of your licensure. You may also print your license any time through your Online E-Services account by visiting our homepage at dora.colorado.gov/dre and selecting "Online E-Services" from our "Quick Links".

If you have any questions about your credential, or if you require any additional assistance, please contact our Customer Support Team at (303) 894-2166 or by email at dora_realestate_website@state.co.us.

Robert L Ryan

Robert Ryan
1820 Shelburne Rdg
Marietta, GA 30068-1525

State of Colorado
Department of Regulatory Agencies
Division of Real Estate

Board of Real Estate Appraisers

Robert L Ryan

Certified General Appraiser

Marcia Waters

Director: Marcia Waters

License #: CG200003816
Status: Active
Expires: 12/31/2024

For the most up to date information regarding this credential, visit http://dora.colorado.gov/dre

Colorado Department of Regulatory Agencies
Division of Real Estate

Robert L Ryan

Certified General Appraiser

CG200003816	05/14/2024
License Number	Issue Date
Active	12/31/2024
License Status	Expiration

Verify this license at http://dora.colorado.gov/dre

Marcia Waters

Director: Marcia Waters

Licensee Signature

Brett Wilkerson, MAI
Managing Director
Work: 303-420-1052 x3303
bwilkerson@bbgres.com

Profile

Brett Wilkerson is the Managing Director of the Denver office. He has significant expertise with multi-family valuation, feasibility, and market studies of conventional and affordable properties. His experience also includes the valuation of commercial properties, including office buildings; office/warehouses; industrial properties, retail properties; condominiums, and vacant land. He successfully completed many neighborhood, city, and market studies.

Brett began his career with Butler Burgher, Inc. in 2005 as an analyst. He continued his advancement by becoming a General Certified Appraiser followed by Director prior to becoming Managing Director- Denver.

Professional Affiliations

Appraisal Institute
MAI Designation

General Certified Appraiser:
State of Colorado (License No. CG 200000805)
State of Texas (License No. TX-1337852)
State of Louisiana (License No. G 3714)
State of Utah (License No. 10190993-CG00)
State of Arizona (License No. 32190)
State of Wyoming (License No. AP-1547)
State of New Mexico (License No. 03517-G)
State of Kansas (License No. G-1322)
State of Montana (License No. REA-RAG-LIC-8701)
State of Oregon (License No. C001359)
State of Washington (License No. 1102546)
State of South Dakota (License No. 1530CG)
State of Iowa (License No. CG03845)
State of Massachusetts (License No. 1000197)
State of California (License No. 3008679)
State of Nevada (License No. A.0208345-CG)
State of Oklahoma (License No. 13268CGA)
State of Idaho (License No. CGA 4330)

HUD MAP Certified, May 2009
General Associate Member, No. 480652 (Appraisal Institute)

Education

Bachelor of Business Administration, Major in Finance, 2002
University of North Texas

COLORADO
Department of Regulatory Agencies
Division of Real Estate

1560 Broadway, Suite 925
Denver, CO 80202-5111

Dear Brett J Wilkerson

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Brett J Wilkerson
8343 Douglas Avenue
Suite 700
Dallas, TX 75225

State of Colorado
Department of Regulatory Agencies
Division of Real Estate

Board of Real Estate Appraisers

Brett J Wilkerson

Certified General Appraiser

Director: Marcia Waters

License #: CG200000805
Status: Active
Expires: 12/31/2024

For the most up to date information regarding this credential, visit http://dora.colorado.gov/dre

Colorado Department of Regulatory Agencies
Division of Real Estate
Brett J Wilkerson
Certified General Appraiser

CG200000805	11/04/2022
License Number	Issue Date
Active	12/31/2024
License Status	Expiration

Verify this license at http://dora.colorado.gov/dre

Director: Marcia Waters — Licensee Signature

INSURABLE VALUE

The opinion of insurable replacement cost is included at the request of the client and has not been performed by a qualified insurance agent or risk management underwriter. This cost estimate should not be solely relied upon for insurable replacement cost purposes. The appraisers are not familiar with the definition of insurable replacement cost from the insurance provider, the local governmental underwriting regulations, or the types of insurance coverage available. These factors can impact cost estimates and are beyond the scope of the intended use of this appraisal. The appraisers are not cost experts in cost estimating for insurance purposes.

INSURABLE REPLACEMENT COST			
Replacement Cost New (RCN)	**Area (SF)**	**$/SF**	**Subtotal**
Building Improvements			
Base Cost	5,634	$218.00	$1,228,212
Sprinklers	5,634	$5.24	$29,522
Subtotal			$1,257,734
Multipliers			
Current Cost		1.080	
Local Area		1.000	
Area Multiplier		1.011	
Story Height		1.000	
Product of Multipliers			x 1.092
Adjusted Base Building Cost			$1,373,446
Less: Insurance Exclusions			
Total Insurance Exclusion Adjustment		10.00%	($137,345)
Insurable Replacement Cost			$1,236,101
Rounded to nearest $10,000			**$1,240,000**
Source: Marshall Valuation Service			
Type: Restaurants	Section: 13	Class: C	

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MEETING DATE: September 24, 2024

STAFF PERSON RESPONSIBLE: Codie Winslow, Chief Deputy Clerk & Recorder

DESCRIPTION: Intergovernmental Agreement Between Douglas County Clerk and Recorder and the Town of Castle Rock Authorizing Coordination for the General Election, November 5th, 2024.

SUMMARY: The Town of Castle Rock has informed the Douglas County Clerk and Recorder's office of its intent to coordinate on the 2024 General Election ballot. Approval of the IGA by the Board is required due to the estimated costs of coordination, which are expected to exceed the $25,000 IGA threshold.

RECOMMENDED ACTION: Approve

REVIEW:

Sheri Davis	Approve	9/18/2024
Jeff Garcia	Approve	9/18/2024
Andrew Copland	Approve	9/18/2024
Doug DeBord	Approve	9/19/2024
Sheri Davis - FYI	Notified - FYI	9/19/2024

ATTACHMENTS:

Town of Castle Rock 2024 General Election IGA

Docusign Envelope ID: B1729244-0723-4735-B6F3-931E0D05FD74

INTERGOVERNMENTAL AGREEMENT

BETWEEN

DOUGLAS COUNTY CLERK AND RECORDER

AND

TOWN OF CASTLE ROCK
(Jurisdiction Name)

REGARDING THE CONDUCT AND ADMINISTRATION OF THE

NOVEMBER 5, 2024
GENERAL ELECTION

SHERI DAVIS
DOUGLAS COUNTY CLERK AND RECORDER
ELECTIONS DIVISION
CASTLE ROCK, CO 80109

DOUGLAS COUNTY COLORADO

Docusign Envelope ID: B1729244-0723-4735-B6F3-931E0D05FD74

THIS AGREEMENT is made by and between the Board of County Commissioners of the County of Douglas, State of Colorado, on behalf of the Douglas County Clerk and Recorder (hereinafter referred to as the "County") and TOWN OF CASTLE ROCK (hereinafter referred to as the "Jurisdiction") collectively as the "Parties"; and

WHEREAS, pursuant to the Uniform Election Code of 1992 (Articles 1 to 13 of Title 1, C.R.S.), governmental entities are encouraged to cooperate and consolidate elections in order to reduce taxpayer expenses; and

WHEREAS, pursuant to section 1-7-116, C.R.S. if more than one political subdivision holds an election on the same day in November and the eligible electors for each such election are the same or the boundaries overlap, the County Clerk and Recorder is the Coordinated Election Official and, pursuant to section 1–5– 401, C.R.S. shall conduct the elections on behalf of all political subdivisions utilizing the mail ballot procedures set forth in article 7.5 of title 1; and

WHEREAS, the County and Jurisdiction have determined that section 1-7-116, C.R.S. applies and it is in the best interest of the taxpayers and the electors to enter into this Agreement to conduct the Coordinated Election on November 5, 2024; and

WHEREAS, such agreements are authorized pursuant to Article XIV, Section 18 of the Colorado Constitution, and sections 1-7-116 and 29-1-203, C.R.S.

NOW, THEREFORE, for and in consideration of the promises herein contained, the sufficiency of which is hereby acknowledged, the Parties hereto agree this election shall be conducted as a coordinated election in accordance with the Uniform Election Code of 1992 (Articles 1-13 of Title 1, C.R.S.) or any other Title of C.R.S. governing participating Jurisdiction's election matters, as well as the Colorado Constitution, and the State of Colorado Secretary of State (SOS) Rules (hereinafter referred to as the "Code"). The election participants will execute agreements with Douglas County for this purpose and may include municipalities, school districts, and special districts within the Douglas County limits and the State of Colorado.

SECTION I.
PURPOSE AND GENERAL MATTERS

1.01 DEFINITIONS:

A. "**Coordinated Election Official**" (hereinafter "CEO") means the County Clerk and Recorder who acts as the "coordinated election official", as defined within the Code and Rules.

B. "**Contact Officer**" means the person who acts as the primary liaison or contact between the Jurisdiction and the CEO. The Contact Officer shall be that person under the authority of the CEO who will have primary responsibility for the coordination of the election for the Jurisdiction and the procedures to be completed by the County Clerk hereunder.

C. **Canvass Board** is appointed by the major political parties before the election. The canvass is the audit function of the election and the process of reconciling the number of ballots counted to the number of voters who voted. The Canvass Board

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will meet no later than the 22nd day after the election to certify the abstract of votes cast.

D. "**Designated Election Official**" (hereinafter "DEO"), means the person identified by the Jurisdiction to act as the primary liaison between the Jurisdiction and the Contact Officer and who will have primary responsibility for the conduct of election procedures to be handled by the Jurisdiction, as specified within the Code.

E. **Logic & Accuracy Test** The county must conduct a Logic and Accuracy Test on its voting equipment at least 21 days before the election. Voting devices must be tested before they are used in an election. One registered elector from each major political party is required to serve on the Logic and Accuracy Testing Board.

F. **Risk Limiting Audit** This audit provides strong statistical evidence that the election outcome is correct. The number of ballots required to conduct an RLA will vary based on the smallest margin of the contest selected by the Secretary of State and the risk limit. The smaller the margin, the more ballots to audit. The smaller the risk limit, the more ballots to audit. The Audit Board is appointed by the major political parties and must complete its report no later than 5:00 p.m. one business day before the canvass deadline. At least one member of each major political party's Canvass Board will serve as an observer of the audit.

G. **TABOR** (Taxpayer Bill of Rights) is a constitutional measure that requires voter approval for tax increases.

1.02 JOINT RESPONSIBILITIES

A. All parties shall familiarize themselves with all statutory and regulatory requirements impacting coordinated elections and TABOR notices and shall adhere to all applicable provisions of the Code which are necessary or appropriate to the performance of the duties required.

B. Nothing herein shall be deemed to relieve the CEO or the Jurisdiction from their official responsibilities for the conduct of the election, including any of their respective responsibilities under the Fair Campaign Practices Act or any local ordinances concerning fair campaign practices.

1.03 JURISDICTION

The Jurisdiction encompasses territory within Douglas County. This Agreement shall apply only to that portion of the Jurisdiction within Douglas County. Where the Jurisdiction is entirely contained within Douglas County, the Contact Officer has jurisdiction in establishing ballot order and number in accordance with CRS 1-5-407(5). When the Jurisdiction is split among more than one county, the Contact Officer will coordinate with other counties to agree upon ballot order and numbering, per Colorado SOS Election Rule 4.2.

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SECTION II.
COUNTY/JURISDICTION RESPONSIBILITIES

The County and the Jurisdiction shall each perform their respective duties and/or functions within the context of this Agreement:

2.01 COUNTY RESPONSIBILITIES:

A. Assist the DEO on any matter related to the election to ensure the smooth and efficient operation of the election (such information shall not include legal advice) by designating a Contact Officer with the specific duty of assisting with the election of the Jurisdiction and acting as the primary liaison between the County and Jurisdiction.

B. Provide an Address Confirmation Form (Appendix A) accompanied by an Address Library Report and Jurisdiction Boundary Map that defines Jurisdictional boundaries in terms of residential street ranges based on County Assessor records. The Address Library Report will include the address report from the Secretary of State voter registration system, which defines street addresses within the Jurisdiction.

C. Verify errors, omissions, and/or corrections identified by the Jurisdiction against County Assessor data, and where appropriate, modify street ranges to accurately define the eligible electors within the Jurisdiction.

D. Contract for the mail ballot packets (ballot(s), voter instructions, and return envelope) and remit payment directly to the vendor.

E. Provide ballot printing layouts compliant with the Code for proofreading and signature approval by the Jurisdiction prior to final ballot printing.

F. Mail the ballot packets as required by the Code.

G. Provide a certified list of the Jurisdiction's registered voters, as requested.

H. Conduct all associated tasks relating to election judges including, but not limited to, eligibility, placement, training, and oversight.

I. Conduct all functions of the Canvass Board to include a canvass of the votes and certification of the results. Additionally, provide the Jurisdiction a copy of all election statements required under the Code.

J. Prepare and conduct the Logic and Accuracy Test.

K. Publish and post the required legal notices pursuant to § 1-5-205(1), C.R.S.

L. Refer members of the public and press to the DEO regarding specific questions about ballot measures or candidates.

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M. Provide all necessary equipment, system programming, and personnel for ballot tabulation.

N. Conduct and oversee the process of counting ballots and reporting results.

O. Conduct a recount of the ballots cast if required by law, requested by the Jurisdiction, or requested by an interested party as allowed by the Code.

P. Prepare and conduct the Risk Limiting Audit before certifying election results.

Q. Provide the Jurisdiction an invoice for all expenses incurred under this Agreement.

R. Archive and maintain all election records as required by the Code.

2.02 JURISDICTION RESPONSIBILITIES:

A. Identify a DEO who shall familiarize themselves with all statutory and regulatory requirements impacting the Jurisdiction.

B. Identify immediately to the Contact Officer if Jurisdiction is shared by additional county(ies).

C. Provide a copy of the Ordinance or Resolution stating that the Jurisdiction has adopted the exclusive use of the Code for the conduct of the election and that the Jurisdiction will participate in the coordinated election in accordance with the terms and conditions of this Agreement.

D. Confirm sufficient funds are available and appropriated in Jurisdiction's approved budget to pay election expenses. The Jurisdiction recognizes that the County cannot accurately predict the exact cost for the election, but represents to the County that it will pay its calculated prorated share and has appropriated sufficient funds to do so.

E. Return this Intergovernmental Agreement with the signature page completed on or before the seventieth (70) day prior to the election per the Code.

F. May appoint one representative to participate in the Canvass Board. If there is not a representative appointed, an employee of the Douglas County Clerk and Recorder will be appointed on the Jurisdiction's behalf by the Contact Officer.

G. May appoint one representative to participate in the Logic and Accuracy Test. If there is not a representative appointed, an employee of the Douglas County Clerk and Recorder will be appointed on the Jurisdiction's behalf by the Contact Officer.

H. May choose to appoint an observer for the Risk Limiting Audit. If there is not a representative appointed, an employee of the Douglas County Clerk and Recorder will be appointed on the Jurisdiction's behalf by the Contact Officer.

I. Certify Jurisdictional boundaries by completing and returning the Address Confirmation Form or the Jurisdiction Boundary Map (Appendix A)

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J. Review all petition information, if applicable, and verify the information against the registration records, and, where applicable, the county assessor's records as per § 1-4-908, C.R.S. After review, the DEO shall notify the candidate of the number of valid signatures and whether the petition appears to be sufficient or insufficient. Upon determining that the petition is sufficient, and after the time for protest has passed, the DEO shall certify the candidate to the ballot, and notify the Contact Officer.

K. The DEO shall refer correspondence and calls relating to the election outside of the DEO's expertise to the Contact Officer for response.

L. Determine the ballot title and text. Certify, if applicable, the candidate, how many selections a voter should make (e.g., Vote for One), whether there is a certified write-in candidate, the list of ballot issues and/or ballot questions electronically (with receipt confirmed by the Contact Officer) in a plain text format, on or before the sixtieth (60) day, no later than 5:00 pm. The ballot content must be certified in the order in which it will appear on the ballot and must include specific instructions (e.g., Vote for One, etc.). USE THE TEMPLATES PROVIDED IN APPENDIX H "BALLOT MEASURE WORKSHEET" AND APPENDIX I "CANDIDATE CONTEST WORKSHEET". The certified list of candidates and ballot measures shall be final, and the Contact Officer will not be responsible for making any changes after the certification, except those prescribed by statute. The use of all capital letters is reserved for TABOR issues only, per the Code.

M. Provide either directly by the DEO or by the candidate on behest of the DEO, the phonetic pronunciation of each candidate's name to assist in the preparation of the audio ballot at the time ballot content is certified to the County. Record a voice message at (303) 663-6279 and include the candidate name, jurisdiction, and title of office no later than sixty (60) days prior to the election.

N. Indicate whether question(s) are a referred measure or an initiative from a citizen petition. The Jurisdiction understands and agrees that any untimely ballot content submitted may result in candidates, issues, or questions not being on the ballot for the coordinated election.

O. Proofread the layout and the text of the Jurisdiction's portion of the official ballots and TABOR notice (if applicable) and provide written confirmation (electronic format) of acceptance before the printing of the ballots. **Approval or requested changes must be received within four (4) business hours of receiving the layout and text from the county** or as identified by the Contact Officer. This may require availability outside of normal business hours. Such acceptance is final, and no changes will be made after written notice (electronic format) is given to the Contact Officer. Failure to respond by the deadline will be considered acceptance "as is". A penalty for delay or rework of the ballot or TABOR notice will result in an additional fee to the Jurisdiction for <u>all</u> associated costs with fixing or correcting Jurisdictional errors.

P. Perform the following tasks (as applicable) where Jurisdictional property owners are eligible to vote:

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a. Notify Contact Officer of the Title under which the political subdivision is formed and specifically which property owners are eligible to vote in the election.

b. Provide a certified list of eligible property owners, as determined by the Jurisdiction, who:
   i. Own property within the Jurisdiction, appear on the State of Colorado list of registered voters and reside at an address that is not within the boundaries of Douglas County ("Out of County" property owners); or,
   ii. Own property within the Jurisdiction, appear on the Douglas County list of registered voters, reside at an address that may not match the property address as shown on the County Assessor's list, but is within the boundaries of Douglas County ("In County" property owners).

c. Coordinate directly with the Douglas County Assessor's Office (303-660-7450), or visit their website to obtain the list of all recorded owners of taxable real and personal property at https://apps.douglas.co.us/assessor/advanced-search/.

d. Exclude non-person entities and persons not living in the state of Colorado; any individuals not registered to vote; any person who resides in the district, as they will already receive a mail ballot.

e. Submit the lists as an electronic copy using Microsoft Excel format. The spreadsheet shall contain no more than one (1) eligible elector's name per line. Each line shall consist of the following separated fields: Last name, first name, middle name, mailing address, city, state, zip, parcel number, phone number, if available, and voter identification number. All files provided to the Contact Officer are to be clearly named.

Q. Publish and post any required legal notices for the Jurisdiction's ballot content, other than the notice required by § 1-5-205(1), C.R.S, which Douglas County will publish. A copy of such published legal notice shall be submitted to the Douglas County Clerk and Recorder, Recording Division for its records.

R. Provide phone support on Election Day from 7:00am – 7:00pm. Designated contact person for Jurisdiction must be provided upon execution of this Agreement. Emergency contact information must also be provided for this purpose.

S. Notify the Contact Officer within 24 hours of the completion of the final ballot tabulation whether a recount is required or desired. The Jurisdiction shall reimburse the County for the full cost of the recount. If other Jurisdictions are included in the recount, the cost will be pro-rated among the participating Jurisdictions as per § 1-10.5-101, C.R.S. Refer to SOS Rule 10.9.5 for Jurisdictions in more than one County.

T. Within thirty (30) days from the date of receipt of such invoice, the Jurisdiction shall remit total payment to the County.

U. Pay any additional or unique election costs resulting from Jurisdiction delays, mistakes, recounts, and/or special preparations or cancellations relating to the Jurisdiction's participation in the coordinated election. Charges are $1.00 per registered voter, with a minimum charge of $1,000, not including publication cost, excess linear ballot column

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inches cost ($4,000 for Presidential General Election over 5"), special text formatting such as italic, underline, bullets, numbering, tables, strike-through or indentations ($500 if applicable) the use of all capital letters is reserved for TABOR issues only, per the Code., and TABOR Notice costs with a minimum charge of $500 (if applicable).

Illustrative Pro-Rated Costs Table:

Registered Voters	Eligible Property Owners	TABOR Households	Content Length over Five Inches	Basic Coordination Charge	TABOR Notice Charge (min $500)	Excess Content Length Charge	Public Notice Charge	Special Formatting Charge	Total Charges
302858	0	134985	10.75	$302,858.00	$ 14,351.52	$ 43,000.00	$ 4.88	$ -	$ 360,214.40
79	63	42	4.00	$ 1,000.00	$ 500.00	$ 16,000.00	$ 4.88	$ -	$ 17,504.88
46097	0	0	14.75	$ 46,097.00	$ -	$ 59,000.00	$ 4.88	$ 500.00	$ 105,601.88
140	0	60	8.75	$ 1,000.00	$ 500.00	$ 35,000.00	$ 4.88	$ -	$ 36,504.88
253	106	120	0.50	$ 1,000.00	$ 500.00	$ 2,000.00	$ 4.88	$ -	$ 3,504.88

If costs of TABOR Notice were $3744.57 and other public notices were $66.58.

SECTION III. CANCELLATION OF ELECTION

3.01 CANCELLATION OF ELECTION BY THE JURISDICTION.

In the event the Jurisdiction resolves to cancel the election, notice shall be provided to the Contact Officer immediately. The Jurisdiction shall be liable for the full actual costs of the activities relating to the election incurred both before and after the Contact Officer's receipt of such notice. The Jurisdiction shall provide and post notice by publication as defined in the Code. In the event that the Jurisdiction resolves to cancel the election after the last day for the DEO to certify the ballot order and content to the Contact Officer, the text provided by the Jurisdiction cannot be removed from the ballot and/or the TABOR Notice.

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SECTION IV.
MISCELLANEOUS

4.01 NOTICES.
Any and all notices required to be given by this Agreement are deemed to have been received and to be effective: (1) three days after they have been mailed by certified mail, return receipt requested; (2) immediately upon hand delivery; 3) or by email to the address of a Party as set forth below or to such Party or addresses as may hereafter be designated in writing:

To County:

Sheri Davis
Douglas County Clerk and Recorder
Elections Division
125 Stephanie Place
Castle Rock, Colorado 80109

Email: Elections@Douglas.co.us

To Jurisdiction:
(Enter Contact and address information)

Lisa Anderson, Town Clerk

Town of Castle Rock
100 North Wilcox Street
Castle Rock, CO 80104

4.02 TERM OF AGREEMENT.
The term of this Agreement shall continue until all statutory requirements concerning the conduct of the coordinated election are fulfilled.

4.03 AMENDMENT.
This Agreement may be amended only in writing and following the same formality as the execution of the initial Agreement.

4.04 INTEGRATION.
The Parties acknowledge that this Agreement constitutes the sole Agreement between them relating to the subject matter hereof and that no Party is relying upon any oral representation made by another Party or employee, agent or officer of that Party.

4.05 CONFLICT OF AGREEMENT WITH LAW, IMPAIRMENT.
In the event that any provision in this Agreement conflicts with the Code or other statute, this Agreement shall be modified to conform to such law. No resolution of either party to this Agreement shall impair the rights of the CEO or the Jurisdiction hereunder without the consent of the other party to this Agreement.

4.06 TIME OF ESSENCE.
Time is of the essence for this Agreement. The time requirements of the Code shall apply to completion of the tasks required by this Agreement. Failure to comply with the

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terms of this Agreement and/or the deadlines or the Code may result in consequences up to and including termination of this Agreement.

4.07 GOOD FAITH.
The parties shall implement this Agreement in good faith, including acting in good faith in all matters that require joint or general action.

4.08 NO WAIVER OF GOVERNMENTAL IMMUNITY ACT.
The Parties hereto understand and agree that they, 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 (the "CGIA"), §§ 24-10-101 to 120, C.R.S., or otherwise available to the County or the Jurisdiction. To the extent the CGIA imposes varying obligations or contains different waivers for cities and counties, both the Jurisdiction and the County agree that they will remain liable for their independent obligations under the CGIA, and neither party shall be the agent of the other or liable for the obligations of the other.

4.09 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 County and the Jurisdiction, 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.

(remainder of page intentionally blank)

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IN WITNESS WHEREOF, the parties hereto have executed this Agreement to be effective on the latest date noted below.

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO
(Board signature required only if coordination cost will exceed $25,000)

By _____ Board of County Commissioners Chairperson

Date _____

Attest _____ Deputy Clerk to the Board

APPROVED AS TO FISCAL CONTENT:

_____ Director of Finance

Jurisdiction Signatures:

By: Signed by: David L. Corliss 1BB5457CFF75414... DS

Title: David L. Corliss, Town Manager

Date: 8/21/2024 | 12:42 PM MDT

Attest: DocuSigned by: Lisa Anderson 298A8A4EDEE34AF...

Title: Lisa Anderson, Town Clerk

TOWN OF CASTLE ROCK SEAL APRIL 14, 1881 COLORADO

COORDINATED ELECTION OFFICIAL:

By _____ Clerk and Recorder

Date _____

APPROVED AS TO LEGAL FORM:

_____ County Attorney

By: DocuSigned by: Mike Hyman E7347F32A6794D1...

Title: Michael J. Hyman, Town Attorney

Date: 8/22/2024 | 1:16 PM MDT

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Appendix G – Sample Ballot Issue Issue Notice (TABOR Notice)

Appendix H – Ballot Measure Worksheet

Appendix I – Candidate Contest Worksheet

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Appendix A
Address Confirmation Form

JURISDICTION NAME: Town of Castle Rock

The address ranges identified in the **Address Library Report,** provided in addition to the IGA, represent all current addresses within your Jurisdiction according to our Voter Registration System address report. *The Douglas County Elections Office only maintains residential addresses – not business or commercial addresses.* We are sending you the **Address Library Report** to confirm that the address ranges are complete and accurate. These addresses will be used to identify eligible electors within the Jurisdiction. It is the Jurisdiction's responsibility to know all current addresses within its boundaries.

Please verify that the **Address Library Report** includes all residential addresses within your Jurisdiction. If there is an error, please note it on the table below. If there are no errors, omissions, and/or corrections, it is still essential to sign, date, and return this form to the Douglas County Elections Office. Thank you.

PROPOSED DISTRICTS: Provide a certified legal description, map, and street listing (including street ranges).

Section 1

Enter information in table, if applicable. If more space is needed, please create a separate document.

Street Name	Dir.	Street Type	Low/High Range	Odd/ Even	Zip Code	Notes
Example **Main**	**E**	**St.**	**101/603**	**E**	**80104**	

Section 2

Enter other counties shared by Jurisdiction.

County Name(s): _____

__X__ Not Applicable

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2024 GENERAL ELECTION
November 5, 2024

I have reviewed the Jurisdiction's Address Library Report provided by the Douglas County Elections Office and certify it to be a true and accurate description of the address ranges defining boundaries of the Jurisdiction, except for any discrepancies, which are noted on this form.

Signature _____ Date _____

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2024 GENERAL ELECTION
November 5, 2024

Annexations, Inclusions, Exclusions

This form may be used in conjunction with the provided Jurisdiction Boundary Map, in place of reviewing and verifying the provided Address Library Report.

JURISDICTION NAME: Town of Castle Rock

To ensure our office has the most current information, please complete the applicable Section below, pertaining to Annexations, Inclusions, and Exclusions for your Jurisdiction.

Section 1

Since January 1 of the current year, the Jurisdiction has approved (check all that apply):

- [x] Annexations
- [ ] Inclusions
- [ ] Exclusions

All supporting documents pertaining to the applicable Annexation(s), Inclusion(s), or Exclusion(s) are attached to this form and should be used by the Douglas County Elections Office in order to update address information for the Jurisdiction.

By signing below, I acknowledge and certify that the information is true and accurate.

Lisa Anderson
Signature

8-20-2024
Date

Section 2

I acknowledge and certify the Jurisdiction has not approved any Annexation(s), Inclusion(s), or Exclusion(s) since January 1 of the current year.

By signing below, I acknowledge and certify that the information is true and accurate.

Signature

Date

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Appendix B
Contact Information Form

Please enter your Jurisdiction's information:

Jurisdiction: Town of Castle Rock

Designated Election Official:

Lisa Anderson
Name

100 N. Wilcox Street
Mailing Address

Castle Rock, CO 80104
City, State, Zip

TownClerk@crgov.com
Email

303-660-1394
Phone

Represented By:

Michael J. Hyman, Town Attorney
Attorney / Law Firm

100 N. Wilcox Street
Mailing Address

Castle Rock, CO 80104
City, State, Zip

MHyman@crgov.com
Email

Docusign Envelope ID: B1729244-0723-4735-B6F3-931E0D05FD74

303-660-1374
Phone

Per the IGA, please indicate the Jurisdiction representative(s) who will participate in the following activities.

Required Participation

1. **November 5, 2024; 7:00am – 7:00pm**
   Election Day phone support for citizen inquiries

Name: Lisa Anderson

Phone: 303-660-1394

Email: TownClerk@crgov.com

Optional Participation

2. **September 27, 2024**
   Logic and Accuracy Test (LAT)

Name: Lisa Anderson

Phone: 303-660-1394

Email: TownClerk@crgov.com

3. **November 19, 2024 (Additional days may be needed)**
   Risk Limiting Audit (RLA)

Name: Lisa Anderson

Phone: 303-660-1394

Email: TownClerk@crgov.com

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4. November 22, 2024
Canvass Board and Final Certification of Election

Name: Lisa Anderson

Phone: 303-660-1394

Email: TownClerk@crgov.com

Note: If a representative is not designated for the optional activities, the Douglas County Elections office will designate a staff member to serve on behalf of the Jurisdiction.

Douglas County Coordinated Election Official:

Sheri Davis, Clerk and Recorder
Name

301 Wilcox Street, PO Box 1360
Mailing Address

Castle Rock, CO 80104
City, State, Zip

sdavis1@douglas.co.us
Email

303-663-7364
Phone

Douglas County Contact Officer:

Jack Twite Jr, Deputy of Elections
Name

125 Stephanie Place
Mailing Address

Castle Rock, CO 80109
City, State, Zip

jtwite@douglas.co.us
Email

303-814-7618
Phone

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Douglas County Deputy of Elections:

Jack Twite Jr
Name

125 Stephanie Place
Mailing Address

Castle Rock, CO 80109
City, State, Zip

jtwite@douglas.co.us
Email

303-814-7618
Phone

Douglas County Senior Assistant Attorney:

Christopher Pratt
Name

100 Third Street
Mailing Address

Castle Rock, CO 80104
City, State, Zip

cpratt@douglas.co.us
Email

303-660-7321
Phone

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Appendix C
Important Dates

Event	Date
Last day to provide in writing to the County Clerk & Recorder Notice of Intent to coordinate for the 2023 Coordinate Election (-100 days)	July 26 (Friday)
Last day to return signed IGA to the Contact Officer (-70 days)	August 27 (Tuesday)
Last day to return completed Address Confirmation Form (Appendix A) or Boundary Map to ensure accurate voter information (-70 days)	August 27 (Tuesday)
Last day to submit certified ballot order and content to the Contact Officer (-60 days)	September 6 (Friday)
Last day for Secretary of State to certify state ballot order and content to county clerk (-57 days)	September 9 (Monday)
Last day to mail ballots to Uniformed and Overseas electors (UOCAVA) (-45 days)	September 21 (Saturday)
Last day to submit Ballot Issue Notice (TABOR) Language and summarized Pro/Con & Fiscal Impact Statements to Contact Officer (-43 days)	September 23 (Monday)
Logic and Accuracy Test (LAT)	September 27 (Friday)
Logic and Accuracy Test (LAT) – Alternate Date	September 30 (Monday)
Ballots mailed to voters (-22 days)	October 11 (Friday)
Ballot Drop Boxes open (-15 days minimum)	October 11- November 5 All boxes close Election Day, November 5 at 7 p.m.
Last day voter can request our office mail a ballot (-8 days)	October 28 (Monday)

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Voter Service and Polling Centers (VSPCs) open (-15 days)	**October 21 – November 5 Monday - Friday, 8 a.m. - 5 p.m. Saturday, November 2, 8 a.m. - 5 p.m. Election Day, Tuesday, November 5, 7 a.m. – 7 p.m.**
Election Day	**November 5, 7 a.m. – 7 p.m. (Tuesday)**
Risk Limiting Audit (RLA)	**November 19 (Additional days may be needed)**
Canvass Board and Final Certification of Election	**November 22 (Friday)**
Canvass Board and Final Certification of Election – Alternate Date	**TBD**
Final Certification of Election deadline	**November 27 (Wednesday)**

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Appendix D
IGA Checklist

Dates shown below are either Statute-driven deadline dates or preferred dates of the Douglas County Elections office.

☐ **Friday, July 26**
- Provide in writing to the County Clerk and Recorder notice of intent to coordinate.

☐ **Wednesday, July 31**
- Receive and review IGA and accompanying documents from the Contact Officer, including important District addressing verification.

☐ **Tuesday, August 27**
- Complete and return all required documents of the IGA via USPS mail or email to the Contact Officer, jtwite@douglas.co.us
- Provide a copy of the Ordinance and/or Resolution that outlines intent to participate in the General Election.
- Provide a statement to confirm sufficient funds to pay election expenses are available and appropriated in the Jurisdiction's approved budget.
- For PROPOSED DISTRICTS:
  - Provide certified legal description, map, and street listing (including street ranges).

☐ **Friday, September 6**
- Provide certified ballot order and content to the Contact Officer. C.R.S 1-5-203(3). Refer to Section 2.02 (L) of the IGA for specific requirements. USE TEMPLATES PROVIDED IN APPENDIX H AND I.
- As applicable, provide phonetic pronunciation of each candidate's name via voicemail. Refer to Section 2.02 (M) of the IGA for instructions.
- Proofread ballot layout and text for Jurisdiction's portion of the official ballot and provide written acceptance of content or written notice of necessary changes. Refer to Section 2.02 (O) of the IGA for instructions.

☐ **Monday, September 23**
- Provide Contact Officer with full text of any required ballot issue notices (TABOR) and all summarized pro/con statements. USE TEMPLATE PROVIDED IN APPENDIX G.

☐ **Tuesday, October 1 – For elections where property owners are eligible electors:**
- Provide all applicable eligible property owner list(s). Refer to Section 2.02 (P) of the IGA for instructions and requirements.

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☐ **Wednesday, October 16 – For elections where property owners are eligible electors:**
- Provide a supplemental list of applicable eligible property owner(s) for eligible voters not submitted in the original list from Tuesday, October 1. Refer to Section 2.02 (P) of the IGA for instructions and requirements.

☐ **Election Day, Tuesday, November 5**
- Provide phone support for Jurisdiction for hours of voting (7:00 a.m. -7:00 p.m.) should information be needed from the Douglas County Elections office or the general public.

☐ **Post-Election Day**
- Notify Contact Officer within 24 hours of completion of final ballot tabulation if a recount is required.
- Remit payment within 30 days of receipt of billing invoice.

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Appendix E
Ballot Issue Notice (TABOR) Agreement

The Ballot Issue Notice (TABOR) is the publication required by the Colorado State Constitution, Article X, Section 20, for ballot issues that call for increases in the tax rate or government debt. It is required that the County produce a mailed notice concerning these ballot issues (TABOR) to the electors of the County and the Jurisdiction.

THE COUNTY SHALL PERFORM THE FOLLOWING TASKS IN RELATION TO THE BALLOT ISSUE NOTICE (TABOR):

A. Determine the least cost method for mailing the TABOR Notice and determine the portion of such cost to be applied to the Jurisdiction.

B. Determine the ballot issue number.

C. Place the ballot issue notices received from Jurisdictions participating in the election in the proper order in the TABOR Notice.

D. Mail a TABOR Notice to each address of any registered electors as required by law.

E. Refer calls concerning the substance of the ballot issues or the operations of the Jurisdiction to the designated contact for the Jurisdiction.

THE JURISDICTION SHALL PERFORM THE FOLLOWING TASKS IN RELATION TO THE BALLOT ISSUE NOTICE (TABOR):

A. Perform such acts as may be required by law including circulation, approval, review, and all other activities, relating to any petition that may concern the Jurisdiction. The DEO shall interact with any Jurisdiction petition representatives, including but not limited to, working to ensure that the Douglas County Elections Contact Officer (Contact Officer) receives the summary of written comments within the time required by law.

B. Determine the ballot title and text within restrictions described by Douglas County in the IGA.

C. Include, within its TABOR Notice, ballot titles in this format: "NOTICE OF ELECTION TO INCREASE TAXES/TO INCREASE DEBT/ON A CITIZEN PETITION/ON A REFERRED MEASURE." Use template provided in APPENDIX G: Sample Ballot Issue Notice (TABOR Notice)

D. Prepare the text of the TABOR Notice. Use template provided in APPENDIX G: Sample Ballot Issue Notice (TABOR Notice). The TABOR Notice shall include any Jurisdiction voter-approved additions, and:

   a. The election date, hours, and local Jurisdiction contact name, office address and telephone number.
   b. Ballot title, ballot text and written comments.
   c. Fiscal information to be included in the TABOR Notice.

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E. Accept and summarize the filed comments in favor of and in opposition to the ballot issues received from the eligible electors of the Jurisdiction and the public, as required for use in the TABOR Notice.

F. Provide the certified content of the Jurisdiction's completed TABOR Notice to the Contact Officer as a plain text file via email.

G. Proofread the layout and the text of the Jurisdiction's portion of the official TABOR notice and provide written notice (electronic format) of acceptance before the printing of the ballots. Approval or requested changes must be received within two (2) hours after the Douglas County Elections Contact Officer has emailed the draft. This may require availability outside of normal business hours, and no changes will be made after acceptance is given to the Contact Officer. If the deadline is not met, the Contact Officer will consider the proof final "as is". A penalty for delay or rework of the ballot or TABOR notice will result in an additional fee to the Jurisdiction for all associated correction costs. This submission may not be changed by the Jurisdiction without written approval from the Contact Officer and shall be requested no later than the 42nd day before the election.

H. Resolve, at the Jurisdiction's expense, any and all challenges pertaining to TABOR Notices certified to the County.

Jurisdiction		**County**	
By	Lisa Anderson	By	
Date	8-20-2024	Date	

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Appendix F
TABOR Notice Proof Acceptance Form

Use this form as an approval document in conjunction with your Jurisdiction's Ballot Issue Notice (TABOR Notice) to indicate the content has been reviewed and either approved, or approved with revisions noted.

Please thoroughly review all information and identify any necessary corrections. We cannot begin printing the official TABOR Notice until we receive this completed form from each applicable Jurisdiction. **Approval or requested corrections must be received by Douglas County Elections within two (2) hours after the Contact Officer emails the proof.**

The Contact Officer will confirm receipt upon delivery via email.

Approved ___

Approved with revisions noted___

Jurisdiction: Town of Castle Rock

DEO Name: Lisa Anderson

DEO Signature: _____

Date: _____ Time: _____

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2024 General Election
November 5, 2024

Appendix G: Sample Ballot Issue Notice (TABOR Notice)

Please follow this template for the submission of your Ballot Issue Notice (TABOR Notice)

TO: ALL REGISTERED VOTERS
NOTICE OF ELECTION TO INCREASE TAXES/TO INCREASE A DEBT *(choose one or both options)*
ON A CITIZEN PETITION/ON A REFERRED MEASURE *(choose one option)*

ENTER YOUR JURISDICTION NAME HERE

Election Date: November 5, 2024

Election Hours: 7:00 A.M. – 7:00 P.M.

Designated Election Official Address and Telephone Number:
Enter your DEO contact person
Enter your DEO office address
Enter your DEO office telephone number

Ballot Issue Title and Text: *(see Article X, Section 20, of the Colorado Constitution for legal guidance)*
Enter your ballot issue title
Enter your ballot issue text – TEXT MUST BE WRITTEN IN ALL CAPS

Fiscal Information:

Fiscal Year	Fiscal Year Spending
2022 (Actual)	$ Enter dollar amount
2023 (Actual)	$ Enter dollar amount
2024 (Estimated)	$ Enter dollar amount

Overall Percentage Change in Fiscal Year Spending	Enter percent change %
Overall Dollar Change in Fiscal Year Spending	$ Enter dollar amount

Estimated first full fiscal year maximum dollar amount of increase	$ Enter dollar amount
Estimated first full fiscal year spending without the increase	$ Enter dollar amount

Summary of Written Comments FOR (enter issue title):
See C.R.S. 1-7-903 for guidance
- OR –
Enter: No comments were filed by the constitution deadline

Summary of Written Comments AGAINST (enter issue title):
See C.R.S. 1-7-903 for guidance
- OR –
Enter: No comments were filed by the constitution deadline

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2024 General Election
November 5, 2024

Appendix H: Ballot Measure Worksheet

Please use this worksheet for the submission of each of your Ballot Measures

1. **Name of coordinating entity:** Town of Castle Rock

2. **Ballot measure type:** ☒ **Ballot Issue (TABOR)** ☐ **Ballot Question (non-TABOR)**

3. **Subject matter summary for contest heading (optional)**

4. **Ballot measure text:** Enter the ballot measure's text in the form of a question, exactly as it should be printed on the ballot. Please note:

   - **Ballot issues under TABOR must be certified in ALL UPPERCASE LETTERS**
   - **Ballot questions not arising under TABOR must be certified in sentence case (upper and lower case letters)**
   - **Please include standard measure responses:** YES/FOR NO/AGAINST

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2024 General Election
November 5, 2024

Appendix I: Candidate Contest Worksheet

Please use this worksheet for the submission of each of your candidate contests

1. **Name of coordinating entity:** Town of Castle Rock

2. **Name of elected office or position:** _____

3. **Representation type:** Under the applicable election laws of the coordinating entity, state whether candidates for this office are elected at large by all electors of the coordinating entity, or by district. **Check one:**

   ☐ Candidates for this office are elected at-large ☒ Candidates for this office are elected by district

4. **Contest title:** Please enter the office or position title, district (if needed), term length, and the number of elected positions to be filled for this office using the following format and example:

   Format:
   Office Title – District
   Term Length (Vote for Number)

   Example:
   Councilmember – District 2
   Four-Year Term (Vote for One)

   Title: _____

   Term Length: _____

5. **Named candidates:** State the names of all candidates for this office, exactly as they should be printed on the ballot, and in the exact order they should be printed on the ballot:

   (1) _____
   (2) _____
   (3) _____
   (4) _____
   (5) _____
   (6) _____
   (7) _____
   (8) _____
   (9) _____
   (10) _____

   - **Add additional lines if necessary**
   - **Candidate names must be in proper case**
   - **Candidate names may not include any title or degree designating the business or profession of the candidates**
   - **A candidate's name may include one nickname, if the candidate regularly uses the nickname, and nickname does not include any part of a political party name**

6. **Write-in candidates:** State whether this race will have write-in candidates. ☐ **Yes** ☐ **No**

   If your answer to Question 6 is Yes, also state:

   (1) The number of separate write-in lines that should be printed on the ballot. _____
   (The number of write-in lines should equal the number of elected positions to be filled.)

   (2) Under the ballot access laws and rules that apply to the coordinating entity, is there any possibility that an eligible elector may file papers with the DEO to qualify as a write-in candidate ***after*** the DEO certifies ballot content to the County Clerk?

   ☐ **Yes** ☐ **No**

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(3) State the names of the eligible write-in candidates for this race:

(a) _____
(b) _____
(c) _____
(d) _____

MEETING DATE: September 24, 2024

STAFF PERSON RESPONSIBLE: Codie Winslow, Chief Deputy Clerk & Recorder

DESCRIPTION: Intergovernmental Agreement Between Douglas County Clerk and Recorder and the Douglas County School District RE-1 Authorizing Coordination for the General Election, November 5th, 2024.

SUMMARY: The Douglas County School District RE-1 has informed the Douglas County Clerk and Recorder's office of its intent to coordinate on the 2024 General Election ballot. Approval of the IGA by the Board is required due to the estimated costs of coordination, which are expected to exceed the $25,000 IGA threshold.

RECOMMENDED ACTION: Approve

REVIEW:

Sheri Davis	Approve	9/18/2024
Jeff Garcia	Approve	9/18/2024
Andrew Copland	Approve	9/18/2024
Doug DeBord	Approve	9/19/2024
Sheri Davis - FYI	Notified - FYI	9/19/2024

ATTACHMENTS:

DCSD_2024_GeneralElectionIGA

Douglas County School District
Learn Today, Lead Tomorrow

August 22, 2024

Jack Twite Jr., CERA, CCEO
Deputy of Elections, Elections Division
Douglas County
125 Stephanie Place
Castle Rock, CO 80109

Re: IGA Regarding Contract and Administration of the General Election

Dear Mr. Twite,

Enclosed, please find the Intergovernmental Agreement (IGA) between the Douglas County School District (DCSD) and Douglas County that has been executed by Douglas County School District Superintendent Erin Kane. Please provide the District with a copy of the fully executed agreement. Also, enclosed, as indicatedin the attached IGA are the following:

Enclosures:

- Signed IGA between Douglas County School District RE-1 and Douglas County
- IGA Appendix A: Signed Boundary Verification Map and Street Address Library Verification Form
- IGA Appendix B: DEO Contact Information
- IGA Appendix E: Signed TABOR Notice Agreement
- DRAFT resolution to place a Bond issue on the November 2024 ballot includes the resolution appointing DEO
- Statement of Sufficent Funds

For your convenience, we have sent this communication via email (jtwite@douglas.co.us), U.S. Mail, and FedEx, with confirmed delivery to ensure timely and secure delivery.

Should you require any further information or have any questions regarding the IGA, please do not hesitate to reach out to me directly at 303 387-0123, or 303 946-9525, or via email at dquintana@dcsdk12.org. We look forward to your feedback and continued collaboration.

Thank you,

Debbey Quintana

INTERGOVERNMENTAL AGREEMENT

BETWEEN

DOUGLAS COUNTY CLERK AND RECORDER

AND

DOUGLAS COUNTY SCHOOL DISTRICT RE-1

REGARDING THE CONDUCT AND ADMINISTRATION OF THE

NOVEMBER 5, 2024
GENERAL ELECTION

SHERI DAVIS
DOUGLAS COUNTY CLERK AND RECORDER
ELECTIONS DIVISION
CASTLE ROCK, CO 80109

DOUGLAS COUNTY
COLORADO

THIS AGREEMENT is made by and between the Board of County Commissioners of the County of Douglas, State of Colorado, on behalf of the Douglas County Clerk and Recorder (hereinafter referred to as the "County") and Douglas County School District RE-1 (hereinafter referred to as the "Jurisdiction") collectively as the "Parties"; and

WHEREAS, pursuant to the Uniform Election Code of 1992 (Articles 1 to 13 of Title 1, C.R.S.), governmental entities are encouraged to cooperate and consolidate elections in order to reduce taxpayer expenses; and

WHEREAS, pursuant to section 1-7-116, C.R.S. if more than one political subdivision holds an election on the same day in November and the eligible electors for each such election are the same or the boundaries overlap, the County Clerk and Recorder is the Coordinated Election Official and, pursuant to section 1–5– 401, C.R.S. shall conduct the elections on behalf of all political subdivisions utilizing the mail ballot procedures set forth in article 7.5 of title 1; and

WHEREAS, the County and Jurisdiction have determined that section 1-7-116, C.R.S. applies and it is in the best interest of the taxpayers and the electors to enter into this Agreement to conduct the Coordinated Election on November 7, 2023; and

WHEREAS, such agreements are authorized pursuant to Article XIV, Section 18 of the Colorado Constitution, and sections 1-7-116 and 29-1-203, C.R.S.

NOW, THEREFORE, for and in consideration of the promises herein contained, the sufficiency of which is hereby acknowledged, the Parties hereto agree this election shall be conducted as a coordinated election in accordance with the Uniform Election Code of 1992 (Articles 1-13 of Title 1, C.R.S.) or any other Title of C.R.S. governing participating Jurisdiction's election matters, as well as the Colorado Constitution, and the State of Colorado Secretary of State (SOS) Rules (hereinafter referred to as the "Code"). The election participants will execute agreements with Douglas County for this purpose and may include municipalities, school districts, and special districts within the Douglas County limits and the State of Colorado.

SECTION I.
PURPOSE AND GENERAL MATTERS

1.01 DEFINITIONS:

A. "**Coordinated Election Official**" (hereinafter "CEO") means the County Clerk and Recorder who acts as the "coordinated election official", as defined within the Code and Rules.

B. "**Contact Officer**" means the person who acts as the primary liaison or contact between the Jurisdiction and the CEO. The Contact Officer shall be that person under the authority of the CEO who will have primary responsibility for the coordination of the election for the Jurisdiction and the procedures to be completed by the County Clerk hereunder.

C. **Canvass Board** is appointed by the major political parties before the election. The canvass is the audit function of the election and the process of reconciling the number of ballots counted to the number of voters who voted. The Canvass Board

will meet no later than the 22nd day after the election to certify the abstract of votes cast.

D. "**Designated Election Official**" (hereinafter "DEO"), means the person identified by the Jurisdiction to act as the primary liaison between the Jurisdiction and the Contact Officer and who will have primary responsibility for the conduct of election procedures to be handled by the Jurisdiction, as specified within the Code.

E. **Logic & Accuracy Test** The county must conduct a Logic and Accuracy Test on its voting equipment at least 21 days before the election. Voting devices must be tested before they are used in an election. One registered elector from each major political party is required to serve on the Logic and Accuracy Testing Board.

F. **Risk Limiting Audit** This audit provides strong statistical evidence that the election outcome is correct. The number of ballots required to conduct an RLA will vary based on the smallest margin of the contest selected by the Secretary of State and the risk limit. The smaller the margin, the more ballots to audit. The smaller the risk limit, the more ballots to audit. The Audit Board is appointed by the major political parties and must complete its report no later than 5:00 p.m. one business day before the canvass deadline. At least one member of each major political party's Canvass Board will serve as an observer of the audit.

G. **TABOR** (Taxpayer Bill of Rights) is a constitutional measure that requires voter approval for tax increases.

1.02 JOINT RESPONSIBILITIES

A. All parties shall familiarize themselves with all statutory and regulatory requirements impacting coordinated elections and TABOR notices and shall adhere to all applicable provisions of the Code which are necessary or appropriate to the performance of the duties required.

B. Nothing herein shall be deemed to relieve the CEO or the Jurisdiction from their official responsibilities for the conduct of the election, including any of their respective responsibilities under the Fair Campaign Practices Act or any local ordinances concerning fair campaign practices.

1.03 JURISDICTION

The Jurisdiction encompasses territory within Douglas County. This Agreement shall apply only to that portion of the Jurisdiction within Douglas County. Where the Jurisdiction is entirely contained within Douglas County, the Contact Officer has jurisdiction in establishing ballot order and number in accordance with CRS 1-5-407(5). When the Jurisdiction is split among more than one county, the Contact Officer will coordinate with other counties to agree upon ballot order and numbering, per Colorado SOS Election Rule 4.2.

SECTION II.
COUNTY/JURISDICTION RESPONSIBILITIES

The County and the Jurisdiction shall each perform their respective duties and/or functions within the context of this Agreement:

2.01 COUNTY RESPONSIBILITIES:

A. Assist the DEO on any matter related to the election to ensure the smooth and efficient operation of the election (such information shall not include legal advice) by designating a Contact Officer with the specific duty of assisting with the election of the Jurisdiction and acting as the primary liaison between the County and Jurisdiction.

B. Provide an Address Confirmation Form (Appendix A) accompanied by an Address Library Report and Jurisdiction Boundary Map that defines Jurisdictional boundaries in terms of residential street ranges based on County Assessor records. The Address Library Report will include the address report from the Secretary of State voter registration system, which defines street addresses within the Jurisdiction.

C. Verify errors, omissions, and/or corrections identified by the Jurisdiction against County Assessor data, and where appropriate, modify street ranges to accurately define the eligible electors within the Jurisdiction.

D. Contract for the mail ballot packets (ballot(s), voter instructions, and return envelope) and remit payment directly to the vendor.

E. Provide ballot printing layouts compliant with the Code for proofreading and signature approval by the Jurisdiction prior to final ballot printing.

F. Mail the ballot packets as required by the Code.

G. Provide a certified list of the Jurisdiction's registered voters, as requested.

H. Conduct all associated tasks relating to election judges including, but not limited to, eligibility, placement, training, and oversight.

I. Conduct all functions of the Canvass Board to include a canvass of the votes and certification of the results. Additionally, provide the Jurisdiction a copy of all election statements required under the Code.

J. Prepare and conduct the Logic and Accuracy Test.

K. Publish and post the required legal notices pursuant to § 1-5-205(1), C.R.S.

L. Refer members of the public and press to the DEO regarding specific questions about ballot measures or candidates.

M. Provide all necessary equipment, system programming, and personnel for ballot tabulation.

N. Conduct and oversee the process of counting ballots and reporting results.

O. Conduct a recount of the ballots cast if required by law, requested by the Jurisdiction, or requested by an interested party as allowed by the Code.

P. Prepare and conduct the Risk Limiting Audit before certifying election results.

Q. Provide the Jurisdiction an invoice for all expenses incurred under this Agreement.

R. Archive and maintain all election records as required by the Code.

2.02 JURISDICTION RESPONSIBILITIES:

A. Identify a DEO who shall familiarize themselves with all statutory and regulatory requirements impacting the Jurisdiction.

B. Identify immediately to the Contact Officer if Jurisdiction is shared by additional county(ies).

C. Provide a copy of the Ordinance or Resolution stating that the Jurisdiction has adopted the exclusive use of the Code for the conduct of the election and that the Jurisdiction will participate in the coordinated election in accordance with the terms and conditions of this Agreement.

D. Confirm sufficient funds are available and appropriated in Jurisdiction's approved budget to pay election expenses. The Jurisdiction recognizes that the County cannot accurately predict the exact cost for the election, but represents to the County that it will pay its calculated prorated share and has appropriated sufficient funds to do so.

E. Return this Intergovernmental Agreement with the signature page completed on or before the seventieth (70) day prior to the election per the Code.

F. May appoint one representative to participate in the Canvass Board. If there is not a representative appointed, an employee of the Douglas County Clerk and Recorder will be appointed on the Jurisdiction's behalf by the Contact Officer.

G. May appoint one representative to participate in the Logic and Accuracy Test. If there is not a representative appointed, an employee of the Douglas County Clerk and Recorder will be appointed on the Jurisdiction's behalf by the Contact Officer.

H. May choose to appoint an observer for the Risk Limiting Audit. If there is not a representative appointed, an employee of the Douglas County Clerk and Recorder will be appointed on the Jurisdiction's behalf by the Contact Officer.

I. Certify Jurisdictional boundaries by completing and returning the Address Confirmation Form or the Jurisdiction Boundary Map (Appendix A)

J. Review all petition information, if applicable, and verify the information against the registration records, and, where applicable, the county assessor's records as per § 1-4-908, C.R.S. After review, the DEO shall notify the candidate of the number of valid signatures and whether the petition appears to be sufficient or insufficient. Upon determining that the petition is sufficient, and after the time for protest has passed, the DEO shall certify the candidate to the ballot, and notify the Contact Officer.

K. The DEO shall refer correspondence and calls relating to the election outside of the DEO's expertise to the Contact Officer for response.

L. Determine the ballot title and text. Certify, if applicable, the candidate, how many selections a voter should make (e.g., Vote for One), whether there is a certified write-in candidate, the list of ballot issues and/or ballot questions electronically (with receipt confirmed by the Contact Officer) in a plain text format, on or before the sixtieth (60) day, no later than 5:00 pm. The ballot content must be certified in the order in which it will appear on the ballot and must include specific instructions (e.g., Vote for One, etc.). USE THE TEMPLATES PROVIDED IN APPENDIX H "BALLOT MEASURE WORKSHEET" AND APPENDIX I "CANDIDATE CONTEST WORKSHEET". The certified list of candidates and ballot measures shall be final, and the Contact Officer will not be responsible for making any changes after the certification, except those prescribed by statute. The use of all capital letters is reserved for TABOR issues only, per the Code.

M. Provide either directly by the DEO or by the candidate on behest of the DEO, the phonetic pronunciation of each candidate's name to assist in the preparation of the audio ballot at the time ballot content is certified to the County. Record a voice message at (303) 663-6279 and include the candidate name, jurisdiction, and title of office no later than sixty (60) days prior to the election.

N. Indicate whether question(s) are a referred measure or an initiative from a citizen petition. The Jurisdiction understands and agrees that any untimely ballot content submitted may result in candidates, issues, or questions not being on the ballot for the coordinated election.

O. Proofread the layout and the text of the Jurisdiction's portion of the official ballots and TABOR notice (if applicable) and provide written confirmation (electronic format) of acceptance before the printing of the ballots. **Approval or requested changes must be received within four (4) business hours of receiving the layout and text from the county** or as identified by the Contact Officer**.** This may require availability outside of normal business hours. Such acceptance is final, and no changes will be made after written notice (electronic format) is given to the Contact Officer. Failure to respond by the deadline will be considered acceptance "as is". A penalty for delay or rework of the ballot or TABOR notice will result in an additional fee to the Jurisdiction for <u>all</u> associated costs with fixing or correcting Jurisdictional errors.

P. Perform the following tasks (as applicable) where Jurisdictional property owners are eligible to vote:

a. Notify Contact Officer of the Title under which the political subdivision is formed and specifically which property owners are eligible to vote in the election.

b. Provide a certified list of eligible property owners, as determined by the Jurisdiction, who:
    i. Own property within the Jurisdiction, appear on the State of Colorado list of registered voters and reside at an address that is not within the boundaries of Douglas County ("Out of County" property owners); or,
    ii. Own property within the Jurisdiction, appear on the Douglas County list of registered voters, reside at an address that may not match the property address as shown on the County Assessor's list, but is within the boundaries of Douglas County ("In County" property owners).

c. Coordinate directly with the Douglas County Assessor's Office (303-660-7450), or visit their website to obtain the list of all recorded owners of taxable real and personal property at https://apps.douglas.co.us/assessor/advanced-search/.

d. Exclude non-person entities and persons not living in the state of Colorado; any individuals not registered to vote; any person who resides in the district, as they will already receive a mail ballot.

e. Submit the lists as an electronic copy using Microsoft Excel format. The spreadsheet shall contain no more than one (1) eligible elector's name per line. Each line shall consist of the following separated fields: Last name, first name, middle name, mailing address, city, state, zip, parcel number, phone number, if available, and voter identification number. All files provided to the Contact Officer are to be clearly named.

Q. Publish and post any required legal notices for the Jurisdiction's ballot content, other than the notice required by § 1-5-205(1), C.R.S, which Douglas County will publish. A copy of such published legal notice shall be submitted to the Douglas County Clerk and Recorder, Recording Division for its records.

R. Provide phone support on Election Day from 7:00am – 7:00pm. Designated contact person for Jurisdiction must be provided upon execution of this Agreement. Emergency contact information must also be provided for this purpose.

S. Notify the Contact Officer within 24 hours of the completion of the final ballot tabulation whether a recount is required or desired. The Jurisdiction shall reimburse the County for the full cost of the recount. If other Jurisdictions are included in the recount, the cost will be pro-rated among the participating Jurisdictions as per § 1-10.5-101, C.R.S. Refer to SOS Rule 10.9.5 for Jurisdictions in more than one County.

T. Within thirty (30) days from the date of receipt of such invoice, the Jurisdiction shall remit total payment to the County.

U. Pay any additional or unique election costs resulting from Jurisdiction delays, mistakes, recounts, and/or special preparations or cancellations relating to the Jurisdiction's participation in the coordinated election. Charges are $1.00 per registered voter, with a minimum charge of $1,000, not including publication cost, excess linear ballot column

inches cost ($4,000 for Presidential General Election over 5"), special text formatting such as italic, underline, bullets, numbering, tables, strike-through or indentations ($500 if applicable) the use of all capital letters is reserved for TABOR issues only, per the Code., and TABOR Notice costs with a minimum charge of $500 (if applicable).

Illustrative Pro-Rated Costs Table:

Registered Voters	Eligible Property Owners	TABOR Households	Content Length over Five Inches	Basic Coordination Charge	TABOR Notice Charge (min $500)	Excess Content Length Charge	Public Notice Charge	Special Formatting Charge	Total Charges
302858	0	134985	10.75	$302,858.00	$ 14,351.52	$ 43,000.00	$ 4.88	$ -	$ 360,214.40
79	63	42	4.00	$ 1,000.00	$ 500.00	$ 16,000.00	$ 4.88	$ -	$ 17,504.88
46097	0	0	14.75	$ 46,097.00	$ -	$ 59,000.00	$ 4.88	$ 500.00	$ 105,601.88
140	0	60	8.75	$ 1,000.00	$ 500.00	$ 35,000.00	$ 4.88	$ -	$ 36,504.88
253	106	120	0.50	$ 1,000.00	$ 500.00	$ 2,000.00	$ 4.88	$ -	$ 3,504.88

If costs of TABOR Notice were $3744.57 and other public notices were $66.58.

SECTION III. CANCELLATION OF ELECTION

3.01 CANCELLATION OF ELECTION BY THE JURISDICTION.

In the event the Jurisdiction resolves to cancel the election, notice shall be provided to the Contact Officer immediately. The Jurisdiction shall be liable for the full actual costs of the activities relating to the election incurred both before and after the Contact Officer's receipt of such notice. The Jurisdiction shall provide and post notice by publication as defined in the Code. In the event that the Jurisdiction resolves to cancel the election after the last day for the DEO to certify the ballot order and content to the Contact Officer, the text provided by the Jurisdiction cannot be removed from the ballot and/or the TABOR Notice.

(remainder of page intentionally blank)

SECTION IV.
MISCELLANEOUS

4.01 NOTICES.
Any and all notices required to be given by this Agreement are deemed to have been received and to be effective: (1) three days after they have been mailed by certified mail, return receipt requested; (2) immediately upon hand delivery; 3) or by email to the address of a Party as set forth below or to such Party or addresses as may hereafter be designated in writing:

To County:

Sheri Davis
Douglas County Clerk and Recorder
Elections Division
125 Stephanie Place
Castle Rock, Colorado 80109

Email: Elections@Douglas.co.us

To Jurisdiction:
(Enter Contact and address information)

Debbey Quintana

Douglas County School District RE-1
Board of Education
620 Wilcox Street
Castle Rock, CO 80104
Email: dquintana@dcsdk12.org

4.02 TERM OF AGREEMENT.
The term of this Agreement shall continue until all statutory requirements concerning the conduct of the coordinated election are fulfilled.

4.03 AMENDMENT.
This Agreement may be amended only in writing and following the same formality as the execution of the initial Agreement.

4.04 INTEGRATION.
The Parties acknowledge that this Agreement constitutes the sole Agreement between them relating to the subject matter hereof and that no Party is relying upon any oral representation made by another Party or employee, agent or officer of that Party.

4.05 CONFLICT OF AGREEMENT WITH LAW, IMPAIRMENT.
In the event that any provision in this Agreement conflicts with the Code or other statute, this Agreement shall be modified to conform to such law. No resolution of either party to this Agreement shall impair the rights of the CEO or the Jurisdiction hereunder without the consent of the other party to this Agreement.

4.06 TIME OF ESSENCE.
Time is of the essence for this Agreement. The time requirements of the Code shall apply to completion of the tasks required by this Agreement. Failure to comply with the

terms of this Agreement and/or the deadlines or the Code may result in consequences up to and including termination of this Agreement.

4.07 GOOD FAITH.
The parties shall implement this Agreement in good faith, including acting in good faith in all matters that require joint or general action.

4.08 NO WAIVER OF GOVERNMENTAL IMMUNITY ACT.
The Parties hereto understand and agree that they, 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 (the "CGIA"), §§ 24-10-101 to 120, C.R.S., or otherwise available to the County or the Jurisdiction. To the extent the CGIA imposes varying obligations or contains different waivers for cities and counties, both the Jurisdiction and the County agree that they will remain liable for their independent obligations under the CGIA, and neither party shall be the agent of the other or liable for the obligations of the other.

4.09 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 County and the Jurisdiction, 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.

(remainder of page intentionally blank)

IN WITNESS WHEREOF, the parties hereto have executed this Agreement to be effective on the latest date noted below.

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO
(Board signature required only if coordination cost will exceed $25,000)

By _____
Board of County Commissioners
Chairperson

Date _____

Attest _____
Deputy Clerk to the Board

COORDINATED ELECTION OFFICIAL:

By _____
Clerk and Recorder

Date _____

APPROVED AS TO FISCAL CONTENT:

_____
Director of Finance

APPROVED AS TO LEGAL FORM:

_____
County Attorney

Jurisdiction Signatures:

By: Erin K

Title: Superintendent
Date: 8-20-24

Attest _____

Title: _____

By: _____

Title: _____
Date: _____

Contents

Appendix A – Address Confirmation Form Appendix B – Contact Information Form

Appendix C – Important Dates

Appendix D – Checklist

Appendix E – Ballot Issue Notice (TABOR) Agreement

Appendix F – Ballot Issue Notice (TABOR) Proof Acceptance Form

Appendix G – Sample Ballot Issue Issue Notice (TABOR Notice)

Appendix H – Ballot Measure Worksheet

Appendix I – Candidate Contest Worksheet

Appendix A
Address Confirmation Form

JURISDICTION NAME: Douglas County School District

The address ranges identified in the **Address Library Report,** provided in addition to the IGA, represent all current addresses within your Jurisdiction according to our Voter Registration System address report. *The Douglas County Elections Office only maintains residential addresses – not business or commercial addresses.* We are sending you the **Address Library Report** to confirm that the address ranges are complete and accurate. These addresses will be used to identify eligible electors within the Jurisdiction. It is the Jurisdiction's responsibility to know all current addresses within its boundaries.

Please verify that the **Address Library Report** includes all residential addresses within your Jurisdiction. If there is an error, please note it on the table below. If there are no errors, omissions, and/or corrections, it is still essential to sign, date, and return this form to the Douglas County Elections Office. Thank you.

PROPOSED DISTRICTS: Provide a certified legal description, map, and street listing (including street ranges).

Section 1

Enter information in table, if applicable. If more space is needed, please create a separate document.

Street Name	Dir.	Street Type	Low/High Range	Odd/ Even	Zip Code	Notes
Example **Main**	**E**	**St.**	**101/603**	**E**	**80104**	

Section 2

Enter other counties shared by Jurisdiction.

County Name(s): Elbert County

___ Not Applicable

I have reviewed the Jurisdiction's Address Library Report provided by the Douglas County Elections Office and certify it to be a true and accurate description of the address ranges defining boundaries of the Jurisdiction, except for any discrepancies, which are noted on this form.

Shavon Caldwell
Signature

8/22/2024
Date

Appendix B
Contact Information Form

Please enter your Jurisdiction's information:

Jurisdiction: Douglas County School District RE-1

Designated Election Official:

Debbey Quintana
Name

620 Wilcox Street
Mailing Address

Castle Rock, CO 80104
City, State, Zip

dquintana@dcsdk12.org
Email

303-387-0123
Phone

Represented By:

Kim Crawford / Butler Snow LLP
Attorney / Law Firm

1801 California Street
Mailing Address

Denver, CO 80202
City, State, Zip

Kim Crawford@butlersnow.com
Email

720-330-2354
Phone

Per the IGA, please indicate the Jurisdiction representative(s) who will participate in the following activities.

Required Participation

1. **November 5, 2024; 7:00am – 7:00pm**
   Election Day phone support for citizen inquiries

   Name: Debbey Quintana

   Phone: 303-387-0123

   Email: dquintana@dcsdk12.org

Optional Participation

2. **September 27, 2024**
   Logic and Accuracy Test (LAT)

   Name: Debbey Quintana

   Phone: 303-387-0123

   Email: dquintana@dcsdk12.org

3. **November 19, 2024 (Additional days may be needed)**
   Risk Limiting Audit (RLA)

   Name: Debbey Quintana

   Phone: 303-387-0123

   Email: dquintana@dcsdk12.org

4. **November 22, 2024**
   Canvass Board and Final Certification of Election

   Name: Debbey Quintana

   Phone: 303 387-0123_____

   Email: dquintana@dcsdk12.org_____

Note: If a representative is not designated for the optional activities, the Douglas County Elections office will designate a staff member to serve on behalf of the Jurisdiction.

Douglas County Coordinated Election Official:

Sheri Davis, Clerk and Recorder
Name

301 Wilcox Street, PO Box 1360
Mailing Address

Castle Rock, CO 80104
City, State, Zip

sdavis1@douglas.co.us
Email

303-663-7364
Phone

Douglas County Contact Officer:

Jack Twite Jr, Deputy of Elections
Name

125 Stephanie Place
Mailing Address

Castle Rock, CO 80109
City, State, Zip

jtwite@douglas.co.us
Email

303-814-7618
Phone

Douglas County Deputy of Elections:

Jack Twite Jr
Name

125 Stephanie Place
Mailing Address

Castle Rock, CO 80109
City, State, Zip

jtwite@douglas.co.us
Email

303-814-7618
Phone

Douglas County Senior Assistant Attorney:

Christopher Pratt
Name

100 Third Street
Mailing Address

Castle Rock, CO 80104
City, State, Zip

cpratt@douglas.co.us
Email

303-660-7321
Phone

Appendix C
Important Dates

Event	Date
Last day to provide in writing to the County Clerk & Recorder Notice of Intent to coordinate for the 2023 Coordinate Election (-100 days)	July 26 (Friday)
Last day to return signed IGA to the Contact Officer (-70 days)	August 27 (Tuesday)
Last day to return completed Address Confirmation Form (Appendix A) or Boundary Map to ensure accurate voter information (-70 days)	August 27 (Tuesday)
Last day to submit certified ballot order and content to the Contact Officer (-60 days)	September 6 (Friday)
Last day for Secretary of State to certify state ballot order and content to county clerk (-57 days)	September 9 (Monday)
Last day to mail ballots to Uniformed and Overseas electors (UOCAVA) (-45 days)	September 21 (Saturday)
Last day to submit Ballot Issue Notice (TABOR) Language and summarized Pro/Con & Fiscal Impact Statements to Contact Officer (-43 days)	September 23 (Monday)
Logic and Accuracy Test (LAT)	September 27 (Friday)
Logic and Accuracy Test (LAT) – Alternate Date	September 30 (Monday)
Ballots mailed to voters (-22 days)	October 11 (Friday)
Ballot Drop Boxes open (-15 days minimum)	October 11- November 5 All boxes close Election Day, November 5 at 7 p.m.
Last day voter can request our office mail a ballot (-8 days)	October 28 (Monday)

Voter Service and Polling Centers (VSPCs) open (-15 days)	October 21 – November 5 Monday - Friday, 8 a.m. - 5 p.m. Saturday, November 2, 8 a.m. - 5 p.m. Election Day, Tuesday, November 5, 7 a.m. – 7 p.m.
Election Day	November 5, 7 a.m. – 7 p.m. (Tuesday)
Risk Limiting Audit (RLA)	November 19 (Additional days may be needed)
Canvass Board and Final Certification of Election	November 22 (Friday)
Canvass Board and Final Certification of Election – Alternate Date	TBD
Final Certification of Election deadline	November 27 (Wednesday)

Appendix D
IGA Checklist

Dates shown below are either Statute-driven deadline dates or preferred dates of the Douglas County Elections office.

☐ **Friday, July 26**
- Provide in writing to the County Clerk and Recorder notice of intent to coordinate.

☐ **Wednesday, July 31**
- Receive and review IGA and accompanying documents from the Contact Officer, including important District addressing verification.

☐ **Tuesday, August 27**
- Complete and return all required documents of the IGA via USPS mail or email to the Contact Officer, jtwite@douglas.co.us
- Provide a copy of the Ordinance and/or Resolution that outlines intent to participate in the General Election.
- Provide a statement to confirm sufficient funds to pay election expenses are available and appropriated in the Jurisdiction's approved budget.
- For PROPOSED DISTRICTS:
  - Provide certified legal description, map, and street listing (including street ranges).

☐ **Friday, September 6**
- Provide certified ballot order and content to the Contact Officer. C.R.S 1-5-203(3). Refer to Section 2.02 (L) of the IGA for specific requirements. USE TEMPLATES PROVIDED IN APPENDIX H AND I.
- As applicable, provide phonetic pronunciation of each candidate's name via voicemail. Refer to Section 2.02 (M) of the IGA for instructions.
- Proofread ballot layout and text for Jurisdiction's portion of the official ballot and provide written acceptance of content or written notice of necessary changes. Refer to Section 2.02 (O) of the IGA for instructions.

☐ **Monday, September 23**
- Provide Contact Officer with full text of any required ballot issue notices (TABOR) and all summarized pro/con statements. USE TEMPLATE PROVIDED IN APPENDIX G.

☐ **Tuesday, October 1 – For elections where property owners are eligible electors:**
- Provide all applicable eligible property owner list(s). Refer to Section 2.02 (P) of the IGA for instructions and requirements.

- ☐ **Wednesday, October 16 – For elections where property owners are eligible electors:**
  - Provide a supplemental list of applicable eligible property owner(s) for eligible voters not submitted in the original list from Tuesday, October 1. Refer to Section 2.02 (P) of the IGA for instructions and requirements.
- ☐ **Election Day, Tuesday, November 5**
  - Provide phone support for Jurisdiction for hours of voting (7:00 a.m. -7:00 p.m.) should information be needed from the Douglas County Elections office or the general public.
- ☐ **Post-Election Day**
  - Notify Contact Officer within 24 hours of completion of final ballot tabulation if a recount is required.
  - Remit payment within 30 days of receipt of billing invoice.

Appendix E
Ballot Issue Notice (TABOR) Agreement

The Ballot Issue Notice (TABOR) is the publication required by the Colorado State Constitution, Article X, Section 20, for ballot issues that call for increases in the tax rate or government debt. It is required that the County produce a mailed notice concerning these ballot issues (TABOR) to the electors of the County and the Jurisdiction.

THE COUNTY SHALL PERFORM THE FOLLOWING TASKS IN RELATION TO THE BALLOT ISSUE NOTICE (TABOR):

A. Determine the least cost method for mailing the TABOR Notice and determine the portion of such cost to be applied to the Jurisdiction.

B. Determine the ballot issue number.

C. Place the ballot issue notices received from Jurisdictions participating in the election in the proper order in the TABOR Notice.

D. Mail a TABOR Notice to each address of any registered electors as required by law.

E. Refer calls concerning the substance of the ballot issues or the operations of the Jurisdiction to the designated contact for the Jurisdiction.

THE JURISDICTION SHALL PERFORM THE FOLLOWING TASKS IN RELATION TO THE BALLOT ISSUE NOTICE (TABOR):

A. Perform such acts as may be required by law including circulation, approval, review, and all other activities, relating to any petition that may concern the Jurisdiction. The DEO shall interact with any Jurisdiction petition representatives, including but not limited to, working to ensure that the Douglas County Elections Contact Officer (Contact Officer) receives the summary of written comments within the time required by law.

B. Determine the ballot title and text within restrictions described by Douglas County in the IGA.

C. Include, within its TABOR Notice, ballot titles in this format: "NOTICE OF ELECTION TO INCREASE TAXES/TO INCREASE DEBT/ON A CITIZEN PETITION/ON A REFERRED MEASURE." Use template provided in APPENDIX G: Sample Ballot Issue Notice (TABOR Notice)

D. Prepare the text of the TABOR Notice. Use template provided in APPENDIX G: Sample Ballot Issue Notice (TABOR Notice). The TABOR Notice shall include any Jurisdiction voter-approved additions, and:

   a. The election date, hours, and local Jurisdiction contact name, office address and telephone number.
   b. Ballot title, ballot text and written comments.
   c. Fiscal information to be included in the TABOR Notice.

E. Accept and summarize the filed comments in favor of and in opposition to the ballot issues received from the eligible electors of the Jurisdiction and the public, as required for use in the TABOR Notice.

F. Provide the certified content of the Jurisdiction's completed TABOR Notice to the Contact Officer as a plain text file via email.

G. Proofread the layout and the text of the Jurisdiction's portion of the official TABOR notice and provide written notice (electronic format) of acceptance before the printing of the ballots. Approval or requested changes must be received within two (2) hours after the Douglas County Elections Contact Officer has emailed the draft. This may require availability outside of normal business hours, and no changes will be made after acceptance is given to the Contact Officer. If the deadline is not met, the Contact Officer will consider the proof final "as is". A penalty for delay or rework of the ballot or TABOR notice will result in an additional fee to the Jurisdiction for all associated correction costs. This submission may not be changed by the Jurisdiction without written approval from the Contact Officer and shall be requested no later than the 42nd day before the election.

H. Resolve, at the Jurisdiction's expense, any and all challenges pertaining to TABOR Notices certified to the County.

	Jurisdiction		**County**
By	_____	By	_____
	Erin Kane, Superintendent		
Date	8-20-24	Date	_____

Appendix F
TABOR Notice Proof Acceptance Form

Use this form as an approval document in conjunction with your Jurisdiction's Ballot Issue Notice (TABOR Notice) to indicate the content has been reviewed and either approved, or approved with revisions noted.

Please thoroughly review all information and identify any necessary corrections. We cannot begin printing the official TABOR Notice until we receive this completed form from each applicable Jurisdiction. **Approval or requested corrections must be received by Douglas County Elections within two (2) hours after the Contact Officer emails the proof.**

The Contact Officer will confirm receipt upon delivery via email.

Approved ____

Approved with revisions noted____

Jurisdiction: Douglas County School District RE-1

DEO Name: Debbey Quintana

DEO Signature: _____

Date: 8/21/24 Time: 3:41 pm

RESOLUTION

WHEREAS, the Douglas County School District, Number Re1 (the "District"), in the Counties of Douglas and Elbert and the State of Colorado, is a public corporation duly organized and existing under the Constitution and the laws of the State of Colorado; and

WHEREAS, the members of the Board of Education of the District (the "Board") have been duly elected, chosen and qualified; and

WHEREAS, Article X, Section 20 of the Colorado Constitution ("TABOR") requires voter approval for any new tax, the creation of any debt and for spending certain moneys above limits established by TABOR; and

WHEREAS, the Board has determined that the interest of the District and the public interest and necessity demand and require enlarging, improving, remodeling, repairing, or making additions to any school building, constructing or erecting school buildings, equipping or furnishing any school building, improving school grounds, all at a cost estimated at approximately $490,000,000 (the "Project"); and

WHEREAS, TABOR requires the District to submit ballot issues (as defined in TABOR) to the District's electors on limited election days before action can be taken on such ballot issues; and

WHEREAS, November 5, 2024, is one of the election dates at which ballot issues may be submitted to the eligible electors of the District pursuant to TABOR; and

WHEREAS, the County Clerk and Recorder (the "County Clerk") in each of Douglas County and Elbert County (the "Counties") will conduct the election on November 5, 2024, as a coordinated election (the "election"); and

WHEREAS, it is necessary to submit to the eligible electors of the District, at the election, the proposition of creating general obligation indebtedness in the aggregate principal amount of not to exceed $490,000,000 to finance the Project and imposing taxes to pay such debt.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF EDUCATION OF DOUGLAS COUNTY SCHOOL DISTRICT, NUMBER RE1, IN THE COUNTIES OF DOUGLAS AND ELBERT AND THE STATE OF COLORADO:

Section 1. All action heretofore taken (not inconsistent with the provisions of this resolution) by the District and the officers thereof, directed towards the election, the Project and the objects and purposes herein stated are, ratified, approved and confirmed. Unless otherwise defined herein, all terms used herein shall have the meanings specified in Section 22-42-101, C.R.S. or Section 1-1-104, C.R.S.

Section 2. The election shall be conducted as a coordinated election in each of the Counties pursuant to TABOR, Article 42 of Title 22, C.R.S., and the Uniform Election Code of 1992, and all laws amendatory thereof and supplemental thereto. The election shall also be

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conducted pursuant to the provisions of intergovernmental agreements (the "intergovernmental agreements") between the District and the County Clerk of each of the Counties. The District hereby determines that the election shall be held on November 5, 2024, and that there shall be submitted to the eligible electors of the District the question set forth herein. Because the election will be held as part of the coordinated election, the Board hereby determines that each County Clerk shall conduct the election on behalf of the District pursuant to the Uniform Election Code of 1992 and the applicable intergovernmental agreement. The officers of the District are hereby authorized to enter into one or more intergovernmental agreements with each County Clerk pursuant to Section 1-7-116, C.R.S. Any such intergovernmental agreement heretofore entered into in connection with the election is hereby ratified, approved and confirmed.

Section 3. The total aggregate principal amount of the indebtedness to be incurred from time to time for the portion of the Project to be acquired pursuant to this resolution shall not exceed the sum of $490,000,000.

Section 4. The Board hereby authorizes and directs the officers of the District to certify on or before September 6, 2024, the following question in substantially the form hereinafter set forth to each County Clerk. Such question shall be submitted to the eligible electors of the District at the election.

BOND QUESTION:

WITHOUT IMPOSING ANY NEW TAX, SHALL DOUGLAS COUNTY SCHOOL DISTRICT DEBT BE INCREASED $490 MILLION, WITH A MAXIMUM TOTAL REPAYMENT COST NOT TO EXCEED $895 MILLION, FOR THE PURPOSES OF ENHANCING EDUCATIONAL OPPORTUNITIES FOR STUDENTS BY:

UPDATING AND EQUIPPING AGING SCHOOLS AND FACILITIES;

BUILDING ADDITIONAL CAREER AND TECHNICAL EDUCATION PATHWAYS, INCLUDING FOR STUDENTS WITH SPECIAL EDUCATIONAL NEEDS, BY CONSTRUCTING AND EXPANDING SCHOOL FACILITIES;

CONSTRUCTING, EQUIPPING AND EXPANDING NEIGHBORHOOD SCHOOLS TO ACCOMMODATE GROWTH AND REDUCE OVERCROWDING; AND

UPGRADING SCHOOL SAFETY AND SECURITY;

AND SHALL THE TAXES AUTHORIZED BY DISTRICT VOTERS IN PRIOR BOND ELECTIONS APPLICABLE TO OUTSTANDING BONDS BE EXTENDED AND AUTHORIZED TO BE USED TO PAY THE DEBT AUTHORIZED AT THIS ELECTION IN ADDITION TO THE DEBT AUTHORIZED AT SUCH PRIOR ELECTIONS; SUCH DEBT TO BE EVIDENCED BY THE ISSUANCE OF GENERAL OBLIGATION BONDS WHICH SHALL BEAR INTEREST, MATURE, BE SUBJECT TO REDEMPTION, WITH OR WITHOUT PAYMENT OF THE PREMIUM OF NOT TO EXCEED ONE PERCENT, AND BE ISSUED, DATED AND SOLD AT SUCH TIME OR TIMES, AT SUCH PRICES (AT, ABOVE OR BELOW PAR) AND IN SUCH MANNER AND CONTAINING SUCH TERMS,

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NOT INCONSISTENT HEREWITH, AS THE DISTRICT MAY DETERMINE; AND SHALL AD VALOREM PROPERTY TAXES BE IMPOSED IN ANY YEAR, WITHOUT LIMITATION AS TO RATE, TO PAY THE PRINCIPAL OF, PREMIUM, IF ANY, AND INTEREST ON SUCH BONDS AND ANY BONDS ISSUED TO REFINANCE SUCH BONDS AND ANY BONDS ISSUED TO REFINANCE SUCH BONDS AND TO FUND ANY RESERVES FOR THE PAYMENT THEREOF;

AND SHALL THE DISTRICT'S EXPENDITURES BE SUBJECT TO OVERSIGHT BY A CITIZENS' COMMITTEE?

Section 5. Debbey Quintana is hereby appointed as the designated election official of the District for purposes of performing acts required or permitted by law in connection with the election.

Section 6. If a majority of the votes cast on the question to authorize general obligation indebtedness and the levy of ad valorem property taxes submitted at the election shall be in favor of incurring general obligation indebtedness and levying ad valorem property taxes as provided in such question, the District acting through the Board shall be authorized to proceed with the necessary action to incur general obligation indebtedness and levy ad valorem property taxes in accordance with such question.

Any authority to contract general obligation indebtedness or to levy ad valorem property taxes, if conferred by the results of the election, shall be deemed and considered a continuing authority to contract the general obligation indebtedness and levy the ad valorem taxes so authorized at any one time, or from time to time, and neither the partial exercise of the authority so conferred, nor any lapse of time, shall be considered as exhausting or limiting the full authority so conferred.

Section 7. Pursuant to Section 1-11-203.5, C.R.S., any election contest arising out of a ballot issue or ballot question election concerning the order of the ballot or the form or content of the ballot title shall be commenced by petition filed with the proper court within five days after the title of the ballot issue or ballot question is set.

Section 8. The officers of the District are authorized and directed to take all action necessary or appropriate to effectuate the provisions of this resolution.

Section 9. If a majority of the votes cast on the question authorize the issuance of bonds as described in the question set forth in Section 4 above, the District intends to issue such bonds in the approximate aggregate principal amount of $490,000,000 to pay the costs of the Project, including the reimbursement of certain costs incurred by the District prior to the execution and delivery of such bonds, upon terms acceptable to the District, as authorized in an ordinance to be hereafter adopted and to take all further action which is necessary or desirable in connection therewith. The officers, employees and agents of the District shall take all action necessary or reasonably required to carry out, give effect to and consummate the transactions contemplated hereby and shall take all action necessary or desirable to finance the Project and to otherwise carry out the transactions contemplated by the resolution. The District shall not use reimbursed moneys for purposes prohibited by Treasury Regulation §1.150-2(h). This resolution

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is intended to be a declaration of "official intent" to reimburse expenditures within the meaning of Treasury Regulation §1.150-2.

Section 10. All orders, bylaws and resolutions, or parts thereof, in conflict with this resolution, are hereby repealed.

Section 11. If any section, paragraph, clause or provision of this resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this resolution.

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ADOPTED AND APPROVED this August 27, 2024.

_____

President
Douglas County School District,
Number Re1

(SEAL)

ATTEST:

_____

Secretary
Douglas County School District,
Number Re1

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STATE OF COLORADO	)	
	)	
COUNTIES OF DOUGLAS	)	SS.
AND ELBERT	)	
	)	
DOUGLAS COUNTY SCHOOL	)	
DISTRICT, NUMBER RE1	)	

I, Becky Myers, am the duly qualified and acting Secretary of the Board of Education of Douglas County School District, Number Re1 (the "District"), in the Counties of Douglas and Elbert and State of Colorado, and I do hereby certify:

1. The foregoing pages are a true and correct copy of a resolution (the "Resolution") passed and adopted by the Board of Education of the District (the "Board") at a meeting of the Board held on August 27, 2024.

2. The Resolution was duly moved and seconded and the Resolution was adopted at the meeting of August 27, 2024, by an affirmative vote of a majority of the members of the Board as follows:

Name	"Yes"	"No"	Absent	Abstain
Christy Williams, President				
Kaylee Winegar, Vice President				
Becky Myers, Secretary				
Valerie Thompson, Treasurer				
Brad Geiger, Director				
Susan Meek, Director				
Tim Moore, Director				

3. The members of the Board were present at such meeting and voted on the passage of such Resolution as set forth above.

4. The Resolution was approved and authenticated by the signature of the President of the Board, sealed with the District seal, attested by the Secretary and recorded in the minutes of the Board.

5. Attached hereto as Exhibit A is a copy of the notice of the meeting on August 27, 2024, which notice was posted in one place within the District at least 24 hours before such meeting and which notice included agenda information, if available.

6. There are no bylaws, rules or regulations of the Board which prevent the immediate adoption of the Resolution set forth in the foregoing proceedings.

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IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said District, this August 27, 2024.

_____

Becky Myers, Secretary

(SEAL)

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RESOLUTION OF THE BOARD OF EDUCATION

OF

DOUGLAS COUNTY SCHOOL DISTRICT RE-1

(Approving District Bond Plan)

WHEREAS, the Douglas County School District RE-1 (the "District"), in the Counties of Douglas and Elbert and the State of Colorado, is a public corporation duly organized and existing under the Constitution and the laws of the State of Colorado; and

WHEREAS, District staff has carefully reviewed and considered the capital needs of the District to: update and equip aging schools and facilities; build additional career and technical education pathways, including for students with special educational needs, by constructing and expanding school facilities; construct, equip, and expand neighborhood schools to accommodate growth and reduce overcrowding; and, upgrade school safety and security; and

WHEREAS, District staff has determined that it is in the best interest of the District and necessary for in investment to be made in updating and equipping aging schools and facilities; building additional career and technical education pathways, including for students with special educational needs, by constructing and expanding school facilities; constructing, equipping, and expanding neighborhood schools to accommodate growth and reduce overcrowding; and, upgrading school safety and security; and

WHEREAS, District staff has recommended to the Board that the needs of the District require that up to $490 Million be spent to invest in updating and equipping aging schools and facilities; building additional career and technical education pathways, including for students with special educational needs, by constructing and expanding school facilities; constructing, equipping, and expanding neighborhood schools to accommodate growth and reduce overcrowding; and, upgrading school safety and security consistent with the Bond Plan attached as Attachment A (the "Bond Plan"); and

WHEREAS, District staff and the Board recognize that the costs associated with the projects identified in the Bond Plan are based on 2024 cost data and projected inflation and may likely change; and

WHEREAS, the Board of Education of the Douglas County School District RE-1 (the "Board") has carefully considered staff's proposed Bond Plan and concurs that it is in the best interest of the District and necessary for in investment of $490 Million to be made .

NOW, THEREFORE, BE IT RESOLVED by the Board as follows:

1. The Board has determined that it is in the best interest of the District and necessary for in investment of $490 Million to be made in updating and equipping aging schools and facilities; building additional career and technical education pathways, including for students with special educational needs, by constructing and expanding school facilities;

constructing, equipping, and expanding neighborhood schools to accommodate growth and reduce overcrowding; and, upgrading school safety and security consistent with the Bond Plan.

2. The Board hereby approves the Bond Plan understanding that the costs associated with the projects identified in the Bond Plan are based on 2024 cost data and projected inflation and may likely change. Therefore, if a specific project or parts thereof become impractical or cost prohibitive, or if excess funds become available through certain efficiencies, certain other projects may be substituted for, or completed in addition to projects shown in the Bond Plan provided, however, that any such changes shall be approved by the Board based on recommendations from the Mill Bond Oversight Committee and shall be projects contemplated in the District's Master Plan.

APPROVED this ___ day of August, 2024 by a vote of _____.

AYES: _____

NAYS: _____

DOUGLAS COUNTY SCHOOL DISTRICT RE-1

By: _____
Christy Williams, President
Board of Education

ATTEST:

By: _____
Becky Myers, Secretary
Board of Education

DRAFT

Douglas County School District
Learn Today, Lead Tomorrow

August 22, 2024

I, Jana Schleusner am the Chief Financial Officer for the Douglas County School District RE-1 confirm sufficient funds are available in the School District's budget to pay election expenses.

Jana L. Schleusner

Jana Schleusner

Chief Financial Officer,

Douglas County School District

MEETING DATE: September 24, 2024

STAFF PERSON RESPONSIBLE: Codie Winslow, Chief Deputy Clerk & Recorder

DESCRIPTION: Intergovernmental Agreement Between Douglas County Clerk and Recorder and the Town of Parker Authorizing Coordination for the General Election, November 5th, 2024.

SUMMARY: The Town of Parker has informed the Douglas County Clerk and Recorder's office of its intent to coordinate on the 2024 General Election ballot. Approval of the IGA by the Board is required due to the estimated costs of coordination, which are expected to exceed the $25,000 IGA threshold.

RECOMMENDED ACTION: Approve

REVIEW:

Sheri Davis	Escalated	9/10/2024
Codie Winslow	Escalated	9/11/2024
Sheri Davis	Approve	9/13/2024
Jeff Garcia	Approve	9/18/2024
Andrew Copland	Approve	9/18/2024
Doug DeBord	Approve	9/19/2024
Sheri Davis - FYI	Notified - FYI	9/19/2024

ATTACHMENTS:

TownofParker_2024_GeneralElectionIGA

INTERGOVERNMENTAL AGREEMENT

BETWEEN

DOUGLAS COUNTY CLERK AND RECORDER

AND

Town of Parker

(Jurisdiction Name)

REGARDING THE CONDUCT AND ADMINISTRATION OF THE

NOVEMBER 5, 2024
GENERAL ELECTION

SHERI DAVIS
DOUGLAS COUNTY CLERK AND RECORDER
ELECTIONS DIVISION
CASTLE ROCK, CO 80109

DOUGLAS COUNTY
COLORADO

THIS AGREEMENT is made by and between the Board of County Commissioners of the County of Douglas, State of Colorado, on behalf of the Douglas County Clerk and Recorder (hereinafter referred to as the "County") and the Town of Parker (hereinafter referred to as the "Jurisdiction") collectively as the "Parties"; and

WHEREAS, pursuant to the Uniform Election Code of 1992 (Articles 1 to 13 of Title 1, C.R.S.), governmental entities are encouraged to cooperate and consolidate elections in order to reduce taxpayer expenses; and

WHEREAS, pursuant to section 1-7-116, C.R.S. if more than one political subdivision holds an election on the same day in November and the eligible electors for each such election are the same or the boundaries overlap, the County Clerk and Recorder is the Coordinated Election Official and, pursuant to section 1–5– 401, C.R.S. shall conduct the elections on behalf of all political subdivisions utilizing the mail ballot procedures set forth in article 7.5 of title 1; and

WHEREAS, the County and Jurisdiction have determined that section 1-7-116, C.R.S. applies and it is in the best interest of the taxpayers and the electors to enter into this Agreement to conduct the Coordinated Election on November 7, 2023; and

WHEREAS, such agreements are authorized pursuant to Article XIV, Section 18 of the Colorado Constitution, and sections 1-7-116 and 29-1-203, C.R.S.

NOW, THEREFORE, for and in consideration of the promises herein contained, the sufficiency of which is hereby acknowledged, the Parties hereto agree this election shall be conducted as a coordinated election in accordance with the Uniform Election Code of 1992 (Articles 1-13 of Title 1, C.R.S.) or any other Title of C.R.S. governing participating Jurisdiction's election matters, as well as the Colorado Constitution, and the State of Colorado Secretary of State (SOS) Rules (hereinafter referred to as the "Code"). The election participants will execute agreements with Douglas County for this purpose and may include municipalities, school districts, and special districts within the Douglas County limits and the State of Colorado.

SECTION I.
PURPOSE AND GENERAL MATTERS

1.01 DEFINITIONS:

A. "**Coordinated Election Official**" (hereinafter "CEO") means the County Clerk and Recorder who acts as the "coordinated election official", as defined within the Code and Rules.

B. "**Contact Officer**" means the person who acts as the primary liaison or contact between the Jurisdiction and the CEO. The Contact Officer shall be that person under the authority of the CEO who will have primary responsibility for the coordination of the election for the Jurisdiction and the procedures to be completed by the County Clerk hereunder.

C. **Canvass Board** is appointed by the major political parties before the election. The canvass is the audit function of the election and the process of reconciling the number of ballots counted to the number of voters who voted. The Canvass Board

will meet no later than the 22nd day after the election to certify the abstract of votes cast.

D. "**Designated Election Official**" (hereinafter "DEO"), means the person identified by the Jurisdiction to act as the primary liaison between the Jurisdiction and the Contact Officer and who will have primary responsibility for the conduct of election procedures to be handled by the Jurisdiction, as specified within the Code.

E. **Logic & Accuracy Test** The county must conduct a Logic and Accuracy Test on its voting equipment at least 21 days before the election. Voting devices must be tested before they are used in an election. One registered elector from each major political party is required to serve on the Logic and Accuracy Testing Board.

F. **Risk Limiting Audit** This audit provides strong statistical evidence that the election outcome is correct. The number of ballots required to conduct an RLA will vary based on the smallest margin of the contest selected by the Secretary of State and the risk limit. The smaller the margin, the more ballots to audit. The smaller the risk limit, the more ballots to audit. The Audit Board is appointed by the major political parties and must complete its report no later than 5:00 p.m. one business day before the canvass deadline. At least one member of each major political party's Canvass Board will serve as an observer of the audit.

G. **TABOR** (Taxpayer Bill of Rights) is a constitutional measure that requires voter approval for tax increases.

1.02 JOINT RESPONSIBILITIES

A. All parties shall familiarize themselves with all statutory and regulatory requirements impacting coordinated elections and TABOR notices and shall adhere to all applicable provisions of the Code which are necessary or appropriate to the performance of the duties required.

B. Nothing herein shall be deemed to relieve the CEO or the Jurisdiction from their official responsibilities for the conduct of the election, including any of their respective responsibilities under the Fair Campaign Practices Act or any local ordinances concerning fair campaign practices.

1.03 JURISDICTION

The Jurisdiction encompasses territory within Douglas County. This Agreement shall apply only to that portion of the Jurisdiction within Douglas County. Where the Jurisdiction is entirely contained within Douglas County, the Contact Officer has jurisdiction in establishing ballot order and number in accordance with CRS 1-5-407(5). When the Jurisdiction is split among more than one county, the Contact Officer will coordinate with other counties to agree upon ballot order and numbering, per Colorado SOS Election Rule 4.2.

SECTION II.
COUNTY/JURISDICTION RESPONSIBILITIES

The County and the Jurisdiction shall each perform their respective duties and/or functions within the context of this Agreement:

2.01 COUNTY RESPONSIBILITIES:

A. Assist the DEO on any matter related to the election to ensure the smooth and efficient operation of the election (such information shall not include legal advice) by designating a Contact Officer with the specific duty of assisting with the election of the Jurisdiction and acting as the primary liaison between the County and Jurisdiction.

B. Provide an Address Confirmation Form (Appendix A) accompanied by an Address Library Report and Jurisdiction Boundary Map that defines Jurisdictional boundaries in terms of residential street ranges based on County Assessor records. The Address Library Report will include the address report from the Secretary of State voter registration system, which defines street addresses within the Jurisdiction.

C. Verify errors, omissions, and/or corrections identified by the Jurisdiction against County Assessor data, and where appropriate, modify street ranges to accurately define the eligible electors within the Jurisdiction.

D. Contract for the mail ballot packets (ballot(s), voter instructions, and return envelope) and remit payment directly to the vendor.

E. Provide ballot printing layouts compliant with the Code for proofreading and signature approval by the Jurisdiction prior to final ballot printing.

F. Mail the ballot packets as required by the Code.

G. Provide a certified list of the Jurisdiction's registered voters, as requested.

H. Conduct all associated tasks relating to election judges including, but not limited to, eligibility, placement, training, and oversight.

I. Conduct all functions of the Canvass Board to include a canvass of the votes and certification of the results. Additionally, provide the Jurisdiction a copy of all election statements required under the Code.

J. Prepare and conduct the Logic and Accuracy Test.

K. Publish and post the required legal notices pursuant to § 1-5-205(1), C.R.S.

L. Refer members of the public and press to the DEO regarding specific questions about ballot measures or candidates.

M. Provide all necessary equipment, system programming, and personnel for ballot tabulation.

N. Conduct and oversee the process of counting ballots and reporting results.

O. Conduct a recount of the ballots cast if required by law, requested by the Jurisdiction, or requested by an interested party as allowed by the Code.

P. Prepare and conduct the Risk Limiting Audit before certifying election results.

Q. Provide the Jurisdiction an invoice for all expenses incurred under this Agreement.

R. Archive and maintain all election records as required by the Code.

2.02 JURISDICTION RESPONSIBILITIES:

A. Identify a DEO who shall familiarize themselves with all statutory and regulatory requirements impacting the Jurisdiction.

B. Identify immediately to the Contact Officer if Jurisdiction is shared by additional county(ies).

C. Provide a copy of the Ordinance or Resolution stating that the Jurisdiction has adopted the exclusive use of the Code for the conduct of the election and that the Jurisdiction will participate in the coordinated election in accordance with the terms and conditions of this Agreement.

D. Confirm sufficient funds are available and appropriated in Jurisdiction's approved budget to pay election expenses. The Jurisdiction recognizes that the County cannot accurately predict the exact cost for the election, but represents to the County that it will pay its calculated prorated share and has appropriated sufficient funds to do so.

E. Return this Intergovernmental Agreement with the signature page completed on or before the seventieth (70) day prior to the election per the Code.

F. May appoint one representative to participate in the Canvass Board. If there is not a representative appointed, an employee of the Douglas County Clerk and Recorder will be appointed on the Jurisdiction's behalf by the Contact Officer.

G. May appoint one representative to participate in the Logic and Accuracy Test. If there is not a representative appointed, an employee of the Douglas County Clerk and Recorder will be appointed on the Jurisdiction's behalf by the Contact Officer.

H. May choose to appoint an observer for the Risk Limiting Audit. If there is not a representative appointed, an employee of the Douglas County Clerk and Recorder will be appointed on the Jurisdiction's behalf by the Contact Officer.

I. Certify Jurisdictional boundaries by completing and returning the Address Confirmation Form or the Jurisdiction Boundary Map (Appendix A)

J. Review all petition information, if applicable, and verify the information against the registration records, and, where applicable, the county assessor's records as per § 1-4-908, C.R.S. After review, the DEO shall notify the candidate of the number of valid signatures and whether the petition appears to be sufficient or insufficient. Upon determining that the petition is sufficient, and after the time for protest has passed, the DEO shall certify the candidate to the ballot, and notify the Contact Officer.

K. The DEO shall refer correspondence and calls relating to the election outside of the DEO's expertise to the Contact Officer for response.

L. Determine the ballot title and text. Certify, if applicable, the candidate, how many selections a voter should make (e.g., Vote for One), whether there is a certified write-in candidate, the list of ballot issues and/or ballot questions electronically (with receipt confirmed by the Contact Officer) in a plain text format, on or before the sixtieth (60) day, no later than 5:00 pm. The ballot content must be certified in the order in which it will appear on the ballot and must include specific instructions (e.g., Vote for One, etc.). USE THE TEMPLATES PROVIDED IN APPENDIX H "BALLOT MEASURE WORKSHEET" AND APPENDIX I "CANDIDATE CONTEST WORKSHEET". The certified list of candidates and ballot measures shall be final, and the Contact Officer will not be responsible for making any changes after the certification, except those prescribed by statute. The use of all capital letters is reserved for TABOR issues only, per the Code.

M. Provide either directly by the DEO or by the candidate on behest of the DEO, the phonetic pronunciation of each candidate's name to assist in the preparation of the audio ballot at the time ballot content is certified to the County. Record a voice message at (303) 663-6279 and include the candidate name, jurisdiction, and title of office no later than sixty (60) days prior to the election.

N. Indicate whether question(s) are a referred measure or an initiative from a citizen petition. The Jurisdiction understands and agrees that any untimely ballot content submitted may result in candidates, issues, or questions not being on the ballot for the coordinated election.

O. Proofread the layout and the text of the Jurisdiction's portion of the official ballots and TABOR notice (if applicable) and provide written confirmation (electronic format) of acceptance before the printing of the ballots. **Approval or requested changes must be received within four (4) business hours of receiving the layout and text from the county** or as identified by the Contact Officer**.** This may require availability outside of normal business hours. Such acceptance is final, and no changes will be made after written notice (electronic format) is given to the Contact Officer. Failure to respond by the deadline will be considered acceptance "as is". A penalty for delay or rework of the ballot or TABOR notice will result in an additional fee to the Jurisdiction for <u>all</u> associated costs with fixing or correcting Jurisdictional errors.

P. Perform the following tasks (as applicable) where Jurisdictional property owners are eligible to vote:

a. Notify Contact Officer of the Title under which the political subdivision is formed and specifically which property owners are eligible to vote in the election.

b. Provide a certified list of eligible property owners, as determined by the Jurisdiction, who:
   i. Own property within the Jurisdiction, appear on the State of Colorado list of registered voters and reside at an address that is not within the boundaries of Douglas County ("Out of County" property owners); or,
   ii. Own property within the Jurisdiction, appear on the Douglas County list of registered voters, reside at an address that may not match the property address as shown on the County Assessor's list, but is within the boundaries of Douglas County ("In County" property owners).

c. Coordinate directly with the Douglas County Assessor's Office (303-660-7450), or visit their website to obtain the list of all recorded owners of taxable real and personal property at https://apps.douglas.co.us/assessor/advanced-search/.

d. Exclude non-person entities and persons not living in the state of Colorado; any individuals not registered to vote; any person who resides in the district, as they will already receive a mail ballot.

e. Submit the lists as an electronic copy using Microsoft Excel format. The spreadsheet shall contain no more than one (1) eligible elector's name per line. Each line shall consist of the following separated fields: Last name, first name, middle name, mailing address, city, state, zip, parcel number, phone number, if available, and voter identification number. All files provided to the Contact Officer are to be clearly named.

Q. Publish and post any required legal notices for the Jurisdiction's ballot content, other than the notice required by § 1-5-205(1), C.R.S, which Douglas County will publish. A copy of such published legal notice shall be submitted to the Douglas County Clerk and Recorder, Recording Division for its records.

R. Provide phone support on Election Day from 7:00am – 7:00pm. Designated contact person for Jurisdiction must be provided upon execution of this Agreement. Emergency contact information must also be provided for this purpose.

S. Notify the Contact Officer within 24 hours of the completion of the final ballot tabulation whether a recount is required or desired. The Jurisdiction shall reimburse the County for the full cost of the recount. If other Jurisdictions are included in the recount, the cost will be pro-rated among the participating Jurisdictions as per § 1-10.5-101, C.R.S. Refer to SOS Rule 10.9.5 for Jurisdictions in more than one County.

T. Within thirty (30) days from the date of receipt of such invoice, the Jurisdiction shall remit total payment to the County.

U. Pay any additional or unique election costs resulting from Jurisdiction delays, mistakes, recounts, and/or special preparations or cancellations relating to the Jurisdiction's participation in the coordinated election. Charges are $1.00 per registered voter, with a minimum charge of $1,000, not including publication cost, excess linear ballot column

inches cost ($4,000 for Presidential General Election over 5"), special text formatting such as italic, underline, bullets, numbering, tables, strike-through or indentations ($500 if applicable) the use of all capital letters is reserved for TABOR issues only, per the Code., and TABOR Notice costs with a minimum charge of $500 (if applicable).

Illustrative Pro-Rated Costs Table:

Registered Voters	Eligible Property Owners	TABOR Households	Content Length over Five Inches	Basic Coordination Charge	TABOR Notice Charge (min $500)	Excess Content Length Charge	Public Notice Charge	Special Formatting Charge	Total Charges
302858	0	134985	10.75	$302,858.00	$ 14,351.52	$ 43,000.00	$ 4.88	$ -	$ 360,214.40
79	63	42	4.00	$ 1,000.00	$ 500.00	$ 16,000.00	$ 4.88	$ -	$ 17,504.88
46097	0	0	14.75	$ 46,097.00	$ -	$ 59,000.00	$ 4.88	$ 500.00	$ 105,601.88
140	0	60	8.75	$ 1,000.00	$ 500.00	$ 35,000.00	$ 4.88	$ -	$ 36,504.88
253	106	120	0.50	$ 1,000.00	$ 500.00	$ 2,000.00	$ 4.88	$ -	$ 3,504.88

If costs of TABOR Notice were $3744.57 and other public notices were $66.58.

SECTION III. CANCELLATION OF ELECTION

3.01 CANCELLATION OF ELECTION BY THE JURISDICTION.

In the event the Jurisdiction resolves to cancel the election, notice shall be provided to the Contact Officer immediately. The Jurisdiction shall be liable for the full actual costs of the activities relating to the election incurred both before and after the Contact Officer's receipt of such notice. The Jurisdiction shall provide and post notice by publication as defined in the Code. In the event that the Jurisdiction resolves to cancel the election after the last day for the DEO to certify the ballot order and content to the Contact Officer, the text provided by the Jurisdiction cannot be removed from the ballot and/or the TABOR Notice.

(remainder of page intentionally blank)

SECTION IV.
MISCELLANEOUS

4.01 NOTICES.
Any and all notices required to be given by this Agreement are deemed to have been received and to be effective: (1) three days after they have been mailed by certified mail, return receipt requested; (2) immediately upon hand delivery; 3) or by email to the address of a Party as set forth below or to such Party or addresses as may hereafter be designated in writing:

To County:

Sheri Davis
Douglas County Clerk and Recorder
Elections Division
125 Stephanie Place
Castle Rock, Colorado 80109

Email: Elections@Douglas.co.us

To Jurisdiction:
(Enter Contact and address information)

Town of Parker

Attention: Chris Vanderpool
20120 E. Mainstreet
Parker, CO 80134
cvanderpool@parkerco.gov

4.02 TERM OF AGREEMENT.
The term of this Agreement shall continue until all statutory requirements concerning the conduct of the coordinated election are fulfilled.

4.03 AMENDMENT.
This Agreement may be amended only in writing and following the same formality as the execution of the initial Agreement.

4.04 INTEGRATION.
The Parties acknowledge that this Agreement constitutes the sole Agreement between them relating to the subject matter hereof and that no Party is relying upon any oral representation made by another Party or employee, agent or officer of that Party.

4.05 CONFLICT OF AGREEMENT WITH LAW, IMPAIRMENT.
In the event that any provision in this Agreement conflicts with the Code or other statute, this Agreement shall be modified to conform to such law. No resolution of either party to this Agreement shall impair the rights of the CEO or the Jurisdiction hereunder without the consent of the other party to this Agreement.

4.06 TIME OF ESSENCE.
Time is of the essence for this Agreement. The time requirements of the Code shall apply to completion of the tasks required by this Agreement. Failure to comply with the

terms of this Agreement and/or the deadlines or the Code may result in consequences up to and including termination of this Agreement.

4.07 GOOD FAITH.
The parties shall implement this Agreement in good faith, including acting in good faith in all matters that require joint or general action.

4.08 NO WAIVER OF GOVERNMENTAL IMMUNITY ACT.
The Parties hereto understand and agree that they, 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 (the "CGIA"), §§ 24-10-101 to 120, C.R.S., or otherwise available to the County or the Jurisdiction. To the extent the CGIA imposes varying obligations or contains different waivers for cities and counties, both the Jurisdiction and the County agree that they will remain liable for their independent obligations under the CGIA, and neither party shall be the agent of the other or liable for the obligations of the other.

4.09 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 County and the Jurisdiction, 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.

(remainder of page intentionally blank)

IN WITNESS WHEREOF, the parties hereto have executed this Agreement to be effective on the latest date noted below.

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO
(Board signature required only if coordination cost will exceed $25,000)

By _____ Board of County Commissioners Chairperson

Date _____

Attest _____ Deputy Clerk to the Board

APPROVED AS TO FISCAL CONTENT:

_____ Director of Finance

COORDINATED ELECTION OFFICIAL:

By _____ Clerk and Recorder

Date _____

APPROVED AS TO LEGAL FORM:

_____ County Attorney

Jurisdiction Signatures:

By: _____
Title: Mayor
Date: July 8, 2024

Attest Chris Vandeepeare
Title: Town Clerk

By: Jamie Wynn
Title: Town Attorney
Date: July 8, 2024

2024 GENERAL ELECTION
November 5, 2024

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2024 GENERAL ELECTION
November 5, 2024

Appendix A
Address Confirmation Form

JURISDICTION NAME: Town of Parker

The address ranges identified in the **Address Library Report**, provided in addition to the IGA, represent all current addresses within your Jurisdiction according to our Voter Registration System address report. *The Douglas County Elections Office only maintains residential addresses – not business or commercial addresses.* We are sending you the **Address Library Report** to confirm that the address ranges are complete and accurate. These addresses will be used to identify eligible electors within the Jurisdiction. It is the Jurisdiction's responsibility to know all current addresses within its boundaries.

Please verify that the **Address Library Report** includes all residential addresses within your Jurisdiction. If there is an error, please note it on the table below. If there are no errors, omissions, and/or corrections, it is still essential to sign, date, and return this form to the Douglas County Elections Office. Thank you.

PROPOSED DISTRICTS: Provide a certified legal description, map, and street listing (including street ranges).

Section 1

Enter information in table, if applicable. If more space is needed, please create a separate document.

Street Name	Dir.	Street Type	Low/High Range	Odd/ Even	Zip Code	Notes
Example **Main**	E	St.	101/603	E	80104	
PLEASE SEE ADDRESS LIBRARY REPORT						ADDITIONS
AND CORRECTIONS		IN EXCEL FORMAT				THAT HAVE
BEEN INCLUDED		WITH SUBMISSION				

Section 2

Enter other counties shared by Jurisdiction.

County Name(s): _____

X Not Applicable

2024 GENERAL ELECTION
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I have reviewed the Jurisdiction's Address Library Report provided by the Douglas County Elections Office and certify it to be a true and accurate description of the address ranges defining boundaries of the Jurisdiction, except for any discrepancies, which are noted on this form.

Signature

7/24/2024
Date

2024 GENERAL ELECTION
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Annexations, Inclusions, Exclusions

This form may be used in conjunction with the provided Jurisdiction Boundary Map, in place of reviewing and verifying the provided Address Library Report.

JURISDICTION NAME: Town of Parker

To ensure our office has the most current information, please complete the applicable Section below, pertaining to Annexations, Inclusions, and Exclusions for your Jurisdiction.

Section 1

Since January 1 of the current year, the Jurisdiction has approved (check all that apply):

__ Annexations

__ Inclusions

__ Exclusions

All supporting documents pertaining to the applicable Annexation(s), Inclusion(s), or Exclusion(s) are attached to this form and should be used by the Douglas County Elections Office in order to update address information for the Jurisdiction.

By signing below, I acknowledge and certify that the information is true and accurate.

Signature _____ Date _____

Section 2

I acknowledge and certify the Jurisdiction has not approved any Annexation(s), Inclusion(s), or Exclusion(s) since January 1 of the current year.

By signing below, I acknowledge and certify that the information is true and accurate.

Signature _____ Date 7/24/2024

2024 GENERAL ELECTION
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Appendix B
Contact Information Form

Please enter your Jurisdiction's information:

Jurisdiction: Town of Parker

Designated Election Official:

Chris Vanderpool
Name

20120 E. Mainstreet
Mailing Address

Parker, CO 80138
City, State, Zip

cvanderpool@parkerco.gov
Email

303-805-3143
Phone

Represented By:

Jamie Wynn
Attorney / Law Firm

20120 E. Mainstreet
Mailing Address

Parker, CO 80138
City, State, Zip

jwynn@parkerco.gov
Email

303-805-3108
Phone

Per the IGA, please indicate the Jurisdiction representative(s) who will participate in the following activities.

Required Participation

1. **November 5, 2024; 7:00am – 7:00pm**
   Election Day phone support for citizen inquiries

Name: Chris Vanderpool
Phone: 303-805-3143
Email: cvanderpool@parkerco.gov

Optional Participation

2. **September 27, 2024**
   Logic and Accuracy Test (LAT)

Name: Chris Vanderpool
Phone: 303-805-3143
Email: cvanderpool@parkerco.gov

3. **November 19, 2024 (Additional days may be needed)**
   Risk Limiting Audit (RLA)

Name: Chris Vanderpool
Phone: 303-805-3143
Email: cvanderpool@parkerco.gov

4. **November 22, 2024**
   Canvass Board and Final Certification of Election

Name: Chris Vanderpool

Phone: 303-805-3143

Email: cvanderpool@parkerco.gov

Note: If a representative is not designated for the optional activities, the Douglas County Elections office will designate a staff member to serve on behalf of the Jurisdiction.

Douglas County Coordinated Election Official:

Sheri Davis, Clerk and Recorder
Name

301 Wilcox Street, PO Box 1360
Mailing Address

Castle Rock, CO 80104
City, State, Zip

sdavis1@douglas.co.us
Email

303-663-7364
Phone

Douglas County Contact Officer:

Jack Twite Jr, Deputy of Elections
Name

125 Stephanie Place
Mailing Address

Castle Rock, CO 80109
City, State, Zip

jtwite@douglas.co.us
Email

303-814-7618
Phone

Douglas County Deputy of Elections:

Jack Twite Jr
Name

125 Stephanie Place
Mailing Address

Castle Rock, CO 80109
City, State, Zip

jtwite@douglas.co.us
Email

303-814-7618
Phone

Douglas County Senior Assistant Attorney:

Christopher Pratt
Name

100 Third Street
Mailing Address

Castle Rock, CO 80104
City, State, Zip

cpratt@douglas.co.us
Email

303-660-7321
Phone

2024 GENERAL ELECTION
November 5, 2024

Appendix C
Important Dates

Event	Date
Last day to provide in writing to the County Clerk & Recorder Notice of Intent to coordinate for the 2023 Coordinate Election (-100 days)	July 26 (Friday)
Last day to return signed IGA to the Contact Officer (-70 days)	August 27 (Tuesday)
Last day to return completed Address Confirmation Form (Appendix A) or Boundary Map to ensure accurate voter information (-70 days)	August 27 (Tuesday)
Last day to submit certified ballot order and content to the Contact Officer (-60 days)	September 6 (Friday)
Last day for Secretary of State to certify state ballot order and content to county clerk (-57 days)	September 9 (Monday)
Last day to mail ballots to Uniformed and Overseas electors (UOCAVA) (-45 days)	September 21 (Saturday)
Last day to submit Ballot Issue Notice (TABOR) Language and summarized Pro/Con & Fiscal Impact Statements to Contact Officer (-43 days)	September 23 (Monday)
Logic and Accuracy Test (LAT)	September 27 (Friday)
Logic and Accuracy Test (LAT) – Alternate Date	September 30 (Monday)
Ballots mailed to voters (-22 days)	October 11 (Friday)
Ballot Drop Boxes open (-15 days minimum)	October 11- November 5 All boxes close Election Day, November 5 at 7 p.m.
Last day voter can request our office mail a ballot (-8 days)	October 28 (Monday)

2024 GENERAL ELECTION
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Voter Service and Polling Centers (VSPCs) open (-15 days)	**October 21 – November 5 Monday - Friday, 8 a.m. - 5 p.m. Saturday, November 2, 8 a.m. - 5 p.m. Election Day, Tuesday, November 5, 7 a.m. – 7 p.m.**
Election Day	**November 5, 7 a.m. – 7 p.m. (Tuesday)**
Risk Limiting Audit (RLA)	**November 19 (Additional days may be needed)**
Canvass Board and Final Certification of Election	**November 22 (Friday)**
Canvass Board and Final Certification of Election – Alternate Date	**TBD**
Final Certification of Election deadline	**November 27 (Wednesday)**

Appendix D
IGA Checklist

Dates shown below are either Statute-driven deadline dates or preferred dates of the Douglas County Elections office.

☐ **Friday, July 26**
- Provide in writing to the County Clerk and Recorder notice of intent to coordinate.

☐ **Wednesday, July 31**
- Receive and review IGA and accompanying documents from the Contact Officer, including important District addressing verification.

☐ **Tuesday, August 27**
- Complete and return all required documents of the IGA via USPS mail or email to the Contact Officer, jtwite@douglas.co.us
- Provide a copy of the Ordinance and/or Resolution that outlines intent to participate in the General Election.
- Provide a statement to confirm sufficient funds to pay election expenses are available and appropriated in the Jurisdiction's approved budget.
- For PROPOSED DISTRICTS:
  - Provide certified legal description, map, and street listing (including street ranges).

☐ **Friday, September 6**
- Provide certified ballot order and content to the Contact Officer. C.R.S 1-5-203(3). Refer to Section 2.02 (L) of the IGA for specific requirements. USE TEMPLATES PROVIDED IN APPENDIX H AND I.
- As applicable, provide phonetic pronunciation of each candidate's name via voicemail. Refer to Section 2.02 (M) of the IGA for instructions.
- Proofread ballot layout and text for Jurisdiction's portion of the official ballot and provide written acceptance of content or written notice of necessary changes. Refer to Section 2.02 (O) of the IGA for instructions.

☐ **Monday, September 23**
- Provide Contact Officer with full text of any required ballot issue notices (TABOR) and all summarized pro/con statements. USE TEMPLATE PROVIDED IN APPENDIX G.

☐ **Tuesday, October 1 – For elections where property owners are eligible electors:**
- Provide all applicable eligible property owner list(s). Refer to Section 2.02 (P) of the IGA for instructions and requirements.

- ☐ **Wednesday, October 16 – For elections where property owners are eligible electors:**
  - Provide a supplemental list of applicable eligible property owner(s) for eligible voters not submitted in the original list from Tuesday, October 1. Refer to Section 2.02 (P) of the IGA for instructions and requirements.
- ☐ **Election Day, Tuesday, November 5**
  - Provide phone support for Jurisdiction for hours of voting (7:00 a.m. -7:00 p.m.) should information be needed from the Douglas County Elections office or the general public.
- ☐ **Post-Election Day**
  - Notify Contact Officer within 24 hours of completion of final ballot tabulation if a recount is required.
  - Remit payment within 30 days of receipt of billing invoice.

Appendix E
Ballot Issue Notice (TABOR) Agreement

The Ballot Issue Notice (TABOR) is the publication required by the Colorado State Constitution, Article X, Section 20, for ballot issues that call for increases in the tax rate or government debt. It is required that the County produce a mailed notice concerning these ballot issues (TABOR) to the electors of the County and the Jurisdiction.

THE COUNTY SHALL PERFORM THE FOLLOWING TASKS IN RELATION TO THE BALLOT ISSUE NOTICE (TABOR):

A. Determine the least cost method for mailing the TABOR Notice and determine the portion of such cost to be applied to the Jurisdiction.

B. Determine the ballot issue number.

C. Place the ballot issue notices received from Jurisdictions participating in the election in the proper order in the TABOR Notice.

D. Mail a TABOR Notice to each address of any registered electors as required by law.

E. Refer calls concerning the substance of the ballot issues or the operations of the Jurisdiction to the designated contact for the Jurisdiction.

THE JURISDICTION SHALL PERFORM THE FOLLOWING TASKS IN RELATION TO THE BALLOT ISSUE NOTICE (TABOR):

A. Perform such acts as may be required by law including circulation, approval, review, and all other activities, relating to any petition that may concern the Jurisdiction. The DEO shall interact with any Jurisdiction petition representatives, including but not limited to, working to ensure that the Douglas County Elections Contact Officer (Contact Officer) receives the summary of written comments within the time required by law.

B. Determine the ballot title and text within restrictions described by Douglas County in the IGA.

C. Include, within its TABOR Notice, ballot titles in this format: "NOTICE OF ELECTION TO INCREASE TAXES/TO INCREASE DEBT/ON A CITIZEN PETITION/ON A REFERRED MEASURE." Use template provided in APPENDIX G: Sample Ballot Issue Notice (TABOR Notice)

D. Prepare the text of the TABOR Notice. Use template provided in APPENDIX G: Sample Ballot Issue Notice (TABOR Notice). The TABOR Notice shall include any Jurisdiction voter-approved additions, and:

   a. The election date, hours, and local Jurisdiction contact name, office address and telephone number.
   b. Ballot title, ballot text and written comments.
   c. Fiscal information to be included in the TABOR Notice.

E. Accept and summarize the filed comments in favor of and in opposition to the ballot issues received from the eligible electors of the Jurisdiction and the public, as required for use in the TABOR Notice.

F. Provide the certified content of the Jurisdiction's completed TABOR Notice to the Contact Officer as a plain text file via email.

G. Proofread the layout and the text of the Jurisdiction's portion of the official TABOR notice and provide written notice (electronic format) of acceptance before the printing of the ballots. Approval or requested changes must be received within two (2) hours after the Douglas County Elections Contact Officer has emailed the draft. This may require availability outside of normal business hours, and no changes will be made after acceptance is given to the Contact Officer. If the deadline is not met, the Contact Officer will consider the proof final "as is". A penalty for delay or rework of the ballot or TABOR notice will result in an additional fee to the Jurisdiction for all associated correction costs. This submission may not be changed by the Jurisdiction without written approval from the Contact Officer and shall be requested no later than the 42nd day before the election.

H. Resolve, at the Jurisdiction's expense, any and all challenges pertaining to TABOR Notices certified to the County.

Jurisdiction		**County**	
By	_____	By	_____
Date	_____	Date	_____

2024 GENERAL ELECTION
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Appendix F
TABOR Notice Proof Acceptance Form

Use this form as an approval document in conjunction with your Jurisdiction's Ballot Issue Notice (TABOR Notice) to indicate the content has been reviewed and either approved, or approved with revisions noted.

Please thoroughly review all information and identify any necessary corrections. We cannot begin printing the official TABOR Notice until we receive this completed form from each applicable Jurisdiction. **Approval or requested corrections must be received by Douglas County Elections within two (2) hours after the Contact Officer emails the proof.**

The Contact Officer will confirm receipt upon delivery via email.

Approved ___

Approved with revisions noted___

Jurisdiction: _____

DEO Name: _____

DEO Signature: _____

Date: _____ Time: _____

2024 General Election
November 5, 2024

Appendix G: Sample Ballot Issue Notice (TABOR Notice)

Please follow this template for the submission of your Ballot Issue Notice (TABOR Notice)

TO: ALL REGISTERED VOTERS
NOTICE OF ELECTION TO INCREASE TAXES/TO INCREASE A DEBT *(choose one or both options)*
ON A CITIZEN PETITION/ON A REFERRED MEASURE *(choose one option)*

ENTER YOUR JURISDICTION NAME HERE

Election Date: November 5, 2024

Election Hours: 7:00 A.M. – 7:00 P.M.

Designated Election Official Address and Telephone Number:
Enter your DEO contact person
Enter your DEO office address
Enter your DEO office telephone number

Ballot Issue Title and Text: *(see Article X, Section 20, of the Colorado Constitution for legal guidance)*
Enter your ballot issue title
Enter your ballot issue text – TEXT MUST BE WRITTEN IN ALL CAPS

Fiscal Information:

Fiscal Year	Fiscal Year Spending
2022 (Actual)	$ Enter dollar amount
2023 (Actual)	$ Enter dollar amount
2024 (Estimated)	$ Enter dollar amount

Overall Percentage Change in Fiscal Year Spending	Enter percent change %
Overall Dollar Change in Fiscal Year Spending	$ Enter dollar amount

Estimated first full fiscal year maximum dollar amount of increase	$ Enter dollar amount
Estimated first full fiscal year spending without the increase	$ Enter dollar amount

Summary of Written Comments FOR (enter issue title):
See C.R.S. 1-7-903 for guidance
- OR –
Enter: No comments were filed by the constitution deadline

Summary of Written Comments AGAINST (enter issue title):
See C.R.S. 1-7-903 for guidance
- OR –
Enter: No comments were filed by the constitution deadline

2024 General Election
November 5, 2024

Appendix H: Ballot Measure Worksheet

Please use this worksheet for the submission of each of your Ballot Measures

1. **Name of coordinating entity:** _____

2. **Ballot measure type:** ☐ **Ballot Issue (TABOR)** ☐ **Ballot Question (non-TABOR)**

3. **Subject matter summary for contest heading (optional)**

4. **Ballot measure text:** Enter the ballot measure's text in the form of a question, exactly as it should be printed on the ballot. Please note:

   - **Ballot issues under TABOR must be certified in ALL UPPERCASE LETTERS**
   - **Ballot questions not arising under TABOR must be certified in sentence case (upper and lower case letters)**
   - **Please include standard measure responses:** YES/FOR NO/AGAINST

2024 General Election
November 5, 2024

Appendix I: Candidate Contest Worksheet

Please use this worksheet for the submission of each of your candidate contests

1. **Name of coordinating entity:** _____

2. **Name of elected office or position:** _____

3. **Representation type:** Under the applicable election laws of the coordinating entity, state whether candidates for this office are elected at large by all electors of the coordinating entity, or by district. **Check one:**

   ☐ Candidates for this office are elected at-large ☐ Candidates for this office are elected by district

4. **Contest title:** Please enter the office or position title, district (if needed), term length, and the number of elected positions to be filled for this office using the following format and example:

   Format:
   Office Title – District
   Term Length (Vote for Number)

   Example:
   Councilmember – District 2
   Four-Year Term (Vote for One)

   Title: _____

   Term Length: _____

5. **Named candidates:** State the names of all candidates for this office, exactly as they should be printed on the ballot, and in the exact order they should be printed on the ballot:

   (1) _____
   (2) _____
   (3) _____
   (4) _____
   (5) _____
   (6) _____
   (7) _____
   (8) _____
   (9) _____
   (10) _____

   - **Add additional lines if necessary**
   - **Candidate names must be in proper case**
   - **Candidate names may not include any title or degree designating the business or profession of the candidates**
   - **A candidate's name may include one nickname, if the candidate regularly uses the nickname, and nickname does not include any part of a political party name**

6. **Write-in candidates:** State whether this race will have write-in candidates. ☐ **Yes** ☐ **No**

   If your answer to Question 6 is Yes, also state:

   (1) The number of separate write-in lines that should be printed on the ballot. _____
   (The number of write-in lines should equal the number of elected positions to be filled.)

   (2) Under the ballot access laws and rules that apply to the coordinating entity, is there any possibility that an eligible elector may file papers with the DEO to qualify as a write-in candidate ***after*** the DEO certifies ballot content to the County Clerk?

   ☐ **Yes** ☐ **No**

(3) State the names of the eligible write-in candidates for this race:

(a) _____
(b) _____
(c) _____
(d) _____

MEETING DATE: September 24, 2024

STAFF PERSON RESPONSIBLE: Codie Winslow, Chief Deputy Clerk & Recorder

DESCRIPTION: Intergovernmental Agreement Between Douglas County Clerk and Recorder and the Regional Transportation District Authorizing Coordination for the General Election, November 5th, 2024.

SUMMARY: The Regional Transportation District has informed the Douglas County Clerk and Recorder's office of its intent to coordinate on the 2024 General Election ballot. Approval of the IGA by the Board is required due to the estimated costs of coordination, which are expected to exceed the $25,000 IGA threshold.

RECOMMENDED ACTION: Approve

REVIEW:

Sheri Davis	Approve	9/18/2024
Jeff Garcia	Approve	9/18/2024
Andrew Copland	Approve	9/18/2024
Doug DeBord	Approve	9/19/2024
Sheri Davis - FYI	Notified - FYI	9/19/2024

ATTACHMENTS:

RTD 2024 General Election IGA

INTERGOVERNMENTAL AGREEMENT

BETWEEN

DOUGLAS COUNTY CLERK AND RECORDER

AND

REGIONAL TRANSPORTATION DISTRICT

REGARDING THE CONDUCT AND ADMINISTRATION OF THE

NOVEMBER 5, 2024
GENERAL ELECTION

SHERI DAVIS
DOUGLAS COUNTY CLERK AND RECORDER
ELECTIONS DIVISION
CASTLE ROCK, CO 80109

DOUGLAS COUNTY COLORADO

THIS AGREEMENT is made by and between the Board of County Commissioners of the County of Douglas, State of Colorado, on behalf of the Douglas County Clerk and Recorder (hereinafter referred to as the "County") and Regional Transportation District (hereinafter referred to as the "Jurisdiction") collectively as the "Parties"; and

WHEREAS, pursuant to the Uniform Election Code of 1992 (Articles 1 to 13 of Title 1, C.R.S.), governmental entities are encouraged to cooperate and consolidate elections in order to reduce taxpayer expenses; and

WHEREAS, pursuant to section 1-7-116, C.R.S. if more than one political subdivision holds an election on the same day in November and the eligible electors for each such election are the same or the boundaries overlap, the County Clerk and Recorder is the Coordinated Election Official and, pursuant to section 1–5– 401, C.R.S. shall conduct the elections on behalf of all political subdivisions utilizing the mail ballot procedures set forth in article 7.5 of title 1; and

WHEREAS, the County and Jurisdiction have determined that section 1-7-116, C.R.S. applies and it is in the best interest of the taxpayers and the electors to enter into this Agreement to conduct the Coordinated Election on November 7, 2023; and

WHEREAS, such agreements are authorized pursuant to Article XIV, Section 18 of the Colorado Constitution, and sections 1-7-116 and 29-1-203, C.R.S.

NOW, THEREFORE, for and in consideration of the promises herein contained, the sufficiency of which is hereby acknowledged, the Parties hereto agree this election shall be conducted as a coordinated election in accordance with the Uniform Election Code of 1992 (Articles 1-13 of Title 1, C.R.S.) or any other Title of C.R.S. governing participating Jurisdiction's election matters, as well as the Colorado Constitution, and the State of Colorado Secretary of State (SOS) Rules (hereinafter referred to as the "Code"). The election participants will execute agreements with Douglas County for this purpose and may include municipalities, school districts, and special districts within the Douglas County limits and the State of Colorado.

SECTION I.
PURPOSE AND GENERAL MATTERS

1.01 DEFINITIONS:

A. "**Coordinated Election Official**" (hereinafter "CEO") means the County Clerk and Recorder who acts as the "coordinated election official", as defined within the Code and Rules.

B. "**Contact Officer**" means the person who acts as the primary liaison or contact between the Jurisdiction and the CEO. The Contact Officer shall be that person under the authority of the CEO who will have primary responsibility for the coordination of the election for the Jurisdiction and the procedures to be completed by the County Clerk hereunder.

C. **Canvass Board** is appointed by the major political parties before the election. The canvass is the audit function of the election and the process of reconciling the number of ballots counted to the number of voters who voted. The Canvass Board

will meet no later than the 22nd day after the election to certify the abstract of votes cast.

D. "**Designated Election Official**" (hereinafter "DEO"), means the person identified by the Jurisdiction to act as the primary liaison between the Jurisdiction and the Contact Officer and who will have primary responsibility for the conduct of election procedures to be handled by the Jurisdiction, as specified within the Code.

E. **Logic & Accuracy Test** The county must conduct a Logic and Accuracy Test on its voting equipment at least 21 days before the election. Voting devices must be tested before they are used in an election. One registered elector from each major political party is required to serve on the Logic and Accuracy Testing Board.

F. **Risk Limiting Audit** This audit provides strong statistical evidence that the election outcome is correct. The number of ballots required to conduct an RLA will vary based on the smallest margin of the contest selected by the Secretary of State and the risk limit. The smaller the margin, the more ballots to audit. The smaller the risk limit, the more ballots to audit. The Audit Board is appointed by the major political parties and must complete its report no later than 5:00 p.m. one business day before the canvass deadline. At least one member of each major political party's Canvass Board will serve as an observer of the audit.

G. **TABOR** (Taxpayer Bill of Rights) is a constitutional measure that requires voter approval for tax increases.

1.02 JOINT RESPONSIBILITIES

A. All parties shall familiarize themselves with all statutory and regulatory requirements impacting coordinated elections and TABOR notices and shall adhere to all applicable provisions of the Code which are necessary or appropriate to the performance of the duties required.

B. Nothing herein shall be deemed to relieve the CEO or the Jurisdiction from their official responsibilities for the conduct of the election, including any of their respective responsibilities under the Fair Campaign Practices Act or any local ordinances concerning fair campaign practices.

1.03 JURISDICTION

The Jurisdiction encompasses territory within Douglas County. This Agreement shall apply only to that portion of the Jurisdiction within Douglas County. Where the Jurisdiction is entirely contained within Douglas County, the Contact Officer has jurisdiction in establishing ballot order and number in accordance with CRS 1-5-407(5). When the Jurisdiction is split among more than one county, the Contact Officer will coordinate with other counties to agree upon ballot order and numbering, per Colorado SOS Election Rule 4.2.

SECTION II.
COUNTY/JURISDICTION RESPONSIBILITIES

The County and the Jurisdiction shall each perform their respective duties and/or functions within the context of this Agreement:

2.01 COUNTY RESPONSIBILITIES:

A. Assist the DEO on any matter related to the election to ensure the smooth and efficient operation of the election (such information shall not include legal advice) by designating a Contact Officer with the specific duty of assisting with the election of the Jurisdiction and acting as the primary liaison between the County and Jurisdiction.

B. Provide an Address Confirmation Form (Appendix A) accompanied by an Address Library Report and Jurisdiction Boundary Map that defines Jurisdictional boundaries in terms of residential street ranges based on County Assessor records. The Address Library Report will include the address report from the Secretary of State voter registration system, which defines street addresses within the Jurisdiction.

C. Verify errors, omissions, and/or corrections identified by the Jurisdiction against County Assessor data, and where appropriate, modify street ranges to accurately define the eligible electors within the Jurisdiction.

D. Contract for the mail ballot packets (ballot(s), voter instructions, and return envelope) and remit payment directly to the vendor.

E. Provide ballot printing layouts compliant with the Code for proofreading and signature approval by the Jurisdiction prior to final ballot printing.

F. Mail the ballot packets as required by the Code.

G. Provide a certified list of the Jurisdiction's registered voters, as requested.

H. Conduct all associated tasks relating to election judges including, but not limited to, eligibility, placement, training, and oversight.

I. Conduct all functions of the Canvass Board to include a canvass of the votes and certification of the results. Additionally, provide the Jurisdiction a copy of all election statements required under the Code.

J. Prepare and conduct the Logic and Accuracy Test.

K. Publish and post the required legal notices pursuant to § 1-5-205(1), C.R.S.

L. Refer members of the public and press to the DEO regarding specific questions about ballot measures or candidates.

M. Provide all necessary equipment, system programming, and personnel for ballot tabulation.

N. Conduct and oversee the process of counting ballots and reporting results.

O. Conduct a recount of the ballots cast if required by law, requested by the Jurisdiction, or requested by an interested party as allowed by the Code.

P. Prepare and conduct the Risk Limiting Audit before certifying election results.

Q. Provide the Jurisdiction an invoice for all expenses incurred under this Agreement.

R. Archive and maintain all election records as required by the Code.

2.02 JURISDICTION RESPONSIBILITIES:

A. Identify a DEO who shall familiarize themselves with all statutory and regulatory requirements impacting the Jurisdiction.

B. Identify immediately to the Contact Officer if Jurisdiction is shared by additional county(ies).

C. Provide a copy of the Ordinance or Resolution stating that the Jurisdiction has adopted the exclusive use of the Code for the conduct of the election and that the Jurisdiction will participate in the coordinated election in accordance with the terms and conditions of this Agreement.

D. Confirm sufficient funds are available and appropriated in Jurisdiction's approved budget to pay election expenses. The Jurisdiction recognizes that the County cannot accurately predict the exact cost for the election, but represents to the County that it will pay its calculated prorated share and has appropriated sufficient funds to do so.

E. Return this Intergovernmental Agreement with the signature page completed on or before the seventieth (70) day prior to the election per the Code.

F. May appoint one representative to participate in the Canvass Board. If there is not a representative appointed, an employee of the Douglas County Clerk and Recorder will be appointed on the Jurisdiction's behalf by the Contact Officer.

G. May appoint one representative to participate in the Logic and Accuracy Test. If there is not a representative appointed, an employee of the Douglas County Clerk and Recorder will be appointed on the Jurisdiction's behalf by the Contact Officer.

H. May choose to appoint an observer for the Risk Limiting Audit. If there is not a representative appointed, an employee of the Douglas County Clerk and Recorder will be appointed on the Jurisdiction's behalf by the Contact Officer.

I. Certify Jurisdictional boundaries by completing and returning the Address Confirmation Form or the Jurisdiction Boundary Map (Appendix A)

J. Review all petition information, if applicable, and verify the information against the registration records, and, where applicable, the county assessor's records as per § 1-4-908, C.R.S. After review, the DEO shall notify the candidate of the number of valid signatures and whether the petition appears to be sufficient or insufficient. Upon determining that the petition is sufficient, and after the time for protest has passed, the DEO shall certify the candidate to the ballot, and notify the Contact Officer.

K. The DEO shall refer correspondence and calls relating to the election outside of the DEO's expertise to the Contact Officer for response.

L. Determine the ballot title and text. Certify, if applicable, the candidate, how many selections a voter should make (e.g., Vote for One), whether there is a certified write-in candidate, the list of ballot issues and/or ballot questions electronically (with receipt confirmed by the Contact Officer) in a plain text format, on or before the sixtieth (60) day, no later than 5:00 pm. The ballot content must be certified in the order in which it will appear on the ballot and must include specific instructions (e.g., Vote for One, etc.). USE THE TEMPLATES PROVIDED IN APPENDIX H "BALLOT MEASURE WORKSHEET" AND APPENDIX I "CANDIDATE CONTEST WORKSHEET". The certified list of candidates and ballot measures shall be final, and the Contact Officer will not be responsible for making any changes after the certification, except those prescribed by statute. The use of all capital letters is reserved for TABOR issues only, per the Code.

M. Provide either directly by the DEO or by the candidate on behest of the DEO, the phonetic pronunciation of each candidate's name to assist in the preparation of the audio ballot at the time ballot content is certified to the County. Record a voice message at (303) 663-6279 and include the candidate name, jurisdiction, and title of office no later than sixty (60) days prior to the election.

N. Indicate whether question(s) are a referred measure or an initiative from a citizen petition. The Jurisdiction understands and agrees that any untimely ballot content submitted may result in candidates, issues, or questions not being on the ballot for the coordinated election.

O. Proofread the layout and the text of the Jurisdiction's portion of the official ballots and TABOR notice (if applicable) and provide written confirmation (electronic format) of acceptance before the printing of the ballots. **Approval or requested changes must be received within four (4) business hours of receiving the layout and text from the county** or as identified by the Contact Officer**.** This may require availability outside of normal business hours. Such acceptance is final, and no changes will be made after written notice (electronic format) is given to the Contact Officer. Failure to respond by the deadline will be considered acceptance "as is". A penalty for delay or rework of the ballot or TABOR notice will result in an additional fee to the Jurisdiction for <u>all</u> associated costs with fixing or correcting Jurisdictional errors.

P. Perform the following tasks (as applicable) where Jurisdictional property owners are eligible to vote:

a. Notify Contact Officer of the Title under which the political subdivision is formed and specifically which property owners are eligible to vote in the election.

b. Provide a certified list of eligible property owners, as determined by the Jurisdiction, who:
    i. Own property within the Jurisdiction, appear on the State of Colorado list of registered voters and reside at an address that is not within the boundaries of Douglas County ("Out of County" property owners); or,
    ii. Own property within the Jurisdiction, appear on the Douglas County list of registered voters, reside at an address that may not match the property address as shown on the County Assessor's list, but is within the boundaries of Douglas County ("In County" property owners).

c. Coordinate directly with the Douglas County Assessor's Office (303-660-7450), or visit their website to obtain the list of all recorded owners of taxable real and personal property at https://apps.douglas.co.us/assessor/advanced-search/.

d. Exclude non-person entities and persons not living in the state of Colorado; any individuals not registered to vote; any person who resides in the district, as they will already receive a mail ballot.

e. Submit the lists as an electronic copy using Microsoft Excel format. The spreadsheet shall contain no more than one (1) eligible elector's name per line. Each line shall consist of the following separated fields: Last name, first name, middle name, mailing address, city, state, zip, parcel number, phone number, if available, and voter identification number. All files provided to the Contact Officer are to be clearly named.

Q. Publish and post any required legal notices for the Jurisdiction's ballot content, other than the notice required by § 1-5-205(1), C.R.S, which Douglas County will publish. A copy of such published legal notice shall be submitted to the Douglas County Clerk and Recorder, Recording Division for its records.

R. Provide phone support on Election Day from 7:00am – 7:00pm. Designated contact person for Jurisdiction must be provided upon execution of this Agreement. Emergency contact information must also be provided for this purpose.

S. Notify the Contact Officer within 24 hours of the completion of the final ballot tabulation whether a recount is required or desired. The Jurisdiction shall reimburse the County for the full cost of the recount. If other Jurisdictions are included in the recount, the cost will be pro-rated among the participating Jurisdictions as per § 1-10.5-101, C.R.S. Refer to SOS Rule 10.9.5 for Jurisdictions in more than one County.

T. Within thirty (30) days from the date of receipt of such invoice, the Jurisdiction shall remit total payment to the County.

U. Pay any additional or unique election costs resulting from Jurisdiction delays, mistakes, recounts, and/or special preparations or cancellations relating to the Jurisdiction's participation in the coordinated election. Charges are $1.00 per registered voter, with a minimum charge of $1,000, not including publication cost, excess linear ballot column

inches cost ($4,000 for Presidential General Election over 5"), special text formatting such as italic, underline, bullets, numbering, tables, strike-through or indentations ($500 if applicable) the use of all capital letters is reserved for TABOR issues only, per the Code., and TABOR Notice costs with a minimum charge of $500 (if applicable).

Illustrative Pro-Rated Costs Table:

Registered Voters	Eligible Property Owners	TABOR Households	Content Length over Five Inches	Basic Coordination Charge	TABOR Notice Charge (min $500)	Excess Content Length Charge	Public Notice Charge	Special Formatting Charge	Total Charges
302858	0	134985	10.75	$302,858.00	$ 14,351.52	$ 43,000.00	$ 4.88	$ -	$ 360,214.40
79	63	42	4.00	$ 1,000.00	$ 500.00	$ 16,000.00	$ 4.88	$ -	$ 17,504.88
46097	0	0	14.75	$ 46,097.00	$ -	$ 59,000.00	$ 4.88	$ 500.00	$ 105,601.88
140	0	60	8.75	$ 1,000.00	$ 500.00	$ 35,000.00	$ 4.88	$ -	$ 36,504.88
253	106	120	0.50	$ 1,000.00	$ 500.00	$ 2,000.00	$ 4.88	$ -	$ 3,504.88

If costs of TABOR Notice were $3744.57 and other public notices were $66.58.

SECTION III. CANCELLATION OF ELECTION

3.01 CANCELLATION OF ELECTION BY THE JURISDICTION.

In the event the Jurisdiction resolves to cancel the election, notice shall be provided to the Contact Officer immediately. The Jurisdiction shall be liable for the full actual costs of the activities relating to the election incurred both before and after the Contact Officer's receipt of such notice. The Jurisdiction shall provide and post notice by publication as defined in the Code. In the event that the Jurisdiction resolves to cancel the election after the last day for the DEO to certify the ballot order and content to the Contact Officer, the text provided by the Jurisdiction cannot be removed from the ballot and/or the TABOR Notice.

(remainder of page intentionally blank)

SECTION IV.
MISCELLANEOUS

4.01 NOTICES.
Any and all notices required to be given by this Agreement are deemed to have been received and to be effective: (1) three days after they have been mailed by certified mail, return receipt requested; (2) immediately upon hand delivery; 3) or by email to the address of a Party as set forth below or to such Party or addresses as may hereafter be designated in writing:

To County:

Sheri Davis
Douglas County Clerk and Recorder
Elections Division
125 Stephanie Place
Castle Rock, Colorado 80109

Email: Elections@Douglas.co.us

To Jurisdiction:

Melanie J. Snyder
Designated Election Official
Regional Transportation District
1660 Blake St., BLK-23
Denver, CO 80202
Phone: (303) 299-2203
Email: Melanie.Snyder@RTD-Denver.com

4.02 TERM OF AGREEMENT.
The term of this Agreement shall continue until all statutory requirements concerning the conduct of the coordinated election are fulfilled.

4.03 AMENDMENT.
This Agreement may be amended only in writing and following the same formality as the execution of the initial Agreement.

4.04 INTEGRATION.
The Parties acknowledge that this Agreement constitutes the sole Agreement between them relating to the subject matter hereof and that no Party is relying upon any oral representation made by another Party or employee, agent or officer of that Party.

4.05 CONFLICT OF AGREEMENT WITH LAW, IMPAIRMENT.
In the event that any provision in this Agreement conflicts with the Code or other statute, this Agreement shall be modified to conform to such law. No resolution of either party to this Agreement shall impair the rights of the CEO or the Jurisdiction hereunder without the consent of the other party to this Agreement.

4.06 TIME OF ESSENCE.
Time is of the essence for this Agreement. The time requirements of the Code shall apply to completion of the tasks required by this Agreement. Failure to comply with the

terms of this Agreement and/or the deadlines or the Code may result in consequences up to and including termination of this Agreement.

4.07 GOOD FAITH.
The parties shall implement this Agreement in good faith, including acting in good faith in all matters that require joint or general action.

4.08 NO WAIVER OF GOVERNMENTAL IMMUNITY ACT.
The Parties hereto understand and agree that they, 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 (the "CGIA"), §§ 24-10-101 to 120, C.R.S., or otherwise available to the County or the Jurisdiction. To the extent the CGIA imposes varying obligations or contains different waivers for cities and counties, both the Jurisdiction and the County agree that they will remain liable for their independent obligations under the CGIA, and neither party shall be the agent of the other or liable for the obligations of the other.

4.09 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 County and the Jurisdiction, 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.

(remainder of page intentionally blank)

IN WITNESS WHEREOF, the parties hereto have executed this Agreement to be effective on the latest date noted below.

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO
(Board signature required only if coordination cost will exceed $25,000)

COORDINATED ELECTION OFFICIAL:

By _____ Board of County Commissioners Chairperson

By _____ Clerk and Recorder

Date _____

Date _____

Attest _____ Deputy Clerk to the Board

APPROVED AS TO FISCAL CONTENT:

_____ Director of Finance

APPROVED AS TO LEGAL FORM:

_____ County Attorney

Jurisdiction Signatures:

By: Snyder, Melanie - 23947 Digitally signed by Snyder, Melanie - 23947 Date: 2024.08.22 15:43:06 -06'00'

Title: General Counsel and DEO

Date: _____

By: _____

Title: _____

Date: _____

Attest _____

Title: _____

Contents

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Appendix H – Ballot Measure Worksheet

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Appendix A
Address Confirmation Form

JURISDICTION NAME: _____

The address ranges identified in the **Address Library Report,** provided in addition to the IGA, represent all current addresses within your Jurisdiction according to our Voter Registration System address report. *The Douglas County Elections Office only maintains residential addresses – not business or commercial addresses.* We are sending you the **Address Library Report** to confirm that the address ranges are complete and accurate. These addresses will be used to identify eligible electors within the Jurisdiction. It is the Jurisdiction's responsibility to know all current addresses within its boundaries.

Please verify that the **Address Library Report** includes all residential addresses within your Jurisdiction. If there is an error, please note it on the table below. If there are no errors, omissions, and/or corrections, it is still essential to sign, date, and return this form to the Douglas County Elections Office. Thank you.

PROPOSED DISTRICTS: Provide a certified legal description, map, and street listing (including street ranges).

Section 1

Enter information in table, if applicable. If more space is needed, please create a separate document.

Street Name	Dir.	Street Type	Low/High Range	Odd/ Even	Zip Code	Notes
Example **Main**	**E**	**St.**	**101/603**	**E**	**80104**	

Section 2

Enter other counties shared by Jurisdiction.

County Name(s): _____

___ Not Applicable

I have reviewed the Jurisdiction's Address Library Report provided by the Douglas County Elections Office and certify it to be a true and accurate description of the address ranges defining boundaries of the Jurisdiction, except for any discrepancies, which are noted on this form.

Snyder, Melanie - 23947 Digitally signed by Snyder, Melanie - 23947 Date: 2024.08.22 15:43:32 -06'00'

Signature Date

Annexations, Inclusions, Exclusions

This form may be used in conjunction with the provided Jurisdiction Boundary Map, in place of reviewing and verifying the provided Address Library Report.

JURISDICTION NAME: _____

To ensure our office has the most current information, please complete the applicable Section below, pertaining to Annexations, Inclusions, and Exclusions for your Jurisdiction.

Section 1

Since January 1 of the current year, the Jurisdiction has approved (check all that apply):

__ Annexations

__ Inclusions

__ Exclusions

All supporting documents pertaining to the applicable Annexation(s), Inclusion(s), or Exclusion(s) are attached to this form and should be used by the Douglas County Elections Office in order to update address information for the Jurisdiction.

By signing below, I acknowledge and certify that the information is true and accurate.

_____ _____
Signature Date

Section 2

I acknowledge and certify the Jurisdiction has not approved any Annexation(s), Inclusion(s), or Exclusion(s) since January 1 of the current year.

By signing below, I acknowledge and certify that the information is true and accurate.

_____ _____
Signature Date

Appendix B
Contact Information Form

Please enter your Jurisdiction's information:

Jurisdiction: Regional Transportation District

Designated Election Official:

Melanie J. Snyder
Name

1660 Blake Street, BLK-23
Mailing Address

Denver, CO 80202
City, State, Zip

melanie.snyder@rtd-denver.com
Email

303.299.2203
Phone

Represented By:

Attorney / Law Firm

Mailing Address

City, State, Zip

Email

Phone

Per the IGA, please indicate the Jurisdiction representative(s) who will participate in the following activities.

Required Participation

1. **November 5, 2024; 7:00am – 7:00pm**
   Election Day phone support for citizen inquiries

Name: Jack Kroll, Board Office Executive Manager

Phone: 303.299.2307 or 720.979.3588

Email: rtd.boardoffice@rtd-denver.com

Optional Participation

2. **September 27, 2024**
   Logic and Accuracy Test (LAT)

Name: _____

Phone: _____

Email: _____

3. **November 19, 2024 (Additional days may be needed)**
   Risk Limiting Audit (RLA)

Name: _____

Phone: _____

Email: _____

4. November 22, 2024
Canvass Board and Final Certification of Election

Name: _____

Phone: _____

Email: _____

Note: If a representative is not designated for the optional activities, the Douglas County Elections office will designate a staff member to serve on behalf of the Jurisdiction.

Douglas County Coordinated Election Official:

Sheri Davis, Clerk and Recorder
Name

301 Wilcox Street, PO Box 1360
Mailing Address

Castle Rock, CO 80104
City, State, Zip

sdavis1@douglas.co.us
Email

303-663-7364
Phone

Douglas County Contact Officer:

Jack Twite Jr, Deputy of Elections
Name

125 Stephanie Place
Mailing Address

Castle Rock, CO 80109
City, State, Zip

jtwite@douglas.co.us
Email

303-814-7618
Phone

Douglas County Deputy of Elections:

Jack Twite Jr
Name

125 Stephanie Place
Mailing Address

Castle Rock, CO 80109
City, State, Zip

jtwite@douglas.co.us
Email

303-814-7618
Phone

Douglas County Senior Assistant Attorney:

Christopher Pratt
Name

100 Third Street
Mailing Address

Castle Rock, CO 80104
City, State, Zip

cpratt@douglas.co.us
Email

303-660-7321
Phone

Appendix C
Important Dates

Event	Date
Last day to provide in writing to the County Clerk & Recorder Notice of Intent to coordinate for the 2023 Coordinate Election (-100 days)	July 26 (Friday)
Last day to return signed IGA to the Contact Officer (-70 days)	August 27 (Tuesday)
Last day to return completed Address Confirmation Form (Appendix A) or Boundary Map to ensure accurate voter information (-70 days)	August 27 (Tuesday)
Last day to submit certified ballot order and content to the Contact Officer (-60 days)	September 6 (Friday)
Last day for Secretary of State to certify state ballot order and content to county clerk (-57 days)	September 9 (Monday)
Last day to mail ballots to Uniformed and Overseas electors (UOCAVA) (-45 days)	September 21 (Saturday)
Last day to submit Ballot Issue Notice (TABOR) Language and summarized Pro/Con & Fiscal Impact Statements to Contact Officer (-43 days)	September 23 (Monday)
Logic and Accuracy Test (LAT)	September 27 (Friday)
Logic and Accuracy Test (LAT) – Alternate Date	September 30 (Monday)
Ballots mailed to voters (-22 days)	October 11 (Friday)
Ballot Drop Boxes open (-15 days minimum)	October 11- November 5 All boxes close Election Day, November 5 at 7 p.m.
Last day voter can request our office mail a ballot (-8 days)	October 28 (Monday)

Voter Service and Polling Centers (VSPCs) open (-15 days)	**October 21 – November 5 Monday - Friday, 8 a.m. - 5 p.m. Saturday, November 2, 8 a.m. - 5 p.m. Election Day, Tuesday, November 5, 7 a.m. – 7 p.m.**
Election Day	**November 5, 7 a.m. – 7 p.m. (Tuesday)**
Risk Limiting Audit (RLA)	**November 19 (Additional days may be needed)**
Canvass Board and Final Certification of Election	**November 22 (Friday)**
Canvass Board and Final Certification of Election – Alternate Date	**TBD**
Final Certification of Election deadline	**November 27 (Wednesday)**

Appendix D
IGA Checklist

Dates shown below are either Statute-driven deadline dates or preferred dates of the Douglas County Elections office.

☐ **Friday, July 26**
- Provide in writing to the County Clerk and Recorder notice of intent to coordinate.

☐ **Wednesday, July 31**
- Receive and review IGA and accompanying documents from the Contact Officer, including important District addressing verification.

☐ **Tuesday, August 27**
- Complete and return all required documents of the IGA via USPS mail or email to the Contact Officer, jtwite@douglas.co.us
- Provide a copy of the Ordinance and/or Resolution that outlines intent to participate in the General Election.
- Provide a statement to confirm sufficient funds to pay election expenses are available and appropriated in the Jurisdiction's approved budget.
- For PROPOSED DISTRICTS:
  - Provide certified legal description, map, and street listing (including street ranges).

☐ **Friday, September 6**
- Provide certified ballot order and content to the Contact Officer. C.R.S 1-5-203(3). Refer to Section 2.02 (L) of the IGA for specific requirements. USE TEMPLATES PROVIDED IN APPENDIX H AND I.
- As applicable, provide phonetic pronunciation of each candidate's name via voicemail. Refer to Section 2.02 (M) of the IGA for instructions.
- Proofread ballot layout and text for Jurisdiction's portion of the official ballot and provide written acceptance of content or written notice of necessary changes. Refer to Section 2.02 (O) of the IGA for instructions.

☐ **Monday, September 23**
- Provide Contact Officer with full text of any required ballot issue notices (TABOR) and all summarized pro/con statements. USE TEMPLATE PROVIDED IN APPENDIX G.

☐ **Tuesday, October 1 – For elections where property owners are eligible electors:**
- Provide all applicable eligible property owner list(s). Refer to Section 2.02 (P) of the IGA for instructions and requirements.

☐ **Wednesday, October 16 – For elections where property owners are eligible electors:**
- Provide a supplemental list of applicable eligible property owner(s) for eligible voters not submitted in the original list from Tuesday, October 1. Refer to Section 2.02 (P) of the IGA for instructions and requirements.

☐ **Election Day, Tuesday, November 5**
- Provide phone support for Jurisdiction for hours of voting (7:00 a.m. -7:00 p.m.) should information be needed from the Douglas County Elections office or the general public.

☐ **Post-Election Day**
- Notify Contact Officer within 24 hours of completion of final ballot tabulation if a recount is required.
- Remit payment within 30 days of receipt of billing invoice.

Appendix E
Ballot Issue Notice (TABOR) Agreement

The Ballot Issue Notice (TABOR) is the publication required by the Colorado State Constitution, Article X, Section 20, for ballot issues that call for increases in the tax rate or government debt. It is required that the County produce a mailed notice concerning these ballot issues (TABOR) to the electors of the County and the Jurisdiction.

THE COUNTY SHALL PERFORM THE FOLLOWING TASKS IN RELATION TO THE BALLOT ISSUE NOTICE (TABOR):

A. Determine the least cost method for mailing the TABOR Notice and determine the portion of such cost to be applied to the Jurisdiction.

B. Determine the ballot issue number.

C. Place the ballot issue notices received from Jurisdictions participating in the election in the proper order in the TABOR Notice.

D. Mail a TABOR Notice to each address of any registered electors as required by law.

E. Refer calls concerning the substance of the ballot issues or the operations of the Jurisdiction to the designated contact for the Jurisdiction.

THE JURISDICTION SHALL PERFORM THE FOLLOWING TASKS IN RELATION TO THE BALLOT ISSUE NOTICE (TABOR):

A. Perform such acts as may be required by law including circulation, approval, review, and all other activities, relating to any petition that may concern the Jurisdiction. The DEO shall interact with any Jurisdiction petition representatives, including but not limited to, working to ensure that the Douglas County Elections Contact Officer (Contact Officer) receives the summary of written comments within the time required by law.

B. Determine the ballot title and text within restrictions described by Douglas County in the IGA.

C. Include, within its TABOR Notice, ballot titles in this format: "NOTICE OF ELECTION TO INCREASE TAXES/TO INCREASE DEBT/ON A CITIZEN PETITION/ON A REFERRED MEASURE." Use template provided in APPENDIX G: Sample Ballot Issue Notice (TABOR Notice)

D. Prepare the text of the TABOR Notice. Use template provided in APPENDIX G: Sample Ballot Issue Notice (TABOR Notice). The TABOR Notice shall include any Jurisdiction voter-approved additions, and:

   a. The election date, hours, and local Jurisdiction contact name, office address and telephone number.
   b. Ballot title, ballot text and written comments.
   c. Fiscal information to be included in the TABOR Notice.

E. Accept and summarize the filed comments in favor of and in opposition to the ballot issues received from the eligible electors of the Jurisdiction and the public, as required for use in the TABOR Notice.

F. Provide the certified content of the Jurisdiction's completed TABOR Notice to the Contact Officer as a plain text file via email.

G. Proofread the layout and the text of the Jurisdiction's portion of the official TABOR notice and provide written notice (electronic format) of acceptance before the printing of the ballots. Approval or requested changes must be received within two (2) hours after the Douglas County Elections Contact Officer has emailed the draft. This may require availability outside of normal business hours, and no changes will be made after acceptance is given to the Contact Officer. If the deadline is not met, the Contact Officer will consider the proof final "as is". A penalty for delay or rework of the ballot or TABOR notice will result in an additional fee to the Jurisdiction for all associated correction costs. This submission may not be changed by the Jurisdiction without written approval from the Contact Officer and shall be requested no later than the 42nd day before the election.

H. Resolve, at the Jurisdiction's expense, any and all challenges pertaining to TABOR Notices certified to the County.

	Jurisdiction		**County**
By	_____	By	_____
Date	_____	Date	_____

Appendix F
TABOR Notice Proof Acceptance Form

Use this form as an approval document in conjunction with your Jurisdiction's Ballot Issue Notice (TABOR Notice) to indicate the content has been reviewed and either approved, or approved with revisions noted.

Please thoroughly review all information and identify any necessary corrections. We cannot begin printing the official TABOR Notice until we receive this completed form from each applicable Jurisdiction. **Approval or requested corrections must be received by Douglas County Elections within two (2) hours after the Contact Officer emails the proof.**

The Contact Officer will confirm receipt upon delivery via email.

Approved ___

Approved with revisions noted___

Jurisdiction: _____

DEO Name: _____

DEO Signature: _____

Date: _____ Time: _____

Appendix G: Sample Ballot Issue Notice (TABOR Notice)

Please follow this template for the submission of your Ballot Issue Notice (TABOR Notice)

TO: ALL REGISTERED VOTERS
NOTICE OF ELECTION TO INCREASE TAXES/TO INCREASE A DEBT *(choose one or both options)*
ON A CITIZEN PETITION/ON A REFERRED MEASURE *(choose one option)*

ENTER YOUR JURISDICTION NAME HERE

Election Date: November 5, 2024

Election Hours: 7:00 A.M. – 7:00 P.M.

Designated Election Official Address and Telephone Number:
Enter your DEO contact person
Enter your DEO office address
Enter your DEO office telephone number

Ballot Issue Title and Text: *(see Article X, Section 20, of the Colorado Constitution for legal guidance)*
Enter your ballot issue title
Enter your ballot issue text – TEXT MUST BE WRITTEN IN ALL CAPS

Fiscal Information:

Fiscal Year	Fiscal Year Spending
2022 (Actual)	$ Enter dollar amount
2023 (Actual)	$ Enter dollar amount
2024 (Estimated)	$ Enter dollar amount

Overall Percentage Change in Fiscal Year Spending	Enter percent change %
Overall Dollar Change in Fiscal Year Spending	$ Enter dollar amount

Estimated first full fiscal year maximum dollar amount of increase	$ Enter dollar amount
Estimated first full fiscal year spending without the increase	$ Enter dollar amount

Summary of Written Comments FOR (enter issue title):
See C.R.S. 1-7-903 for guidance
- OR –
Enter: No comments were filed by the constitution deadline

Summary of Written Comments AGAINST (enter issue title):
See C.R.S. 1-7-903 for guidance
- OR –
Enter: No comments were filed by the constitution deadline

Appendix H: Ballot Measure Worksheet

Please use this worksheet for the submission of each of your Ballot Measures

1. **Name of coordinating entity:** _____

2. **Ballot measure type:** ☐ **Ballot Issue (TABOR)** ☐ **Ballot Question (non-TABOR)**

3. **Subject matter summary for contest heading (optional)**

4. **Ballot measure text:** Enter the ballot measure's text in the form of a question, exactly as it should be printed on the ballot. Please note:

   - **Ballot issues under TABOR must be certified in ALL UPPERCASE LETTERS**
   - **Ballot questions not arising under TABOR must be certified in sentence case (upper and lower case letters)**
   - **Please include standard measure responses:** YES/FOR NO/AGAINST

Appendix I: Candidate Contest Worksheet

Please use this worksheet for the submission of each of your candidate contests

1. **Name of coordinating entity:** _____

2. **Name of elected office or position:** _____

3. **Representation type:** Under the applicable election laws of the coordinating entity, state whether candidates for this office are elected at large by all electors of the coordinating entity, or by district. **Check one:**

   ☐ Candidates for this office are elected at-large ☐ Candidates for this office are elected by district

4. **Contest title:** Please enter the office or position title, district (if needed), term length, and the number of elected positions to be filled for this office using the following format and example:

   Format:
   Office Title – District
   Term Length (Vote for Number)

   Example:
   Councilmember – District 2
   Four-Year Term (Vote for One)

   Title: _____

   Term Length: _____

5. **Named candidates:** State the names of all candidates for this office, exactly as they should be printed on the ballot, and in the exact order they should be printed on the ballot:

   (1) _____
   (2) _____
   (3) _____
   (4) _____
   (5) _____
   (6) _____
   (7) _____
   (8) _____
   (9) _____
   (10) _____

   - **Add additional lines if necessary**
   - **Candidate names must be in proper case**
   - **Candidate names may not include any title or degree designating the business or profession of the candidates**
   - **A candidate's name may include one nickname, if the candidate regularly uses the nickname, and nickname does not include any part of a political party name**

6. **Write-in candidates:** State whether this race will have write-in candidates. ☐ **Yes** ☐ **No**

   If your answer to Question 6 is Yes, also state:

   (1) The number of separate write-in lines that should be printed on the ballot. _____
   (The number of write-in lines should equal the number of elected positions to be filled.)

   (2) Under the ballot access laws and rules that apply to the coordinating entity, is there any possibility that an eligible elector may file papers with the DEO to qualify as a write-in candidate ***after*** the DEO certifies ballot content to the County Clerk?

   ☐ **Yes** ☐ **No**

(3) State the names of the eligible write-in candidates for this race:

(a) _____
(b) _____
(c) _____
(d) _____

MEETING DATE: September 24, 2024

STAFF PERSON RESPONSIBLE: Mike Wise, Sr. Manager Application Services

DESCRIPTION: AXON Justice Premier and AXON Interview for the 23rd District Attorney's Office in the Amount of $176,798.56 for 2024.

SUMMARY: We are acquiring AXON Justice Premier and AXON Interview to enhance the operations of the newly established 23rd District Attorney's Office. AXON Justice Premier will serve as the principal repository for digital evidence files pertinent to cases, with contributions from sources such as the DCSO and local police departments. AXON Interview will provide investigators with essential tools for conducting on-site and mobile interviews related to these cases, with all recordings being directly saved into AXON Justice Premier. The 10-year agreement is subject to annual appropriation. The annual cost under the agreement will range from $176,798.56 in 2024 to $174,930.40 in 2033. Costs payable in 2024 are budgeted from the Technology Fund: 800900.

RECOMMENDED ACTION: Approval of the purchase of AXON Justice Premier and AXON Interview for the 23rd District Attorney's Office in the Amount of $176,798.56 for 2024.

REVIEW:

John Huber	Approve	9/12/2024
Jeff Garcia	Approve	9/17/2024
Andrew Copland	Approve	9/17/2024
Doug DeBord	Approve	9/17/2024
Suzi Crowell - FYI	Notified - FYI	9/17/2024

ATTACHMENTS:

Axon EJSA 1,529,490.70 Evidence Justice Services Agreement 09062024

This Axon Evidence Justice Services Agreement ("**Agreement**") is between Axon Enterprise, Inc., a Delaware corporation ("**Axon**"), and the agency on the Quote ("**Agency**"). This Agreement is effective as of the later of the (a) last signature date on this Agreement, or (b) signature date on the Quote ("**Effective Date**"). Axon and Agency are each a "**Party**" and collectively "**Parties**". This Agreement governs Agency's purchase and use of the Axon services detailed in the Quote Appendix ("**Quote**"). The Parties agree as follows:

1 **Term**. It is mutually agreed by the Parties that the Term of the Contract shall commence as of 12:01a.m. on October 01, 2024 and terminate at 11:59 p.m. on September 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. The Agreement shall automatically renew yearly, conditional upon funding being appropriated, for an additional nine (9) one (1) year terms. This Agreement and/or any extension of its original Term shall be contingent upon annual funding being appropriated, budgeted and otherwise made available for such purposes; appropriation shall be at the County's sole discretion and the County may choose not to appropriate funding for any reason. Under no circumstances shall this be construed to be a multi-year Agreement or to impose any obligation on the County to make any future apportionment or allocation to the Agreement pursuant to C.R.S. § 29-1-110.

2 **Definitions.**

"Axon Cloud Services" means Axon's web services for Axon Evidence, Axon Records, Axon Dispatch, and interactions between Axon Evidence and Axon Devices or Axon client software. Axon Cloud Service excludes third-party applications, hardware warranties, and my.evidence.com.

"Axon Device Data" data uploaded to Evidence.com from Axon devices including body worn cameras, Fleet cameras, Interview Room cameras, or Axon Capture.

"**Axon Evidence**" means Axon's web services for Evidence.com, and interactions between Evidence.com and or Axon client software. This excludes third-party applications or my.evidence.com.

"Agency Content" is data uploaded into, ingested by, or created in Axon Evidence within Agency's tenant. Agency Content includes Evidence but excludes Non-Content Data.

"Quote" is only valid for services on the quote at the specified prices. Any inconsistent or supplemental terms within Agency's purchase order in response to a Quote will be void.

3 **Storage**. Agency may store unlimited Axon Device Data in Agency's Axon Evidence account if the Axon Device Data is shared to Agency through Axon Evidence from a partner agency using Axon Evidence. If Agency is not purchasing an unlimited storage plan, Agency may purchase ala carte storage for other data.

4 **Payment**. In the event Agency purchases services from Axon, payment is due net thirty (30) days from the invoice date. Payment obligations are non-cancelable. Agency will pay invoices without setoff, deduction, or withholding. If Axon sends a past due account to collections, Agency is responsible for collection and attorneys' fees. All sales are final. Axon does not allow refunds or exchanges, except warranty returns or as provided by state or federal law. Agency is responsible for sales and other taxes associated with the order, unless Agency provides Axon a valid tax exemption certificate.

5 **Maximum Agreement Expenditure:** Any other provision of this Agreement notwithstanding and pursuant to Section 29-1-110, C.R.S., the amount of funds appropriated for this Agreement for the first fiscal year of this contract is One hundred Seventy-Six Thousand Seven Hundred Ninety-Eight dollars and Fifty-Cents ($176,798.56.) for the Term of this Agreement. In no event shall the Agency be liable for payment under the Agreement for any amount in excess thereof, except as otherwise provided in Exhibit B. The Agency is not under obligation to make any future apportionment or allocation to the Agreement, nor is anything set forth a limitation of liability for Axon. Any potential expenditure for this Agreement outside of the current fiscal year is subject to future annual appropriation of funds for any such proposed expenditure, nothing herein creates an obligation to appropriate funds. The total amount of funds to expected to be appropriated over the life of this agreement is One Million Five Hundred

Twenty-Nine Thousand, Four Hundred Ninety Dollars and Seventy Cents ($1,529,490.70).

6 **Insurance**. Axon will maintain General Liability, Workers' Compensation, and Automobile Liability insurance. Upon request, Axon will supply certificates of insurance.

7 **Indemnification**. Axon will indemnify Agency's officers, directors, and employees ("**Agency Indemnitees**") against all claims, demands, losses, and reasonable expenses arising out of a third party claim against an Agency Indemnitee resulting from any negligent act, error or omission, or willful misconduct by Axon under this Agreement, except to the extent of Agency's negligence or willful misconduct, or claims under workers compensation. The Agency cannot and by this Contract does not agree to indemnify, hold harmless, exonerate or assume the defense of the Axon or any other person or entity whatsoever, for any purpose whatsoever.

To the extent permitted by law, Axon disclaims all warranties, remedies, and conditions, whether oral, written, statutory, or implied. Axon's cumulative liability to any Party for any loss or damage resulting from any claim, demand, or action arising out of or relating to Axon Evidence Justice Service will not exceed the amount paid for such services over the twelve (12) months preceding the claim. Neither Party will be liable for direct, special, indirect, incidental, punitive, or consequential damages, however caused, whether for breach of warranty or contract, negligence, strict liability, tort, or any other legal theory.

8 **IP Rights.** Axon owns and reserves all right, title, and interest in Axon products and services and suggestions to Axon, including all related intellectual property rights. Agency will not cause any Axon proprietary rights to be violated.

9 **IP Indemnification**. Axon will indemnify Agency Indemnitees against all claims, losses, and reasonable expenses from any third-party claim alleging that the use of Axon Evidence infringes or misappropriates the third party's intellectual property rights. Agency must promptly provide Axon with written notice of such claim, tender to Axon the defense or settlement of such claim at Axon's expense and cooperate fully with Axon in the defense or settlement of such claim. Axon's IP indemnification obligations do not apply to claims based on: (a) modification of Axon Evidence by Agency or a third party not approved by Axon; (b) use of Axon Evidence in combination with hardware or services not approved by Axon; or (c) use of Axon Evidence other than as permitted in this Agreement.

10 **Termination**.

10.1 **For Breach**. A Party may terminate this Agreement for cause if it provides thirty (30) days written notice of the breach to the other Party, and the breach remains uncured at the end of thirty (30) days. If Agency terminates this Agreement due to Axon's uncured breach, Axon will refund prepaid amounts on a prorated basis based on the date of notice of termination.

10.2 **By Agency.** Agency is obligated to pay any applicable fees under this Agreement. If sufficient funds are not appropriated or otherwise legally available to pay the fees, Agency may terminate this Agreement. Agency will deliver notice of termination under this section as soon as reasonably practicable. The date of such termination will be the date Axon receives notice from Agency.

10.3 **Effect of Termination.** Upon termination of this Agreement, Agency rights immediately terminate, and Agency remains responsible for all fees incurred prior to the date of termination.

10.4 **By Axon.** If the Agency is using an Axon Evidence instance that has been provided a no charge to the Agency, Axon may terminate this Agreement for its convenience by providing ninety (90) days prior written notice.

11 **Confidentiality**. "**Confidential Information"** means nonpublic information designated as confidential or, given the nature of the information or circumstances surrounding disclosure, should reasonably be understood to be confidential. Each Party will take reasonable measures to avoid disclosure, dissemination, or unauthorized use of the other Party's Confidential Information. Unless required by law, neither Party will disclose the other Party's Confidential Information during the Term and for five (5)

years thereafter. Axon pricing is Confidential Information and competition sensitive. If Agency is required by law to disclose Axon pricing, to the extent allowed by law, Agency will provide notice to Axon before disclosure. Axon may publicly announce information related to this Agreement.

12 General.

12.1 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 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.

12.2 Force Majeure. Neither Party will be liable for any delay or failure to perform due to a cause beyond a Party's reasonable control.

12.3 Independent Contractors. The Parties are independent contractors. Neither Party has authority to bind the other. This Agreement does not create a partnership, franchise, joint venture, Agency, fiduciary, or employment relationship between the Parties.

12.4 Third-Party Beneficiaries. There are no third-party beneficiaries under this Agreement.

12.5 Non-Discrimination. Neither Party nor its employees will discriminate against any person based on: race; religion; creed; color; sex; gender identity and expression; pregnancy; childbirth; breastfeeding; medical conditions related to pregnancy, childbirth, or breastfeeding; sexual orientation; marital status; age; national origin; ancestry; genetic information; disability; veteran status; or any class protected by local, state, or federal law.

12.6 Export Compliance. Each Party will comply with all import and export control laws and regulations.

12.7 Assignment. Neither Party may assign this Agreement without the other Party's prior written consent. Axon may assign this Agreement, its rights, or obligations without consent: (a) to an affiliate or subsidiary; or (b) for purposes of financing, merger, acquisition, corporate reorganization, or sale of all or substantially all its assets. This Agreement is binding upon the Parties respective successors and assigns.

12.8 Waiver. No waiver or delay by either Party in exercising any right under this Agreement constitutes a waiver of that right.

12.9 Conflict With Exhibits: If any Exhibit to this Agreement, conflicts with the express terms of the Agreement proceeding the Parties signatures, for the purpose of interpretation and enforcement the express terms of the Agreement are superior, supersede, and prevail.

12.10 Severability. If a court of competent jurisdiction holds any portion of this Agreement invalid or unenforceable, the remaining portions of this Agreement will remain in effect.

12.11 Survival. The following sections will survive termination: Indemnification, IP Rights, Axon's Cloud Services Appendix, and, Storage.

12.12 Governing Law. 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.

12.13 Notices. All notices must be in English. Notices posted on Agency's Axon Evidence site are effective upon posting. Notices by email are effective on the sent date of the email. Notices by personal delivery are effective immediately. Notices to Prosecutor shall be provided to the

address on file with Axon. Notices to Axon shall be provided to Axon Enterprise, Inc., Attn: Legal, 17800 North 85th Street, Scottsdale, Arizona 85255 with a copy to legal@axon.com.

12.14 **Entire Agreement**. This Agreement represents the entire agreement between the Parties. This Agreement supersedes all prior agreements or understandings, whether written or verbal, regarding the subject matter of this Agreement. This Agreement may only be modified or amended in a writing signed by the Parties.

Each representative identified below declares they have been expressly authorized to execute this Agreement as of the date of signature.

Axon Enterprise, Inc.,	**Agency**
Signature: _____	Signature: _____
Name: _____	Name: _____
Title: _____	Title: _____
Date: _____	Date: _____

Axon Cloud Services Terms of Use Appendix

1. **Definitions**.

   1.1. **"Agency Content"** is data uploaded into, ingested by, or created in Axon Cloud Services within Agency's tenant, including media or multimedia uploaded into Axon Cloud Services by Agency. Agency Content includes Evidence but excludes Non-Content Data.

   1.2. "**Evidence**" is media or multimedia uploaded into Axon Evidence as 'evidence' by an Agency. Evidence is a subset of Agency Content.

   1.3. "**Non-Content Data**" is data, configuration, and usage information about Agency's Axon Cloud Services tenant, Axon Devices and client software, and users that is transmitted or generated when using Axon Devices. Non-Content Data includes data about users captured during account management and customer support activities. Non-Content Data does not include Agency Content.

   1.4. "**Personal Data**" means any information relating to an identified or identifiable natural person. An identifiable natural person is one who can be identified, directly or indirectly, in particular by reference to an identifier such as a name, an identification number, location data, an online identifier or to one or more factors specific to the physical, physiological, genetic, mental, economic, cultural or social identity of that natural person.

2. **Access**. Upon Axon granting Agency a subscription to Axon Cloud Services, Agency may access and use Axon Cloud Services to store and manage Agency Content. Agency may not exceed more end users than the Quote specifies. Axon Air requires an Axon Evidence subscription for each drone operator. For Axon Evidence Lite, Agency may access and use Axon Evidence only to store and manage TASER CEW and TASER CAM data ("**TASER Data**"). Agency may not upload non-TASER Data to Axon Evidence Lite.

3. **Agency Owns Agency Content**. Agency controls and owns all right, title, and interest in Agency Content. Except as outlined herein, Axon obtains no interest in Agency Content, and Agency Content is not Axon's business records. Agency is solely responsible for uploading, sharing, managing, and deleting Agency Content. Axon will only have access to Agency Content for the limited purposes set forth herein. Agency agrees to allow Axon access to Agency Content to (a) perform troubleshooting, maintenance, or diagnostic screenings; and (b) enforce this Agreement or policies governing use of the Axon products.

4. **Security**. Axon will implement commercially reasonable and appropriate measures to secure Agency Content against accidental or unlawful loss, access or disclosure. Axon will maintain a comprehensive information security program to protect Axon Cloud Services and Agency Content including logical, physical access, vulnerability, risk, and configuration management; incident monitoring and response; encryption of uploaded digital evidence; security education; and data protection. Axon agrees to the Federal Bureau of Investigation Criminal Justice Information Services Security Addendum.

5. **Agency Responsibilities**. Agency is responsible for (a) ensuring Agency owns Agency Content; (b) ensuring no Agency Content or Agency end user's use of Agency Content or Axon Cloud Services violates this Agreement or applicable laws; and (c) maintaining necessary computer equipment and Internet connections for use of Axon Cloud Services. If Agency becomes aware of any violation of this Agreement by an end user, Agency will immediately terminate that end user's access to Axon Cloud Services.

   5.1. Agency will also maintain the security of end usernames and passwords and security and access by end users to Agency Content. Agency is responsible for ensuring the configuration and utilization of Axon Cloud Services meet applicable Agency regulation and standards. Agency may not sell, transfer, or sublicense access to any other entity or person. Agency shall contact Axon immediately if an unauthorized party may be using Agency's account or Agency Content, or if account information is lost or stolen.

   5.2. To the extent Agency uses the Axon Cloud Services to interact with YouTube®, such use may be governed by the YouTube Terms of Service, available at https://www.youtube.com/static?template=terms.

6. **Privacy**. Agency's use of Axon Cloud Services is subject to the Axon Cloud Services Privacy Policy, a current version of which is available at https://www.axon.com/legal/cloud-services-privacy-policy. Agency agrees to allow Axon access to Non-Content Data from Agency to (a) perform troubleshooting, maintenance, or

diagnostic screenings; (b) provide, develop, improve, and support current and future Axon products and related services; and (c) enforce this Agreement or policies governing the use of Axon products.

7. **Storage**. For Axon Unlimited Device Storage subscriptions, Agency may store unlimited data in Agency's Axon Evidence account only if data originates from Axon Capture or the applicable Axon Device. Axon may charge Agency additional fees for exceeding purchased storage amounts. Axon may place Agency Content that Agency has not viewed or accessed for six (6) months into archival storage. Agency Content in archival storage will not have immediate availability and may take up to twenty-four (24) hours to access.

   For Third-Party Unlimited Storage the following restrictions apply: (i) it may only be used in conjunction with a valid Axon's Evidence.com user license; (ii) is limited to data of the law enforcement agency that purchased the Third-Party Unlimited Storage and the Axon's Evidence.com end user or Agency is prohibited from storing data for other law enforcement agencies; and (iii) Agency may only upload and store data that is directly related to: (1) the investigation of, or the prosecution of a crime; (2) common law enforcement activities; or (3) any Agency Content created by Axon Devices or Evidence.com.

8. **Location of Storage**. Axon may transfer Agency Content to third-party subcontractors for storage. Axon will determine the locations of data centers for storage of Agency Content. For United States agencies, Axon will ensure all Agency Content stored in Axon Cloud Services remains within the United States. Ownership of Agency Content remains with Agency.

9. **Suspension**. Axon may temporarily suspend Agency's or any end user's right to access or use any portion or all of Axon Cloud Services immediately upon notice, if Agency or end user's use of or registration for Axon Cloud Services may (a) pose a security risk to Axon Cloud Services or any third-party; (b) adversely impact Axon Cloud Services , the systems, or content of any other customer; (c) subject Axon, Axon's affiliates, or any third-party to liability; or (d) be fraudulent. Agency remains responsible for all fees incurred through suspension. Axon will not delete Agency Content because of suspension, except as specified in this Agreement.

10. **Axon Cloud Services Warranty**. Axon disclaims any warranties or responsibility for data corruption or errors before Agency uploads data to Axon Cloud Services. Service Offerings will be subject to the Axon Cloud Services Service Level Agreement, a current version of which is available at https://www.axon.com/products/axon-evidence/sla.

11. **Axon Records**. Axon Records is the software-as-a-service product that is generally available at the time Agency purchases an OSP 7 bundle. During Agency's Axon Records Subscription Term, if any, Agency will be entitled to receive Axon's Update and Upgrade releases on an if-and-when available basis.

    11.1. The Axon Records Subscription Term will end upon the completion of the Axon Records Subscription as documented in the Quote, or if purchased as part of an OSP 7 bundle, upon completion of the OSP 7 Term ("**Axon Records Subscription**")

    11.2. An "**Update**" is a generally available release of Axon Records that Axon makes available from time to time. An "**Upgrade**" includes (i) new versions of Axon Records that enhance features and functionality, as solely determined by Axon; and/or (ii) new versions of Axon Records that provide additional features or perform additional functions. Upgrades exclude new products that Axon introduces and markets as distinct products or applications.

    11.3. New or additional Axon products and applications, as well as any Axon professional services needed to configure Axon Records, are not included. If Agency purchases Axon Records as part of a bundled

offering, the Axon Record subscription begins on the later of the (1) start date of that bundled offering, or (2) date Axon provisions Axon Records to Agency.

11.4. Users of Axon Records at the Agency may upload files to entities (incidents, reports, cases, etc) in Axon Records with no limit to the number of files and amount of storage. Notwithstanding the foregoing, Axon may limit usage should the Agency exceed an average rate of one-hundred (100) GB per user per year of uploaded files. Axon will not bill for overages.

12. **Axon Cloud Services Restrictions**. Agency and Agency end users (including employees, contractors, agents, officers, volunteers, and directors), may not, or may not attempt to:

12.1. copy, modify, tamper with, repair, or create derivative works of any part of Axon Cloud Services;

12.2. reverse engineer, disassemble, or decompile Axon Cloud Services or apply any process to derive any source code included in Axon Cloud Services, or allow others to do the same;

12.3. access or use Axon Cloud Services with the intent to gain unauthorized access, avoid incurring fees or exceeding usage limits or quotas;

12.4. use trade secret information contained in Axon Cloud Services, except as expressly permitted in this Agreement;

12.5. access Axon Cloud Services to build a competitive device or service or copy any features, functions, or graphics of Axon Cloud Services;

12.6. remove, alter, or obscure any confidentiality or proprietary rights notices (including copyright and trademark notices) of Axon's or Axon's licensors on or within Axon Cloud Services; or

12.7. use Axon Cloud Services to store or transmit infringing, libelous, or other unlawful or tortious material; material in violation of third-party privacy rights; or malicious code.

13. **After Termination**. Axon will not delete Agency Content for ninety (90) days following termination. There will be no functionality of Axon Cloud Services during these ninety (90) days other than the ability to retrieve Agency Content. Agency will not incur additional fees if Agency downloads Agency Content from Axon Cloud Services during this time. Axon has no obligation to maintain or provide Agency Content after these ninety (90) days and will thereafter, unless legally prohibited, delete all Agency Content. Upon request, Axon will provide written proof that Axon successfully deleted and fully removed all Agency Content from Axon Cloud Services.

14. **Post-Termination Assistance**. Axon will provide Agency with the same post-termination data retrieval assistance that Axon generally makes available to all customers. Requests for Axon to provide additional assistance in downloading or transferring Agency Content, including requests for Axon's data egress service, will result in additional fees and Axon will not warrant or guarantee data integrity or readability in the external system.

15. **Survival**. Upon any termination of this Agreement, the following sections in this Appendix will survive: Agency Owns Agency Content, Privacy, Storage, Axon Cloud Services Warranty, and Axon Cloud Services Restrictions.

Axon Customer Experience Improvement Program Appendix

1. **Axon Customer Experience Improvement Program (ACEIP)**. The ACEIP is designed to accelerate Axon's development of technology, such as building and supporting automated features, to ultimately increase safety within communities and drive efficiency in public safety. To this end, subject to the limitations on Axon as described below, Axon, where allowed by law, may make limited use of Agency Content from all of its customers, to provide, develop, improve, and support current and future Axon products (collectively, "ACEIP Purposes"). However, at all times, Axon will comply with its obligations pursuant to the Axon Cloud Services Terms of Use Appendix to maintain a comprehensive data security program (including compliance with the CJIS Security Policy for Criminal Justice Information), privacy program, and data governance policy, including high industry standards of de-identifying Personal Data, to enforce its security and privacy obligations for the ACEIP. ACEIP has 2 tiers of participation, Tier 1 and Tier 2. By default, Agency will be a participant in ACEIP Tier 1. If Agency does not want to participate in ACEIP Tier 1, Agency can revoke its consent at any time. If Agency wants to participate in Tier 2, as detailed below, Agency can check the ACEIP Tier 2 box below. If Agency does not want to participate in ACEIP Tier 2, Agency should leave box unchecked. At any time, Agency may revoke its consent to ACEIP Tier 1, Tier 2, or both Tiers.

2. **ACEIP Tier 1.**

   2.1. When Axon uses Agency Content for the ACEIP Purposes, Axon will extract from Agency Content and may store separately copies of certain segments or elements of the Agency Content (collectively, "**ACEIP Content**"). When extracting ACEIP Content, Axon will use commercially reasonable efforts to aggregate, transform or de-identify Agency Content so that the extracted ACEIP Content is no longer reasonably capable of being associated with, or could reasonably be linked directly or indirectly to a particular individual ("**Privacy Preserving Technique(s)**"). For illustrative purposes, some examples are described in footnote 1[1]. For clarity, ACEIP Content will still be linked indirectly, with an attribution, to the Agency from which it was extracted. This attribution will be stored separately from the data itself, but is necessary for and will be solely used to enable Axon to identify and delete all ACEIP Content upon Agency request. Once de-identified, ACEIP Content may then be further modified, analyzed, and used to create derivative works. At any time, Agency may revoke the consent granted herein to Axon to access and use Agency Content for ACEIP Purposes. Within 30 days of receiving the Agency's request, Axon will no longer access or use Agency Content for ACEIP Purposes and will delete any and all ACEIP Content. Axon will also delete any derivative works which may reasonably be capable of being associated with, or could reasonably be linked directly or indirectly to Agency. In addition, if Axon uses Agency Content for the ACEIP Purposes, upon request, Axon will make available to Agency a list of the specific type of Agency Content being used to generate ACEIP Content, the purpose of such use, and the retention, privacy preserving extraction technique, and relevant data protection practices applicable to the Agency Content or ACEIP Content ("Use Case"). From time to time, Axon may develop and deploy new Use Cases. At least 30 days prior to authorizing the deployment of any new Use Case, Axon will provide Agency notice (by updating the list of Use Case at https://www.axon.com/aceip and providing Agency with a mechanism to obtain notice of that update or another commercially reasonable method to Agency designated contact) ("**New Use Case**").

   2.2. **Expiration of ACEIP Tier 1**. Agency consent granted herein, will expire upon termination of the Agreement. In accordance with section 1.1.1, within 30 days of receiving the Agency's request, Axon will no longer access or use Agency Content for ACEIP Purposes and will delete ACEIP Content. Axon will also delete any derivative works which may reasonably be capable of being associated with, or

[1] For example; (a) when extracting specific text to improve automated transcription capabilities, text that could be used to directly identify a particular individual would not be extracted, and extracted text would be disassociated from identifying metadata of any speakers, and the extracted text would be split into individual words and aggregated with other data sources (including publicly available data) to remove any reasonable ability to link any specific text directly or indirectly back to a particular individual; (b) when extracting license plate data to improve Automated License Plate Recognition (ALPR) capabilities, individual license plate characters would be extracted and disassociated from each other so a complete plate could not be reconstituted, and all association to other elements of the source video, such as the vehicle, location, time, and the surrounding environment would also be removed; (c) when extracting audio of potential acoustic events (such as glass breaking or gun shots), very short segments (<1 second) of audio that only contains the likely acoustic events would be extracted and all human utterances would be removed.

could reasonably be linked directly or indirectly to Agency.

3. **ACEIP Tier 2**. In addition to ACEIP Tier 1, if Agency wants to help further improve Axon's services, Agency may choose to participate in Tier 2 of the ACEIP. ACEIP Tier 2 grants Axon certain additional rights to use Agency Content, in addition to those set forth in Tier 1 above, without the guaranteed deployment of a Privacy Preserving Technique to enable product development, improvement, and support that cannot be accomplished with aggregated, transformed or de-identified data.

☐ Check this box if Agency wants to help further improve Axon's services by participating in ACEIP Tier 2 in addition to Tier 1. Axon will not enroll Agency into ACEIP Tier 2 until Axon and Agency agree to terms in writing providing for such participation in ACEIP Tier 2.

Professional Services Appendix

If any of the professional services specified below are included on the Quote, this Appendix applies.

1. **Utilization of Services**. Agency must use professional services as outlined in the Quote and this Appendix within six (6) months of the Effective Date.

2. **Axon Full Service (Axon Full Service)**. Axon Full Service includes advance remote project planning and configuration support and up to four (4) consecutive days of on-site service and a professional services manager to work with Agency to assess Agency's deployment and determine which on-site services are appropriate. If Agency requires more than four (4) consecutive on-site days, Agency must purchase additional days. Axon Full Service options include:

System set up and configuration • Instructor-led setup of Axon View on smartphones (if applicable) • Configure categories and custom roles based on Agency need • Register cameras to Agency domain • Troubleshoot IT issues with Axon Evidence and Axon Dock ("**Dock**") access • One on-site session included
Dock configuration • Work with Agency to decide the ideal location of Docks and set configurations on Dock • Authenticate Dock with Axon Evidence using admin credentials from Agency • On-site assistance, not to include physical mounting of docks
Best practice implementation planning session • Provide considerations for the establishment of video policy and system operations best practices based on Axon's observations with other agencies • Discuss the importance of entering metadata in the field for organization purposes and other best practices for digital data management • Provide referrals of other agencies using the Axon camera devices and Axon Evidence • Recommend rollout plan based on review of shift schedules
System Admin and troubleshooting training sessions Step-by-step explanation and assistance for Agency's configuration of security, roles & permissions, categories & retention, and other specific settings for Axon Evidence
Axon instructor training (Train the Trainer) Training for Agency's in-house instructors who can support Agency's Axon camera and Axon Evidence training needs after Axon has fulfilled its contractual on-site obligations
Evidence sharing training Tailored workflow instruction for Investigative Units on sharing Cases and Evidence with local prosecuting agencies
End user go-live training and support sessions • Assistance with device set up and configuration • Training on device use, Axon Evidence, and Evidence Sync
Implementation document packet Axon Evidence administrator guides, camera implementation guides, network setup guide, sample policies, and categories & roles guide
Post go-live review

3. **Out of Scope Services**. Axon is only responsible for the performance of the professional services described in the Quote and this Appendix. Any additional professional services are out of scope. The Parties must document scope changes in a written and signed change order. Changes may require an equitable adjustment in the charges or schedule.

4. **Delivery of Services**. Axon personnel will work Monday through Friday, 8:30 a.m. to 5:30 p.m., except holidays. Axon will perform all on-site tasks over a consecutive timeframe. Axon will not charge Agency travel time by Axon personnel to Agency premises as work hours.

5. **Access Computer Systems to Perform Services**. Agency authorizes Axon to access relevant Agency computers and networks, solely for performing the services. Axon will work to identify as soon as reasonably practicable resources and information Axon expects to use and will provide an initial itemized list to Agency. Agency is responsible for and assumes the risk of any problems, delays, losses, claims, or expenses resulting from the content, accuracy, completeness, and consistency of all data, materials, and information supplied by Agency.

6. **Site Preparation**. Axon will provide a hardcopy or digital copy of current user documentation for the Axon Devices ("**User Documentation**"). User Documentation will include all required environmental specifications for the professional services and Axon Devices to operate per the Axon Device User Documentation. Before installation of Axon Devices (whether performed by Agency or Axon), Agency must prepare the location(s) where Axon Devices are to be installed ("**Installation Site**") per the environmental specifications in the Axon Device User Documentation. Following installation, Agency must maintain the Installation Site per the environmental specifications. If Axon modifies Axon Device User Documentation for any Axon Devices under this Agreement, Axon will provide the update to Agency when Axon generally releases it.

7. **Acceptance**. When Axon completes professional services, Axon will present an acceptance form ("**Acceptance Form**") to Agency. Agency will sign the Acceptance Form acknowledging completion. If Agency reasonably believes Axon did not complete the professional services in substantial conformance with this Agreement, Agency must notify Axon in writing of the specific reasons for rejection within seven (7) calendar days from delivery of the Acceptance Form. Axon will address the issues and re-present the Acceptance Form for signature. If Axon does not receive the signed Acceptance Form or written notification of reasons for rejection within seven (7) calendar days of delivery of the Acceptance Form, Axon will deem Agency to have accepted the professional services.

8. **Agency Network**. For work performed by Axon transiting or making use of Agency's network, Agency is solely responsible for maintenance and functionality of the network. In no event will Axon be liable for loss, damage, or corruption of Agency's network from any cause.

Add-on Services Appendix

This Appendix applies to Axon Citizen for Communities, Axon Redaction Assistant, and Axon Performance.

1 **Subscription Term**. If Prosecutor purchases Axon Citizen for Communities, Axon Redaction Assistant, or Axon Performance as part of OSP 7, the subscription begins on the later of the (1) start date of the OSP 7 Term, or (2) date Axon provisions Axon Citizen for Communities, Axon Redaction Assistant, or Axon Performance to Prosecutor.

If Prosecutor purchases Axon Citizen for Communities, Axon Redaction Assistant, or Axon Performance as a standalone, the subscription begins the later of the (1) date Axon provisions Axon Citizen for Communities, Axon Redaction Assistant, or Axon Performance to Prosecutor, or (2) first day of the month following the Effective Date.

The subscription term will end upon the completion of the Axon Evidence Subscription associated with the add-on.

2 **Performance Auto-Tagging Data**. In order to provide some features of Axon Performance to Prosecutor, Axon will need to store call for service data from Prosecutor's CAD or RMS.

Axon Auto-Transcribe Appendix

This Appendix applies to Axon Auto-Transcribe.

1) **Subscription Term.** If Prosecutor purchases Axon Auto-Transcribe as part of a bundle or Axon Evidence subscription, the subscription begins on the later of the (1) start date of the bundle or Axon Evidence license term, or (2) date Axon provisions Axon Auto-Transcribe to Prosecutor. If Prosecutor purchases Axon Auto-Transcribe minutes as a standalone, the subscription begins on the date Axon provisions Axon Auto-Transcribe to Prosecutor.

   Axon Auto-Transcribe minutes expire one year after being provisioned to Prosecutor by Axon.

   If Prosecutor cancels Auto-Transcribe services, any amounts owed by the Parties will be based on the amount of time passed under the annual subscription, rather than on the number of minutes used, regardless of usage.

2) **Auto-Transcribe A-La-Carte Minutes.** Upon Axon granting Prosecutor a set number of minutes, Prosecutor may utilize Axon Auto-Transcribe, subject to the number of minutes allowed on the Quote. Prosecutor will not have the ability to roll over unused minutes to future Auto-Transcribe terms. Axon may charge Prosecutor additional fees for exceeding the number of purchased minutes.

3) **Axon Auto-Transcribe On-Demand.** Upon Axon granting Prosecutor an On-Demand subscription to Axon Auto-Transcribe, Prosecutor may utilize Axon Auto-Transcribe with no limit on the number of minutes. The scope of Axon Auto-Transcribe On-Demand is to assist Prosecutor with reviewing and transcribing individual evidence items. In the event Prosecutor uses Axon Auto-Transcribe On-Demand outside this scope, Axon may initiate good-faith discussions with Prosecutor on upgrading Prosecutor's Axon Auto-Transcribe On-Demand to better meet Prosecutor's needs.

4) **Warranty.** Axon does not warrant the accuracy of Axon Auto-Transcribe.

Axon Application Programming Interface Appendix

This Appendix applies if Axon's API Services are included on the Quote.

1. **Definitions**.

   1.1. "**API Client**" means the software that acts as the interface between Agency's computer and the server, which is already developed or to be developed by Agency.

   1.2. "**API Interface**" means software implemented by Agency to configure Agency's independent API Client Software to operate in conjunction with the API Service for Agency's authorized Use.

   1.3. "**Axon Evidence Partner API, API or Axon API**" (collectively "**API Service**") means Axon's API which provides a programmatic means to access data in Agency's Axon Evidence account or integrate Agency's Axon Evidence account with other systems.

   1.4. "**Use**" means any operation on Agency's data enabled by the supported API functionality.

2. **Purpose and License**.

   2.1. Agency may use API Service and data made available through API Service, in connection with an API Client developed by Agency. Axon may monitor Agency's use of API Service to ensure quality, improve Axon devices and services, and verify compliance with this Agreement. Agency agrees to not interfere with such monitoring or obscure from Axon Agency's use of API Service. Agency will not use API Service for commercial use.

   2.2. Axon grants Agency a non-exclusive, non-transferable, non-sublicensable, worldwide, revocable right and license during the Term to use API Service, solely for Agency's Use in connection with Agency's API Client.

   2.3. Axon reserves the right to set limitations on Agency's use of the API Service, such as a quota on operations, to ensure stability and availability of Axon's API. Axon will use reasonable efforts to accommodate use beyond the designated limits.

3. **Configuration**. Agency will work independently to configure Agency's API Client with API Service for Agency's applicable Use. Agency will be required to provide certain information (such as identification or contact details) as part of the registration. Registration information provided to Axon must be accurate. Agency will inform Axon promptly of any updates. Upon Agency's registration, Axon will provide documentation outlining API Service information.

4. **Agency Responsibilities**. When using API Service, Agency and its end users may not:

   4.1. use API Service in any way other than as expressly permitted under this Agreement;

   4.2. use in any way that results in, or could result in, any security breach to Axon;

   4.3. perform an action with the intent of introducing any viruses, worms, defect, Trojan horses, malware, or any items of a destructive nature to Axon Devices and Services;

   4.4. interfere with, modify, disrupt or disable features or functionality of API Service or the servers or networks providing API Service;

   4.5. reverse engineer, decompile, disassemble, or translate or attempt to extract the source code from API Service or any related software;

   4.6. create an API Interface that functions substantially the same as API Service and offer it for use by third parties;

   4.7. provide use of API Service on a service bureau, rental or managed services basis or permit other individuals or entities to create links to API Service;

   4.8. frame or mirror API Service on any other server, or wireless or Internet-based device;

   4.9. make available to a third-party, any token, key, password or other login credentials to API Service;

   4.10. take any action or inaction resulting in illegal, unauthorized or improper purposes; or

   4.11. disclose Axon's API manual.

5. **API Content**. All content related to API Service, other than Agency Content or Agency's API Client content,

is considered Axon's API Content, including:

5.1. the design, structure and naming of API Service fields in all responses and requests;

5.2. the resources available within API Service for which Agency takes actions on, such as evidence, cases, users, or reports;

5.3. the structure of and relationship of API Service resources; and

5.4. the design of API Service, in any part or as a whole.

6. Prohibitions on API Content. Neither Agency nor its end users will use API content returned from the API Interface to:

6.1. scrape, build databases, or otherwise create permanent copies of such content, or keep cached copies longer than permitted by the cache header;

6.2. copy, translate, modify, create a derivative work of, sell, lease, lend, convey, distribute, publicly display, or sublicense to any third-party;

6.3. misrepresent the source or ownership; or

6.4. remove, alter, or obscure any confidentiality or proprietary rights notices (including copyright and trademark notices).

7. **API Updates**. Axon may update or modify the API Service from time to time ("**API Update**"). Agency is required to implement and use the most current version of API Service and to make any applicable changes to Agency's API Client required as a result of such API Update. API Updates may adversely affect how Agency's API Client access or communicate with API Service or the API Interface. Each API Client must contain means for Agency to update API Client to the most current version of API Service. Axon will provide support for one (1) year following the release of an API Update for all depreciated API Service versions.

Axon Enterprise, Inc.
17800 N 85th St.
Scottsdale, Arizona 85255
United States
VAT: 86-0741227
Domestic: (800) 978-2737
International: +1.800.978.2737

Q-595466-45533.676DS

Issued: 08/29/2024

Quote Expiration: 09/30/2024

Estimated Contract Start Date: 10/01/2024

Account Number: 568250

Payment Terms: N30

Delivery Method:

SHIP TO	BILL TO
Douglas County (CO) Information Technology 100 3rd St Castle Rock, CO 80104-2425 USA	Douglas County (CO) Information Technology 100 3rd St Castle Rock CO 80104-2425 USA Email:

SALES REPRESENTATIVE	PRIMARY CONTACT
Dave Swanson Phone: Email: dswanson@axon.com Fax:	Meredith Gilbert Phone: Email: Fax:

Quote Summary

Program Length	120 Months
TOTAL COST	$1,456,320.00
ESTIMATED TOTAL W/ TAX	$1,456,320.00

Discount Summary

Average Savings Per Year	$123,672.00
TOTAL SAVINGS	$1,236,720.00

Payment Summary

Date	Subtotal	Tax	Total
Sep 2024	$118,799.54	$0.00	$118,799.54
Oct 2024	$30,000.00	$0.00	$30,000.00
Sep 2025	$123,551.52	$0.00	$123,551.52
Sep 2026	$128,493.58	$0.00	$128,493.58
Sep 2027	$133,633.33	$0.00	$133,633.33
Sep 2028	$138,978.66	$0.00	$138,978.66
Sep 2029	$144,537.80	$0.00	$144,537.80
Sep 2030	$150,319.32	$0.00	$150,319.32
Sep 2031	$156,332.09	$0.00	$156,332.09
Sep 2032	$162,585.37	$0.00	$162,585.37
Sep 2033	$169,088.79	$0.00	$169,088.79
Total	**$1,456,320.00**	**$0.00**	**$1,456,320.00**

Quote Unbundled Price:	**$2,693,040.00**
Quote List Price:	**$1,456,320.00**
Quote Subtotal:	**$1,456,320.00**

Pricing

All deliverables are detailed in Delivery Schedules section lower in proposal

Item	Description	Qty	Term	Unbundled	List Price	Net Price	Subtotal	Tax	Total
Program									
AttorneyPrem	Justice Premier	100	120	$221.92	$118.86	$118.86	$1,426,320.00	$0.00	$1,426,320.00
A la Carte Services									
101345	AXON JUSTICE - PSO - PREMIUM DEPLOYMENT	1			$30,000.00	$30,000.00	$30,000.00	$0.00	$30,000.00
Total							**$1,456,320.00**	**$0.00**	**$1,456,320.00**

Delivery Schedule

Software

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
Justice Premier	100165	AXON EVIDENCE - STORAGE - THIRD PARTY UNLIMITED	100	10/01/2024	09/30/2034
Justice Premier	73478	AXON EVIDENCE - REDACTION ASSISTANT USER LICENSE	100	10/01/2024	09/30/2034
Justice Premier	73618	AXON COMMUNITY REQUEST	100	10/01/2024	09/30/2034
Justice Premier	73686	AXON EVIDENCE - STORAGE - UNLIMITED (AXON DEVICE)	100	10/01/2024	09/30/2034
Justice Premier	73838	AXON EVIDENCE - ECOM LICENSE - PRO FOR PROSECUTOR	100	10/01/2024	09/30/2034
Justice Premier	85762	AXON AUTO-TRANSCRIBE - JUSTICE ACCESS	100	10/01/2024	09/30/2034
Justice Premier	85767	AXON EVIDENCE - DISCOVERY MODULE ACCESS	100	10/01/2024	09/30/2034

Services

Bundle	Item	Description	QTY
Justice Premier	101184	AXON INVESTIGATE - TRAINING - OPERATOR AND EXAMINER	6
Justice Premier	11642	AXON INVESTIGATE - THIRD PARTY VIDEO SUPPORT	100
A la Carte	101345	AXON JUSTICE - PSO - PREMIUM DEPLOYMENT	1

Shipping Locations

Location Number	Street	City	State	Zip	Country
1	100 3rd St	Castle Rock	CO	80104-2425	USA

Payment Details

Sep 2024

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Annual Payment 1	AttorneyPrem	Justice Premier	100	$118,799.54	$0.00	$118,799.54
Total				**$118,799.54**	**$0.00**	**$118,799.54**

Oct 2024

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Invoice Upon Fulfillment	101345	AXON JUSTICE - PSO - PREMIUM DEPLOYMENT	1	$30,000.00	$0.00	$30,000.00
Total				**$30,000.00**	**$0.00**	**$30,000.00**

Sep 2025

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Annual Payment 2	AttorneyPrem	Justice Premier	100	$123,551.52	$0.00	$123,551.52
Total				**$123,551.52**	**$0.00**	**$123,551.52**

Sep 2026

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Annual Payment 3	AttorneyPrem	Justice Premier	100	$128,493.58	$0.00	$128,493.58
Total				**$128,493.58**	**$0.00**	**$128,493.58**

Sep 2027

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Annual Payment 4	AttorneyPrem	Justice Premier	100	$133,633.33	$0.00	$133,633.33
Total				**$133,633.33**	**$0.00**	**$133,633.33**

Sep 2028

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Annual Payment 5	AttorneyPrem	Justice Premier	100	$138,978.66	$0.00	$138,978.66
Total				**$138,978.66**	**$0.00**	**$138,978.66**

Sep 2029

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Annual Payment 6	AttorneyPrem	Justice Premier	100	$144,537.80	$0.00	$144,537.80
Total				**$144,537.80**	**$0.00**	**$144,537.80**

Sep 2030						
Invoice Plan	**Item**	**Description**	**Qty**	**Subtotal**	**Tax**	**Total**
Annual Payment 7	AttorneyPrem	Justice Premier	100	$150,319.32	$0.00	$150,319.32
Total				**$150,319.32**	**$0.00**	**$150,319.32**

Sep 2031						
Invoice Plan	**Item**	**Description**	**Qty**	**Subtotal**	**Tax**	**Total**
Annual Payment 8	AttorneyPrem	Justice Premier	100	$156,332.09	$0.00	$156,332.09
Total				**$156,332.09**	**$0.00**	**$156,332.09**

Sep 2032						
Invoice Plan	**Item**	**Description**	**Qty**	**Subtotal**	**Tax**	**Total**
Annual Payment 9	AttorneyPrem	Justice Premier	100	$162,585.37	$0.00	$162,585.37
Total				**$162,585.37**	**$0.00**	**$162,585.37**

Sep 2033						
Invoice Plan	**Item**	**Description**	**Qty**	**Subtotal**	**Tax**	**Total**
Annual Payment 10	AttorneyPrem	Justice Premier	100	$169,088.79	$0.00	$169,088.79
Total				**$169,088.79**	**$0.00**	**$169,088.79**

Tax is estimated based on rates applicable at date of quote and subject to change at time of invoicing. If a tax exemption certificate should be applied, please submit prior to invoicing.

Standard Terms and Conditions

Axon Enterprise Inc. Sales Terms and Conditions

Axon Master Services and Purchasing Agreement:

This Quote is limited to and conditional upon your acceptance of the provisions set forth herein and Axon's Master Services and Purchasing Agreement (posted at https://www.axon.com/sales-terms-and-conditions), as well as the attached Statement of Work (SOW) for Axon Fleet and/or Axon Interview Room purchase, if applicable. In the event you and Axon have entered into a prior agreement to govern all future purchases, that agreement shall govern to the extent it includes the products and services being purchased and does not conflict with the Axon Customer Experience Improvement Program Appendix as described below.

ACEIP:

The Axon Customer Experience Improvement Program Appendix, which includes the sharing of de-identified segments of Agency Content with Axon to develop new products and improve your product experience (posted at www.axon.com/legal/sales-terms-and-conditions), is incorporated herein by reference. By signing below, you agree to the terms of the Axon Customer Experience Improvement Program.

Acceptance of Terms:

Any purchase order issued in response to this Quote is subject solely to the above referenced terms and conditions. By signing below, you represent that you are lawfully able to enter into contracts. If you are signing on behalf of an entity (including but not limited to the company, municipality, or government agency for whom you work), you represent to Axon that you have legal authority to bind that entity. If you do not have this authority, please do not sign this Quote.

Signature

Date Signed

8/29/2024



Axon Enterprise, Inc.
17800 N 85th St.
Scottsdale, Arizona 85255
United States
VAT: 86-0741227
Domestic: (800) 978-2737
International: +1.800.978.2737

Q-596186-45533.681DS

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SALES REPRESENTATIVE	PRIMARY CONTACT
Dave Swanson Phone: Email: dswanson@axon.com Fax:	Meredith Gilbert Phone: Email: Fax:

Quote Summary

Program Length	120 Months
TOTAL COST	$73,170.70
ESTIMATED TOTAL W/ TAX	$73,170.70

Discount Summary

Average Savings Per Year	$0.00
TOTAL SAVINGS	$0.00

Payment Summary

Date	Subtotal	Tax	Total
Sep 2024	$19,549.02	$0.00	$19,549.02
Oct 2024	$8,450.00	$0.00	$8,450.00
Sep 2025	$4,268.41	$0.00	$4,268.41
Sep 2026	$4,439.14	$0.00	$4,439.14
Sep 2027	$4,616.71	$0.00	$4,616.71
Sep 2028	$4,801.38	$0.00	$4,801.38
Sep 2029	$4,993.43	$0.00	$4,993.43
Sep 2030	$5,193.17	$0.00	$5,193.17
Sep 2031	$5,400.90	$0.00	$5,400.90
Sep 2032	$5,616.93	$0.00	$5,616.93
Sep 2033	$5,841.61	$0.00	$5,841.61
Total	**$73,170.70**	**$0.00**	**$73,170.70**

Quote Unbundled Price:	**$73,170.70**
Quote List Price:	**$73,170.70**
Quote Subtotal:	**$73,170.70**

Pricing

All deliverables are detailed in Delivery Schedules section lower in proposal

Item	Description	Qty	Term	Unbundled	List Price	Net Price	Subtotal	Tax	Total
A la Carte Hardware									
50265	AXON INTERVIEW - IO RED LED	1			$34.33	$34.33	$34.33	$0.00	$34.33
50258	AXON INTERVIEW - IO MODULE CABINET	1			$357.07	$357.07	$357.07	$0.00	$357.07
50267	AXON INTERVIEW - IO MODULE	1			$580.92	$580.92	$580.92	$0.00	$580.92
50118	AXON INTERVIEW - MIC - WIRED (STANDARD MIC)	2			$243.31	$243.31	$486.62	$0.00	$486.62
50298	AXON INTERVIEW - CAMERA - OVERT DOME	2			$992.92	$992.92	$1,985.84	$0.00	$1,985.84
100693	AXON INTERVIEW - MOBILE KIT V2	1			$12,000.00	$12,000.00	$12,000.00	$0.00	$12,000.00
A la Carte Software									
50041	AXON INTERVIEW - STREAMING SERVER LICENSE - PER SERVER	2	120		$1,750.00	$1,750.00	$3,500.00	$0.00	$3,500.00
50043	AXON INTERVIEW - STREAMING SERVER MAINTENANCE - PER SERVER	2	120		$36.83	$36.83	$8,839.20	$0.00	$8,839.20
50045	AXON EVIDENCE - STORAGE - INTERVIEW ROOM UNLIMITED	2	120		$124.80	$124.80	$29,952.00	$0.00	$29,952.00
A la Carte Services									
50430	AXON INTERVIEW - INSTALLATION - IO MODULE CABINET 1 LED	1			$1,000.00	$1,000.00	$1,000.00	$0.00	$1,000.00
85170	AXON INTERVIEW - INSTALLATION - STANDARD (PER ROOM)	1			$7,450.00	$7,450.00	$7,450.00	$0.00	$7,450.00
A la Carte Warranties									
50448	AXON INTERVIEW - EXT WARRANTY	2	109		$32.04	$32.04	$6,984.72	$0.00	$6,984.72
Total							**$73,170.70**	**$0.00**	**$73,170.70**

Delivery Schedule

Hardware

Bundle	Item	Description	QTY	Shipping Location	Estimated Delivery Date
A la Carte	100693	AXON INTERVIEW - MOBILE KIT V2	1	1	09/01/2024
A la Carte	50118	AXON INTERVIEW - MIC - WIRED (STANDARD MIC)	2	1	09/01/2024
A la Carte	50258	AXON INTERVIEW - IO MODULE CABINET	1	1	09/01/2024
A la Carte	50265	AXON INTERVIEW - IO RED LED	1	1	09/01/2024
A la Carte	50267	AXON INTERVIEW - IO MODULE	1	1	09/01/2024
A la Carte	50298	AXON INTERVIEW - CAMERA - OVERT DOME	2	1	09/01/2024

Software

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
A la Carte	50041	AXON INTERVIEW - STREAMING SERVER LICENSE - PER	2	10/01/2024	09/30/2034

Software

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
		SERVER			
A la Carte	50043	AXON INTERVIEW - STREAMING SERVER MAINTENANCE - PER SERVER	2	10/01/2024	09/30/2034
A la Carte	50045	AXON EVIDENCE - STORAGE - INTERVIEW ROOM UNLIMITED	2	10/01/2024	09/30/2034

Services

Bundle	Item	Description	QTY
A la Carte	50430	AXON INTERVIEW - INSTALLATION - IO MODULE CABINET 1 LED	1
A la Carte	85170	AXON INTERVIEW - INSTALLATION - STANDARD (PER ROOM)	1

Warranties

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
A la Carte	50448	AXON INTERVIEW - EXT WARRANTY	2	09/01/2025	09/30/2034

Shipping Locations

Location Number	Street	City	State	Zip	Country
1	100 3rd St	Castle Rock	CO	80104-2425	USA

Payment Details

Sep 2024

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 1	50041	AXON INTERVIEW - STREAMING SERVER LICENSE - PER SERVER	2	$291.52	$0.00	$291.52
Year 1	50043	AXON INTERVIEW - STREAMING SERVER MAINTENANCE - PER SERVER	2	$736.23	$0.00	$736.23
Year 1	50045	AXON EVIDENCE - STORAGE - INTERVIEW ROOM UNLIMITED	2	$2,494.73	$0.00	$2,494.73
Year 1	50448	AXON INTERVIEW - EXT WARRANTY	2	$581.76	$0.00	$581.76
Invoice Upon Fulfillment	100693	AXON INTERVIEW - MOBILE KIT V2	1	$12,000.00	$0.00	$12,000.00
Invoice Upon Fulfillment	50118	AXON INTERVIEW - MIC - WIRED (STANDARD MIC)	2	$486.62	$0.00	$486.62
Invoice Upon Fulfillment	50258	AXON INTERVIEW - IO MODULE CABINET	1	$357.07	$0.00	$357.07
Invoice Upon Fulfillment	50265	AXON INTERVIEW - IO RED LED	1	$34.33	$0.00	$34.33
Invoice Upon Fulfillment	50267	AXON INTERVIEW - IO MODULE	1	$580.92	$0.00	$580.92
Invoice Upon Fulfillment	50298	AXON INTERVIEW - CAMERA - OVERT DOME	2	$1,985.84	$0.00	$1,985.84
Total				**$19,549.02**	**$0.00**	**$19,549.02**

Oct 2024

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Invoice Upon Fulfillment	50430	AXON INTERVIEW - INSTALLATION - IO MODULE CABINET 1 LED	1	$1,000.00	$0.00	$1,000.00
Invoice Upon Fulfillment	85170	AXON INTERVIEW - INSTALLATION - STANDARD (PER ROOM)	1	$7,450.00	$0.00	$7,450.00
Total				**$8,450.00**	**$0.00**	**$8,450.00**

Sep 2025

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 2	50041	AXON INTERVIEW - STREAMING SERVER LICENSE - PER SERVER	2	$303.18	$0.00	$303.18
Year 2	50043	AXON INTERVIEW - STREAMING SERVER MAINTENANCE - PER SERVER	2	$765.67	$0.00	$765.67
Year 2	50045	AXON EVIDENCE - STORAGE - INTERVIEW ROOM UNLIMITED	2	$2,594.53	$0.00	$2,594.53
Year 2	50448	AXON INTERVIEW - EXT WARRANTY	2	$605.03	$0.00	$605.03
Total				**$4,268.41**	**$0.00**	**$4,268.41**

Sep 2026

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 3	50041	AXON INTERVIEW - STREAMING SERVER LICENSE - PER SERVER	2	$315.31	$0.00	$315.31
Year 3	50043	AXON INTERVIEW - STREAMING SERVER MAINTENANCE - PER SERVER	2	$796.30	$0.00	$796.30
Year 3	50045	AXON EVIDENCE - STORAGE - INTERVIEW ROOM UNLIMITED	2	$2,698.29	$0.00	$2,698.29
Year 3	50448	AXON INTERVIEW - EXT WARRANTY	2	$629.24	$0.00	$629.24
Total				**$4,439.14**	**$0.00**	**$4,439.14**

Sep 2027

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 4	50041	AXON INTERVIEW - STREAMING SERVER LICENSE - PER SERVER	2	$327.92	$0.00	$327.92
Year 4	50043	AXON INTERVIEW - STREAMING SERVER MAINTENANCE - PER SERVER	2	$828.15	$0.00	$828.15

Sep 2027						
Invoice Plan	**Item**	**Description**	**Qty**	**Subtotal**	**Tax**	**Total**
Year 4	50045	AXON EVIDENCE - STORAGE - INTERVIEW ROOM UNLIMITED	2	$2,806.23	$0.00	$2,806.23
Year 4	50448	AXON INTERVIEW - EXT WARRANTY	2	$654.41	$0.00	$654.41
Total				**$4,616.71**	**$0.00**	**$4,616.71**

Sep 2028						
Invoice Plan	**Item**	**Description**	**Qty**	**Subtotal**	**Tax**	**Total**
Year 5	50041	AXON INTERVIEW - STREAMING SERVER LICENSE - PER SERVER	2	$341.04	$0.00	$341.04
Year 5	50043	AXON INTERVIEW - STREAMING SERVER MAINTENANCE - PER SERVER	2	$861.28	$0.00	$861.28
Year 5	50045	AXON EVIDENCE - STORAGE - INTERVIEW ROOM UNLIMITED	2	$2,918.48	$0.00	$2,918.48
Year 5	50448	AXON INTERVIEW - EXT WARRANTY	2	$680.58	$0.00	$680.58
Total				**$4,801.38**	**$0.00**	**$4,801.38**

Sep 2029						
Invoice Plan	**Item**	**Description**	**Qty**	**Subtotal**	**Tax**	**Total**
Year 6	50041	AXON INTERVIEW - STREAMING SERVER LICENSE - PER SERVER	2	$354.68	$0.00	$354.68
Year 6	50043	AXON INTERVIEW - STREAMING SERVER MAINTENANCE - PER SERVER	2	$895.73	$0.00	$895.73
Year 6	50045	AXON EVIDENCE - STORAGE - INTERVIEW ROOM UNLIMITED	2	$3,035.22	$0.00	$3,035.22
Year 6	50448	AXON INTERVIEW - EXT WARRANTY	2	$707.80	$0.00	$707.80
Total				**$4,993.43**	**$0.00**	**$4,993.43**

Sep 2030						
Invoice Plan	**Item**	**Description**	**Qty**	**Subtotal**	**Tax**	**Total**
Year 7	50041	AXON INTERVIEW - STREAMING SERVER LICENSE - PER SERVER	2	$368.86	$0.00	$368.86
Year 7	50043	AXON INTERVIEW - STREAMING SERVER MAINTENANCE - PER SERVER	2	$931.56	$0.00	$931.56
Year 7	50045	AXON EVIDENCE - STORAGE - INTERVIEW ROOM UNLIMITED	2	$3,156.63	$0.00	$3,156.63
Year 7	50448	AXON INTERVIEW - EXT WARRANTY	2	$736.12	$0.00	$736.12
Total				**$5,193.17**	**$0.00**	**$5,193.17**

Sep 2031						
Invoice Plan	**Item**	**Description**	**Qty**	**Subtotal**	**Tax**	**Total**
Year 8	50041	AXON INTERVIEW - STREAMING SERVER LICENSE - PER SERVER	2	$383.62	$0.00	$383.62
Year 8	50043	AXON INTERVIEW - STREAMING SERVER MAINTENANCE - PER SERVER	2	$968.82	$0.00	$968.82
Year 8	50045	AXON EVIDENCE - STORAGE - INTERVIEW ROOM UNLIMITED	2	$3,282.90	$0.00	$3,282.90
Year 8	50448	AXON INTERVIEW - EXT WARRANTY	2	$765.56	$0.00	$765.56
Total				**$5,400.90**	**$0.00**	**$5,400.90**

Sep 2032						
Invoice Plan	**Item**	**Description**	**Qty**	**Subtotal**	**Tax**	**Total**
Year 9	50041	AXON INTERVIEW - STREAMING SERVER LICENSE - PER SERVER	2	$398.96	$0.00	$398.96
Year 9	50043	AXON INTERVIEW - STREAMING SERVER MAINTENANCE - PER SERVER	2	$1,007.58	$0.00	$1,007.58
Year 9	50045	AXON EVIDENCE - STORAGE - INTERVIEW ROOM UNLIMITED	2	$3,414.21	$0.00	$3,414.21
Year 9	50448	AXON INTERVIEW - EXT WARRANTY	2	$796.18	$0.00	$796.18
Total				**$5,616.93**	**$0.00**	**$5,616.93**

Sep 2033						
Invoice Plan	**Item**	**Description**	**Qty**	**Subtotal**	**Tax**	**Total**
Year 10	50041	AXON INTERVIEW - STREAMING SERVER LICENSE - PER SERVER	2	$414.92	$0.00	$414.92

Sep 2033						
Invoice Plan	**Item**	**Description**	**Qty**	**Subtotal**	**Tax**	**Total**
Year 10	50043	AXON INTERVIEW - STREAMING SERVER MAINTENANCE - PER SERVER	2	$1,047.88	$0.00	$1,047.88
Year 10	50045	AXON EVIDENCE - STORAGE - INTERVIEW ROOM UNLIMITED	2	$3,550.78	$0.00	$3,550.78
Year 10	50448	AXON INTERVIEW - EXT WARRANTY	2	$828.03	$0.00	$828.03
Total				**$5,841.61**	**$0.00**	**$5,841.61**

Tax is estimated based on rates applicable at date of quote and subject to change at time of invoicing. If a tax exemption certificate should be applied, please submit prior to invoicing.

Standard Terms and Conditions

Axon Enterprise Inc. Sales Terms and Conditions

Axon Master Services and Purchasing Agreement:

This Quote is limited to and conditional upon your acceptance of the provisions set forth herein and Axon's Master Services and Purchasing Agreement (posted at https://www.axon.com/sales-terms-and-conditions), as well as the attached Statement of Work (SOW) for Axon Fleet and/or Axon Interview Room purchase, if applicable. In the event you and Axon have entered into a prior agreement to govern all future purchases, that agreement shall govern to the extent it includes the products and services being purchased and does not conflict with the Axon Customer Experience Improvement Program Appendix as described below.

ACEIP:

The Axon Customer Experience Improvement Program Appendix, which includes the sharing of de-identified segments of Agency Content with Axon to develop new products and improve your product experience (posted at www.axon.com/legal/sales-terms-and-conditions), is incorporated herein by reference. By signing below, you agree to the terms of the Axon Customer Experience Improvement Program.

Acceptance of Terms:

Any purchase order issued in response to this Quote is subject solely to the above referenced terms and conditions. By signing below, you represent that you are lawfully able to enter into contracts. If you are signing on behalf of an entity (including but not limited to the company, municipality, or government agency for whom you work), you represent to Axon that you have legal authority to bind that entity. If you do not have this authority, please do not sign this Quote.

Signature

Date Signed

8/29/2024



STATEMENT OF WORK FOR THE IMPLEMENTATION OF AXON JUSTICE FOR COLORADO 23RD JUDICIAL DISTRICT ATTORNEY OFFICE ("SOW")

Submitted By:

Axon Enterprise, Inc. (Axon)

17800 North 85th Street

Scottsdale, AZ 85255

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1. PROJECT OVERVIEW

Axon Justice is a cloud-native software solution provided as a SaaS subscription.

1.1 DEFINITIONS

TERM	DEFINITION
Client	The office, organization, or association who is identified within this SOW
Professional Services	The services that Axon provides within the scope of this SOW
Product	The software solution being implemented as part of this SOW
Project	Scope of this SOW as defined by the work to be completed described herein
Project Change Order (PCO)	Change order form outlined in Attachment B to be executed between Axon and the Client if a material change in scope is required for this SOW
Milestone	Event that constitutes completion of work as listed in Attachment A
Milestone Completion Report	The report outlined in Attachment A to be executed at key milestones between Client and Axon to approve completion of project phases
Third-Party Products and Services	Software, hardware, and services that are not owned by Axon but are being provided by Axon for this project as listed in Attachment C

1.2 OUT OF PROJECT SCOPE

Axon is only responsible for performing the professional services described within this SOW. Any additional professional services that are not defined explicitly by this SOW shall be done through a Project Change Order. The following are considered outside the scope of this project:

- Administration, management, or support of any internal city, county, state, federal, or Client IT network or infrastructure
- Changes made by the Client or the Client's vendors after go-live.
- Third-party products and services costs related to the vendors or Client's side of the integration.

2. PROFESSIONAL SERVICES

2.1 CONFIGURATION

- Axon performs discovery to understand and document the Client's needs.
- Axon collaborates with the Client to configure workflows, permissions, and privileges within evidence.com based on the Client's needs.
- Axon will facilitate a workflow discussion with the core admin team.
- Configuration of the system should closely mirror the configuration setup of the existing DA 18th deployment of evidence.com that is currently in production.
- For configuration

2.2 DISCLOSURES

- Axon enables the Client to share digital evidence to the defense through the following methods as determined by Client and Axon:
  - Public Defender Case Sharing
  - Disclosure Portal
  - Download Links

2.3 TRAINING

Axon works with the Client to identify the Client trainers receiving instruction on the product. Axon provides a training guide that outlines the covered topics, intended audience, facility needs, and duration of the training.

FORMAT

Remote Train the Trainer

For this project, Axon will schedule a cadence of remote training sessions as needed, which are not to exceed four (4) 2-hour training sessions for Client staff. Each session can accommodate up to 20 users and will train them in full system functionality. Training sessions provided by Axon are conducted on consecutive weekdays (Tuesday-Thursday) during normal business hours (9am-6pm with an hour break in between sessions). After the initial training, Client is responsible for

any future training. Axon provides all training materials for successful training.

PARTNER AGENCIES

Axon will provide Train the Trainer training to Client so that Client is equipped to train and support their partner agencies. Ensuring the partner agencies are trained to follow the ingestion method as outlined in section 3.1 of this document is the Client's responsibility.

2.4 GO-LIVE

Axon works in partnership with the Client to build, coordinate, and execute a Go-Live plan to ensure successful system acceptance. Axon coordinates the Go-Live event.

Target goal for go live is prior to December 1st, 2024.

3. INTERFACES

The Client tasks related to interface setup start immediately after project kick-off. It is critical for the Client interface subject-matter experts (SME) and Axon project interface resources to work closely together to scope, set-up, and test all interfaces.

- The Client facilitates any necessary meetings with all third-party system vendors where integration is required.
- Axon provides any relevant Axon API documentation to the Client.
- Axon conducts integration acceptance testing demonstrating the functionality of each integration to the Client.
- The Client is responsible for ensuring the partner agencies follow the necessary steps for ingestion as recommended by Axon.

3.1 PARTNER AGENCY INGESTIONS

3.1.1 Axon Evidence.com to Axon Evidence.com: Axon Justice allows for other Axon agencies to "Case Share" from their instance of evidence.com into Client's instance.

3.1.2 Non-Axon Agency to Axon Justice: Axon will create Evidence.com Ingest Portals for non-Axon LEA's. These portals are to be used, for the sole benefit of Client. These ingest portals are to be used for the transmission of digital evidence to the Client and are not to be treated as a storage repository by the non-Axon LEA. The total number of these non-Axon LEA Ingest Portals shall not exceed twenty (20) instances.

4. PROJECT MANAGEMENT

4.1 MANAGEMENT RESOURCES

Both parties assign a project manager to ensure completion of deliverables.

Axon's project manager ensures all team members from Axon and the Client are continually updated on the status of the project.

4.2 REQUIREMENTS PLANNING

All project requirements are documented during the kick-off and discovery phases of the project.

Once the Client and Axon agree on all requirements, Axon's project manager works with the Client's project manager to develop a project plan for Axon's implementation.

4.3 CHANGE CONTROL

If any changes in the project cause a material increase or decrease in fees, as determined by Axon, an adjustment in the fees will be agreed upon between the Client and Axon. All PCO forms must be approved and signed by the Client authority (Attachment_B).

The Client acknowledges a proposed change request might have an impact on both scheduling and cost for the project that will be outlined in the PCO form.

4.4 MILESTONE COMPLETION REPORT (MCR)

Axon submits an MCR to the Client for approval upon completion of a milestone. Milestone Completion Report included (Attachment A).

Upon receiving an MCR, the Client has 14 calendar days to approve the milestone completion. If the Client has issues related to the milestone completion, the expectation is that the Client responds in writing to Axon with any issues related to the MCR within the 14 calendar-day window.

4.5 SAMPLE PROJECT TIMELINE

Attached as Attachment C.

4.6 SERVICE LEVEL AGREEMENT

Attached as attachment D.

5. CLIENT COMMITMENTS

- Ensure the reasonable availability for meetings, phone or email of knowledgeable staff and personnel to provide timely and accurate documentation and information to Axon.
- Identify holidays, non-workdays, or major events that may impact the project.
- Ensure Client desktop, mobile systems, and devices can access the product.
- Make available relevant systems if needed for assessment by Axon (including making these systems available to Axon via remote access, if possible).
- Provide Axon with remote access to the Client's Axon Evidence account when required.

6. SUPPORT

- Axon provides updates and enhancements to the product, which the Client automatically receives.
- Axon provides the Client's end users with access to the help.axon.com support portal to submit and review service tickets.
- Following final acceptance, the Client utilizes Axon support via my.axon.com.
- For technical support assistance, the Client may contact a technical support representative at 800-978-2737, or via email at Support@Axon.com. Online, email-based support and remote-location troubleshooting are included on an ongoing basis as part of the Client's investment in the Axon ecosystem. Phone support is available 24/7.

7. TERMS AND CONDITIONS

This SOW is governed by the master services and purchasing agreement executed by the parties:

AXON ENTERPRISE, INC.	CLIENT
Signature:	Signature:
_____	_____
Name:	Name:
_____	_____
Title:	Title:
_____	_____
Date:	Date:
_____	_____

ATTACHMENT A – MILESTONE COMPLETION REPORT (MCR)

By signing for the items in this Milestone Completion Report, I agree that Axon's Professional Services Organization has reached the following milestone(s) for the project agreed upon in the SOW between Axon and Client:

- ☐ Project kick-off
- ☐ Integrations completion
- ☐ Data conversions completion
- ☐ Go-Live
- ☐ Final acceptance

Date services were completed on:

_____ day of _____, 20___

Today's date: _____

Client name: _____

Signature: _____

Printed name: _____

Title: _____

Email: _____

SAMPLE

ATTACHMENT B – PROJECT CHANGE ORDER

Date:
Description of change to Axon product or service:
Justification for change:
Effects on schedule:
Effect on project pricing (attach quote for reduction or increase in costs):

AXON ENTERPRISE, INC.	CLIENT
Signature:	Signature:
_____	_____
Name:	Name:
_____	_____
Title:	Title:
_____	_____
Date:	Date:
_____	_____

SAMPLE

Template: Axon Justice - PSO Justice De...

smartsheet

	Done	Task Name	Duration	Start Date	End Date	Responsible	Type	Note
1	☐	**Justice Initiation**						
2	☐	PSO Deployment Form				Axon		
3	☐	PSO Deployment Form Created and Sent to Sales				Axon		
4	☐	PSO Deployment Form Completed				Axon		
5	☐	PSO Deployment Form Reviewed by BA				Axon		
6	☐	Axon PSO to Agency Introduction	1 Hour			Axon	Virtual	
7	☐	PSO Introduction Email Requested to Sales				Axon		
8	☐	Introduction Email Sent				Axon		
9	☐	Introduction Email Follow Up Sent				Axon		
10	☐	Axon Justice Kickoff Call Scheduling	1 Hour			Axon		
11	☐	Availability Sent and Gathered				Axon / Agency		
12	☐	Meeting Invites / Agenda Sent				Axon		
13	☐	Axon Justice Kickoff Call	1 Hour			Axon / Agency	Virtual	
14	☐	Workflow Discussion				Axon / Agency		Will go further in depth on the Deep Dive Call
15	☐	Intake Portal(s) Confirmed				Axon / Agency		Confirm if needed
16	☐	LEAs Identified				Agency		Confirm amount needed
17	☐	TEST Axon Justice Premier Site Confirmed				Axon / Agency		**Confirm if needed**
18	☐	TEST Disclosure Portal Confirmed				Axon / Agency		**Confirm if needed**
19	☐	Admins / Trainers Identified				Agency		Agency to provide to Axon
20	☐	Confirm My.Axon.Com Admin						
21	☐	Deep Dive Call - Scheduling				Axon / Agency		POCs / Admins need to be known on Agency Side
22	☐	Admin Call - Scheduling				Axon / Agency		POCs / Admins need to be known on Agency Side
23	☐	End User Training Schedule Discussed				Axon / Agency		**Confirm: Virtual, On-Site, Hybrid (Train The Trainer?)**
24	☐	**Justice Planning**						
25	☐	Justice Test Site Creation						If Needed
26	☐	TEST Axon Justice Site Requested	30 Minutes			Axon		
27	☐	TEST Axon Justice Site Approved				Axon		
28	☐	TEST Axon Justice Site Upgraded to Justice UI				Axon		
29	☐	TEST Axon Justice Site Launched to Customer Admin				Axon		
30	☐	Test Disclosure Portal				Axon		If Needed
31	☐	TEST Axon Disclosure Requested				Axon		
32	☐	TEST Axon Justice Site Approved				Axon		
33	☐	TEST Disclosure Launched to Customer Admin				Axon		
34	☐	Deep Dive Call	2 Hours			Axon / Agency	Virtual	
35	☐	Meeting Invites / Agenda Sent						
36	☐	Deep Dive Call Held					Virtual	
37	☐	Follow Up Email w/ Recording Sent						
38	☐	Admin Permissions and Roles Call	1 Hour			Axon / Agency	Virtual	
39	☐	Meeting Invites / Agenda Sent						
40	☐	Admin Call Completed					Virtual	
41	☐	Follow Up Email w/ Recording Sent						

	Done	Task Name	Duration	Start Date	End Date	Responsible	Type	Note
42	☐	**Justice Configuration**						
43	☐	Enable Advanced Features on Main Site	30 Minutes			Axon		
44	☐	Agency Roles / Permissions Setup	1 Hour			Agency with Axon Assistance	Virtual	
45	☐	Add Users				Agency	Virtual	
46	☐	Assign Permissions to Roles				Agency	Virtual	
47	☐	Intake Portal(s) Completed				Axon / Agency		
48	☐	Main Intake Portal Admins Confirmed				Agency		
49	☐	Intake Portals Requested				Axon		
50	☐	Intake Portals Configured and Launched				Axon		One Admin, can then add additional admin(s) to follow
51	☐	Disclosure Portal(s) Completed				Axon / Agency		
52	☐	Main Disclosure Portal Admin Confirmed				Agency		
53	☐	Disclosure Requested				Axon		
54	☐	Disclosure Configured and Launched				Axon		One Admin, can then add additional admin(s) to follow
55	☐	Troubleshooting				Axon / Agency	Virtual	If Needed
56	☐	**Justice End-User Training (Customized)**						
57	☐	Axon Justice Premier Training	2 Hours			Axon / Agency	Pre-Onsite Virtual	
58	☐	Axon Justice Premier Training	2 Days			Axon / Agency	Onsite	**If Needed**
59	☐	Axon Justice Premier Training	2 Hours			Axon / Agency	Post-Onsite Virtual	
60	☐	**Justice Go-Live / Upgrade**						
61	☐	Discuss Production Site Justice UI Go - Live Upgrade Date				Axon / Agency		***Net New** **Normally takes place in the evening over a weekend** **Will migrate data to Justice at a later date**
62	☐	Internal End User Communication Sent				Agency		Axon please asks to communicate internally to end users that they will need to be logged out of the system during the upgrade
63	☐	Official Go-Live / Upgrade for Full Staff	1 Hour			Axon / Agency	Virtual	Normally have all end user trainings completed by this date
64	☐	Confirmation Email Sent				Axon		
65	☐	Support and Testing	1 Week			Agency		
66	☐	Final System Review	1 Hour			Axon / Agency		
67	☐	**Justice PSO to Support Handover**						
68	☐	DocuSign Acknowledgement of Deployment / Training Sent	Within 7 days of receipt			Axon	Virtual	
69	☐	DocuSign for Completed Services Signed				Agency	Virtual	
70	☐	PSO to Customer Success Manager Email Sent	30 Minutes			Axon	Virtual	**Email or Handover Meeting**
71	☐	**Justice Deployment Closure**						

AXON

Service Offerings Agreement

Part 1 – Axon Evidence Service Level Agreement

This Service Level Agreement (**SLA**) identifies the Axon Evidence Service Offerings and the expected level of services between Axon[1] (**Axon, us** or **we**) and users of Service Offerings (**Customer** or **you**). Unless otherwise provided in this SLA, this SLA is subject to the terms of the purchase agreement, or other similar agreement, if any, between Axon and Customer. This SLA applies separately to each Customer using Service Offerings. By using Service Offerings, you agree that you understand this SLA and you accept and agree to be bound by the following terms and conditions. Axon reserves the right to update and change the terms of this SLA. When we post changes, we will revise the "last updated" date at the top of this page. If there are adverse material changes to this SLA, we will inform you by directly sending you a notification. We encourage you to periodically review the most current version of the Axon Cloud Services Maintenance Schedule by visiting: https://www.axon.com/products/axon-evidence/maintenance-schedule.

Definitions

- **"Axon Cloud Services"** means Axon's web services for Axon Evidence, Axon Records, Axon Dispatch, and interactions between Evidence.com and Axon devices or Axon client software. Axon Cloud Service excludes third-party applications, hardware warranties, and my.evidence.com.
- **"Downtime"** means periods of time, measured in minutes, in which the Service Offering is Unavailable to you. "Downtime" does not include Scheduled Downtime and does not include Unavailability of the Service Offering due to limitations described under the section Exclusions.
- **"Incident"** means a disruption of Service Offerings during which the Customer experiences Downtime.
- **"Maximum Available Minutes"** means the total amount of accumulated minutes during a Service Month for the Service Offering.
- **"Monthly Uptime Percentage"** means (Maximum Available Minutes - Downtime) / Maximum Available Minutes * 100.
- **"Scheduled Downtime"** means periods of time, measured in minutes, in which the Service Offering is unavailable to Customer, which fall within scheduled routine maintenance or planned maintenance timeframes.
- **"Service Month"** means a calendar month at Coordinated Universal Time (UTC).

[1] "Axon" refers to the Axon entity that you are in a contractual agreement with for the provision of Axon Cloud Services, including but not limited to Axon Public Safety UK Limited, Axon Public Safety Germany SE, etc.

- **"Service Credits"** means credits received by users of Service Offerings in the event that the service level objectives are not achieved.
- **"Service Offerings"** means all Axon Evidence services provided by Axon pursuant to this SLA.
- **"Unavailable"** and **"Unavailability"** means a situation where the Service Offering does not allow for the upload of evidence files, viewing of evidence files or interactive login by an end-user.

Service Level Objective

Axon will use commercially reasonable efforts to make the Service Offerings available 99.99% of the time. Guaranteed service level & Service Credits:

Monthly Uptime Percentage	Service Credit in Days
Less than 99.9%	3
Less than 99.0%	7

Requesting Service Credits

In order for Axon to consider a claim for Service Credits, you must submit the claim to Axon Customer Support (https://www.axon.com/contact) including all information necessary for us to validate the claim, including but not limited to: (i) a detailed description of the Incident; (ii) information regarding the time and duration of the Incident; (iii) the number and location(s) of affected users (if applicable); and (iv) descriptions of your attempts to resolve the Incident at the time of occurrence.

Service Maintenance

- Maintenance will take place according to the prevailing Axon Cloud Services Maintenance Schedule: https://www.axon.com/products/axon-evidence/maintenance-schedule.
- Maintenance periods may periodically result in the Service Offerings being Unavailable to you. Downtime falling within scheduled routine or planned maintenance is Scheduled Downtime and is not eligible for Service Credits.
- Emergency maintenance may have less than a 24-hour notification period. Emergency maintenance may be performed at any time, with or without notice as deemed necessary by Axon. Emergency maintenance falling outside scheduled routine or planned maintenance is eligible for Service Credits.
- Axon will make available updates as released by Axon to the Axon Cloud Services. The Customer is responsible for maintaining the computer equipment and internet connections necessary for use of Axon Cloud Services.

- For the support of Android & iOS Applications, including Axon View, Axon Device Manager, and Axon Capture, Axon will use reasonable efforts to continue supporting previous version of such applications for 45 days after the change. In the event the Customer does not update their Android/iOS application to the most current version within 45 days of release, Axon may disable the application or force updates to the non-supported application.

Terms

Axon must receive the claim within one month of the end of the month in which the Incident that is the subject of the claim occurred. For example, if the Incident occurred on February 12th, we must receive the claim and all required information by March 31st.

We will evaluate all information reasonably available to us and make a good faith determination of whether a Service Credit is owed. We will use commercially reasonable efforts to process claims during the subsequent month and within forty-five days of receipt. You must be in compliance with all Axon agreements in order to be eligible for a Service Credit. If we determine that a Service Credit is owed to you, we will apply the Service Credit to the end of your Service Offering subscription term. Service Credits may not be exchanged for or converted to monetary amounts.

Exclusions

This SLA does not apply to any unavailability, suspension or termination of the Service Offerings, or any other Axon Evidence performance issues: (a) caused by factors outside of our reasonable control, including any force majeure event, terrorism, sabotage, virus attack or Customer internet access and related problems beyond the demarcation point of the Service Offerings (including Domain Name Server issues outside our direct control); (b) that result from any actions or inactions of you or a third party; (c) that result from your communication delays, including wrong, bad or missing data, improperly formatted, organized or transmitted data received from you, or any other data issues related to the communication or data received from or through you; (d) that result from your equipment, software or other technology and/or third party equipment, software or other technology (other than third party equipment within our direct control); (e) that result from any maintenance as provided for pursuant to this SLA; or (f) arising from our suspension and termination of your right to use the Service Offerings in accordance with the agreement for the provision of Axon Evidence between you and Axon.

Planned Maintenance

Axon may schedule and plan maintenance windows outside of the timeframes detailed in “Scheduled Routine Maintenance”.

Scheduled Routine Maintenance: routine maintenance is scheduled on the fourth Tuesday of each month in Pacific Time (PT)*:

DEPLOYMENT	DAY OF WEEK (PT)	PACIFIC TIME (PT)*	COORDINATED UNIVERSAL TIME (UTC)
Australia**	Tuesday	02:00 - 05:00	10:00 - 12:00
Brazil	Tuesday	10:00 - 11:00	17:00 - 19:00
European Union	Tuesday	13:00 - 14:00	20:00 - 22:00
United Kingdom**	Tuesday	14:00 - 15:00	21:00 - 23:00
Canada	Tuesday	16:00 - 17:00	23:00 - 01:00***
United States - Federal Region	Tuesday	17:00 - 18:00	00:00 - 02:00****
United States	Tuesday	21:00 - 22:00	04:00 - 06:00****

* Pacific Time (PT) observes daylight savings. UTC time data is reflective of maintenance windows regardless of daylight savings observation. Refer to UTC to calculate local time of maintenance.
** Maintenance performed on UK and AU a week after the fourth Tuesday of each month
*** Time period includes time on Wednesday in UTC
**** Time period is on Wednesday in UTC

Emergency Maintenance

Patches and emergency releases are used to deliver ad-hoc application fixes and are typically seamless to customers. Whenever possible, patches and emergency releases are deployed during off-peak hours and without Downtime. Emergency releases are conducted on an as-needed basis and can occur any day of the week.

Axon Device Firmware Updates

Firmware updates and enhancements to Axon devices are pushed from Axon Cloud Services. Customer interaction is not required. Updates are retrieved, installed and validated during the normal device charging and data transfer process. Firmware updates are systemically rolled out to customers in waves.

Notification of Maintenance

Notification of upcoming routine maintenance is not provided in advance unless there has been a change to the Scheduled Routine Maintenance. Approximately one (1) week prior to the routine maintenance, release notes are provided to Axon Evidence customer administrators.

If planned maintenance is required, Axon will communicate via email to Axon Evidence Customer administrators at least one (1) week in advance.

In the event of scheduled routine or planned maintenance that requires customer action (e.g. updating network settings), Axon will communicate via email at least sixty (60) days prior to the maintenance. Please Note: If emergency maintenance that requires customer action is necessary, Customers may be notified less than one (1) week in advance.

Part 2 - Customer Support Response Statement

Axon has implemented Incident response policies and practices for Axon devices and Axon Cloud Services, which follow industry best practice standards. Axon reserves the right to change the terms of these response policies.

Definitions

- "**Business Day**" means Monday to Friday 08:00 – 17:30, excluding public holidays.
- "**BOD**" means the Board of Directors
- **"Incident"** means a fault related to an Axon product or Axon Cloud Services experienced by the Customer.
- **"Targeted Response Time"** means the target timeframe for Axon to respond to Customer and/or escalate the Incident within the "*Axon Customer Support Solution".*
- **"Targeted Resolution Time"** means the target timeframe for the full resolution of the Incident. It excludes time delays caused by Customer or third parties outside of Axon's reasonable control.
- "**Workaround**" means a method for overcoming an Incident allowing the Customer to operate the core function of Axon devices and/or Axon Cloud Services.

Axon Support Channels

Axon Resource Centre: https://my.axon.com

Telephone:

US & Canada: 800-978-2737
UK: +44 (0)1327 709 666

Email:

UK: uksupport@axon.com
Germany: support-dach@axon.com
Rest of EMEA: customerservice@axon.com or support@axon.com

Incident Classifications and Response Times

Incident Classification	Description	Targeted Response Time	Targeted Resolution Time	Customer Response Commitment
Severity 1	- Business critical function is down - Material impact to Customer's business - No Workaround exists	Less than 1 hour	Less than 24 hours	Customer shall remain accessible by phone for troubleshooting from the time a Severity 1 issue is logged until such time as it is resolved.
Severity 2	- Business critical function is impaired or degraded - There are time-sensitive issues that materially impact ongoing production - Workaround exists, but it is only temporary	1 Business Day	Less than 2 weeks	Customer shall remain accessible by phone or other electronic means for troubleshooting from the time a Severity 2 issue is logged until such time as it is resolved.
Severity 3	- Non-critical function down or impaired - Does not have significant current production impact - Performance is degraded	1 Business Day	Mutually agreed timeframe based on prioritization	

For Customers with 4 levels of Incident classification such as Critical, High, Medium and Low, Axon will recognize this and will consider the two highest categories as “Severity 1”. For example: Critical and High would be classed as a “Severity 1” Incident and managed accordingly.

Severity Level Determination

Customer shall reasonably self-diagnose each Incident and recommend to Axon an appropriate severity level designation. Axon shall validate your severity level designation or notify you of a proposed change to a higher or lower level with justification for the proposal. In the event of a conflict regarding the appropriate severity level designation, each party shall promptly escalate such conflict to its management team for resolution through consultation between the parties’ management, during which time the parties shall continue to handle the Incident support in accordance with Axon’s severity level designation. In the rare case a conflict requires a management discussion, both parties shall be available within one hour of the escalation.

Escalation

Escalation Level	Description	Escalation	Targeted Response Time	Targeted Resolution Time
Tier 1	**Basic technical or commercial issues - Non-time critical**	None	Less than 6 hours	Less than 1 business day
Tier 2	**Advanced technical or commercial issues - Non-time critical.**	BoD / Country Manager	Less than 4 hours	Less than 1 business day
Tier 3	**Technical or commercial issues - Time critical**	Country Manager to Axon BoD/Support Team	Less than 2 hours	Less than 1 business day

Exclusions

This Customer Support Response Statement does not apply to any unavailability, suspension, or termination of the Service Offerings caused by all the exclusion events under Part 1 of this document, nor to services or hardware not within Axon's control. Hardware warranty will be dependent on Customer's specific agreement with Axon and levels covered. Please see Part 3 for "Return of Merchandise Authorization".

Part 3 – Return of Merchandise Authorization (RMA)

The *Axon Evidence Device Return Service* provides Customers with the ability to manage return merchandise authorization (RMA) requests within Axon Evidence.com. Authorized users will be able to create, update, save, submit, and track device returns for their agency in one place. Hardware warranty will be dependent on Customer's specific agreement with Axon and levels covered.

Targeted Replacement Time:

Axon aims to have replacement devices shipped to the Customer within 48 hours from receipt of the faulty device (excluding weekends or public holidays).

Exclusions

The Return of Merchandise Authorization does not apply to services or hardware not within Axon's control. Axon's customer support will provide detail on return times as soon as possible to the Customer's point of contact.

N.B. *TASER products (conducted electrical devices) are not covered under the terms of this Return of Merchandise Authorization. Customers are requested to contact Customer support directly to report a faulty TASER device.*

MEETING DATE: September 24, 2024

STAFF PERSON RESPONSIBLE: Rand Clark, CCAP, NCRT, Community Services Manager

DESCRIPTION: Department of Justice, Byrne Discretionary Grant Award in the Amount of $963,000.00 with a Match Amount of $332,763.00 for a Project Total of $1,295,763.00.

SUMMARY: The request is for acceptance of the Department of Justice (DOJ) grant award in the amount of $963,000 with a match amount of $332,763 for a project total of $1,295,763.

STAFF ASSESSMENT: Staff recommends acceptance of the DOJ grant award in the amount of $963,000 with a match amount of $332,763 for a project total of $1,295,763.

REVIEW:

Terence T Quinn - FYI	Notified - FYI	9/10/2024
Jennifer Eby	Approve	9/12/2024
Jeff Garcia	Approve	9/17/2024
Andrew Copland	Approve	9/18/2024
Doug DeBord	Approve	9/19/2024
Sabrina Bach - FYI	Notified - FYI	9/19/2024

ATTACHMENTS:

Staff Report- DOJ Grant

DOUGLAS COUNTY
COLORADO

GRANT AWARD
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

CC: RAND M. CLARK, CCAP, NCRT, COMMUNITY SERVICES MANAGER
JENNIFER L. EBY, AICP, ASSISTANT DIRECTOR OF COMMUNITY SERVICES

SUBJECT: **DEPARTMENT OF JUSTICE, BYRNE DISCRETIONARY GRANT AWARD IN THE AMOUNT OF $963,000 WITH A MATCH AMOUNT OF $332,763 FOR A PROJECT TOTAL OF $1,295,763**

BOARD OF COUNTY COMMISSIONERS MEETING: SEPTEMBER 24, 2024 @ 1:30 PM

I. EXECUTIVE SUMMARY

The United States Department of Justice (DOJ) has awarded Douglas County $963,000 from the Byrne Discretionary Grants Program to support the operation of the Homeless Engagement Assistance and Resource Team (HEART). The grant includes a match of $332,763 for a project total of $1,295,763.

II. REQUEST

Staff requests the Board of County Commissioners accept the Department of Justice grant award in the amount of $963,000 with a match amount of $332,763 for a project total of $1,295,763.

III. BACKGROUND

Douglas County was appropriated $963,000 in Congressionally directed spending for Federal Fiscal Year 2024. These funds were designated to support the ongoing operation of five HEART units. The HEART consists of civilian navigators paired with Douglas County Sheriff Office (DCSO) deputies to provide collaborative support to individuals and families experiencing homelessness. The HEART conduct field-based assessments match appropriate community-based services and help those they serve obtain shelter and housing solutions. The inclusion of a deputy on this co-response team ensures the safety of all involved, enforces relevant laws and ordinances and, can often divert people from the criminal justice system by providing meaningful resources.

IV. DISCUSSION

The HEART was expanded in 2024 from three to five units to allow for seven day a week coverage across the county. Funds will be used to cover the salary and benefits of five navigators, the HEART supervisor, and two DCSO deputies. Additionally, costs for equipment, supplies and technology licenses will be eligible under this award.

This DOJ grant, previously awarded State Transformational Homeless Response (THR) grant and designated local American Rescue Plan Act (ARPA) funds will allow the five HEART units to operate through 2026. Matching funds will be provided through THR funds awarded to the County in 2023. The project budget will be as follows:

EXPENSES		
Personnel	$	749,669
Benefits	$	380,824
Equipment	$	122,900
Supplies	$	2,650
Technology Licenses	$	39,720
TOTAL	**$**	**1,295,763**
REVENUE		
DOJ Grant Award	$	963,000
THR Grant Match	$	332,763
TOTAL	**$**	**1,295,763**

V. RECOMMENDED ACTION

Staff recommends acceptance of the DOJ grant award in the amount of $963,000 with a match amount of $332,763 for a project total of $1,295,763.

ATTACHMENTS **PAGE**

Department of Justice Grant Award..... 3

Department of Justice (DOJ)

Office of Justice Programs

Bureau of Justice Assistance

Washington, D.C. 20531

Name and Address of Recipient:	DOUGLAS COUNTY GOVERNMENT 100 3RD ST
City, State and Zip:	CASTLE ROCK, CO 80104
Recipient UEI:	LXE5XEA44AH6

Project Title: Law Enforcement and HEART Homeless Coordination Project	**Award Number:** 15PBJA-24-GG-00257-BRND

Solicitation Title: BJA FY24 Invited to Apply- Byrne Discretionary Community Project Grants/Byrne Discretionary Grants Program

Federal Award Amount: $963,000.00	**Federal Award Date:** 8/15/24

Awarding Agency:	Office of Justice Programs Bureau of Justice Assistance
Funding Instrument Type:	Grant

Opportunity Category: D
Assistance Listing:
16.753 - Congressionally Recommended Awards

Project Period Start Date: 9/1/24	**Project Period End Date:** 12/31/26
Budget Period Start Date: 9/1/24	**Budget Period End Date**: 12/31/26

Project Description:
The Homeless Engagement Assistance and Resource Team (HEART) consists of civilian navigators who co-respond with Sheriff's Office deputies 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 those being served obtain shelter and housing solutions of their choosing.Deputies selected to serve with HEART are experienced law enforcement officers who are trained in crisis intervention and de-escalation. The inclusion of a deputy on this co-response team ensures the safety of all involved including the person experiencing homelessness, the navigator and the community at large. By working with navigators to obtain services, deputies can often divert the person served away from the judicial system toward meaningful interventions.The HEART was established in 2022 through the Douglas County Homeless Initiative. Four core principles drive the efforts of the Initiative: Compassion, Code-Enforcement, Community Services and Communication. The HEART was the first intervention established that encompasses these four elements.This application seeks funding to operate the HEART for one year and expand the size of the team by two units, from the current three to a total of five. The additional units will allow for expanded coverage during the evening and weekend hours to ensure that all who are experiencing homeless have access to resources.

Award Letter

August 15, 2024

Dear Andrew Copland,

On behalf of Attorney General Merrick B. Garland, it is my pleasure to inform you the Office of Justice Programs (OJP) has approved the application submitted by DOUGLAS COUNTY GOVERNMENT for an award under the funding opportunity entitled 2024 BJA FY24 Invited to Apply- Byrne Discretionary Community Project Grants/Byrne Discretionary Grants Program. The approved award amount is $963,000.
Review the Award Instrument below carefully and familiarize yourself with all conditions and requirements before accepting your award. The Award Instrument includes the Award Offer (Award Information, Project Information, Financial Information, and Award Conditions) and Award Acceptance. For COPS Office and OVW funding the Award Offer also includes any Other Award Documents.

Please note that award requirements include not only the conditions and limitations set forth in the Award Offer, but also compliance with assurances and certifications that relate to conduct during the period of performance for the award. These requirements encompass financial, administrative, and programmatic matters, as well as other important matters (e.g., specific restrictions on use of funds). Therefore, all key staff should receive the award conditions, the assurances and certifications, and the application as approved by OJP, so that they understand the award requirements. Information on all pertinent award requirements also must be provided to any subrecipient of the award.

Should you accept the award and then fail to comply with an award requirement, DOJ will pursue appropriate remedies for non-compliance, which may include termination of the award and/or a requirement to repay award funds.

Prior to accepting the award, your Entity Administrator must assign a Financial Manager, Grant Award Administrator, and Authorized Representative(s) in the Justice Grants System (JustGrants). The Entity Administrator will need to ensure the assigned Authorized Representative(s) is current and has the legal authority to accept awards and bind the entity to the award terms and conditions. To accept the award, the Authorized Representative(s) must accept all parts of the Award Offer in the Justice Grants System (JustGrants), including by executing the required declaration and certification, within 45 days from the award date.

To access your funds, you will need to enroll in the Automated Standard Application for Payments (ASAP) system, if you haven't already completed the enrollment process in ASAP. The Entity Administrator should have already received an email from ASAP to initiate this process.

Congratulations, and we look forward to working with you.

Brent J. Cohen
Acting Assistant Attorney General

Office for Civil Rights Notice for All Recipients

The Office for Civil Rights (OCR), Office of Justice Programs (OJP), U.S. Department of Justice (DOJ) enforces federal civil rights laws and other provisions that prohibit discrimination by recipients of federal financial assistance from OJP, the Office of Community Oriented Policing Services (COPS), and the Office on Violence Against Women (OVW).

Several civil rights laws, including Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973, require recipients of federal financial assistance (recipients) to give assurances that they will comply with those laws. Taken together, these and other civil rights laws prohibit recipients from discriminating in the provision of services and employment because of race, color, national origin, religion, disability, and sex or from discriminating in the provision of services on the bases of age.

Some recipients of DOJ financial assistance have additional obligations to comply with other applicable nondiscrimination provisions like the Omnibus Crime Control and Safe Streets Act of 1968, which prohibits

discrimination on the basis of religion in addition to race, color, national origin, and sex. Recipients may also have related requirements regarding the development and implementation of equal employment opportunity programs.

OCR provides technical assistance, training, and other resources to help recipients comply with civil rights obligations. Further, OCR administratively enforces civil rights laws and nondiscrimination provisions by investigating DOJ recipients that are the subject of discrimination complaints. In addition, OCR conducts compliance reviews of DOJ recipients based on regulatory criteria. These investigations and compliance reviews permit OCR to evaluate whether DOJ recipients are providing services to the public and engaging in employment practices in a nondiscriminatory manner.

For more information about OCR, your civil rights and nondiscrimination responsibilities, how to notify your employees or beneficiaries of their civil rights protections and responsibilities and how to file a complaint, as well as technical assistance, training, and other resources, please visit www.ojp.gov/program/civil-rights-office/outreach. If you would like OCR to assist you in fulfilling your civil rights or nondiscrimination responsibilities, please contact us at askOCR@ojp.usdoj.gov or www.ojp.gov/program/civil-rights-office/about#ocr-contacts.

Memorandum Regarding NEPA

NEPA Letter Type
OJP - Categorical Exclusion

NEPA Letter

None of the following activities will be conducted whether under the Office of Justice Programs federal action or a related third party action:

(1) New construction

(2) Any renovation or remodeling of a property located in an environmentally or historically sensitive area, including property (a) listed on or eligible for listing on the National Register of Historic Places, or (b) located within a 100-year flood plain, a wetland, or habitat for an endangered species

(3) A renovation that will change the basic prior use of a facility or significantly change its size

(4) Research and technology whose anticipated and future application could be expected to have an effect on the environment

(5) Implementation of a program involving the use of chemicals (including the

identification, seizure, or closure of clandestine methamphetamine laboratories)

Additionally, the proposed action is neither a phase nor a segment of a project that when reviewed in its entirety would not meet the criteria for a categorical exclusion.

Consequently, the subject federal action meets the Office of Justice Programs' criteria for a categorical exclusion as contained in paragraph 4(b) of Appendix D to Part 61 of Title 28 of the Code of Federal Regulations.

Questions about this determination may be directed to your grant manager or Orbin Terry, Environmental Coordinator for the Bureau of Justice Assistance.

NEPA Coordinator

First Name	Middle Name	Last Name
Orbin		Terry

Award Information

This award is offered subject to the conditions or limitations set forth in the Award Information, Project Information, Financial Information, and Award Conditions.

Recipient Information

Recipient Name
DOUGLAS COUNTY GOVERNMENT

UEI
LXE5XEA44AH6

Street 1
100 3RD ST

Street 2

City
CASTLE ROCK

State/U.S. Territory
Colorado

Zip/Postal Code
80104

Country
United States

County/Parish

Province

Award Details

Federal Award Date
8/15/24

Award Type
Initial

Award Number
15PBJA-24-GG-00257-BRND

Supplement Number
00

Federal Award Amount
$963,000.00

Funding Instrument Type
Grant

Assistance Listing Number	Assistance Listings Program Title
16.753	Congressionally Recommended Awards

Statutory Authority

Department of Justice Appropriations Act, 2024 (Pub. L. No. 118-42, 138 Stat. 25, 146-47)

[X]
I have read and understand the information presented in this section of the Federal Award Instrument.

Project Information

This award is offered subject to the conditions or limitations set forth in the Award Information, Project Information, Financial Information, and Award Conditions.

Solicitation Title

2024 BJA FY24 Invited to Apply- Byrne Discretionary Community Project Grants/Byrne Discretionary Grants Program

Awarding Agency
OJP

Program Office
BJA

Application Number
GRANT14144917

Grant Manager Name
Kathy Mason
Phone Number
202-598-7538
E-mail Address
Kathy.Mason@usdoj.gov

Project Title
Law Enforcement and HEART Homeless Coordination Project

Performance Period Start Date
09/01/2024

Performance Period End Date
12/31/2026

Budget Period Start Date
09/01/2024

Budget Period End Date
12/31/2026

Project Description
The Homeless Engagement Assistance and Resource Team (HEART) consists of civilian navigators who co-respond with Sheriff's Office deputies 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 those being served obtain shelter and housing solutions of their choosing.Deputies selected to serve with HEART are experienced law enforcement officers who are trained in crisis intervention and de-escalation. The inclusion of a deputy on this co-response team ensures the safety of all involved including the person experiencing homelessness, the navigator and the community at large. By working with navigators to obtain services, deputies can often divert the person served away from the judicial system toward meaningful interventions.The HEART was established in 2022 through the Douglas County Homeless Initiative. Four core principles drive the efforts of the Initiative: Compassion, Code-Enforcement, Community Services and Communication. The HEART was the first intervention established that encompasses these four elements.This application seeks funding to operate the HEART for one year and expand the size of the team by two units, from the current three to a total of five. The additional units will allow for expanded coverage during the evening and weekend hours to ensure that all who are experiencing homeless have access to resources.

[X]
I have read and understand the information presented in this section of the Federal Award Instrument.

Financial Information

This award is offered subject to the conditions or limitations set forth in the Award Information, Project Information, Financial Information, and Award Conditions.

The recipient budget is currently under review.

[X]
I have read and understand the information presented in this section of the Federal Award Instrument.

Award Conditions

This award is offered subject to the conditions or limitations set forth in the Award Information, Project Information, Financial Information, and Award Conditions.

1

Meaningful access requirement for individuals with limited English proficiency

The recipient, and any subrecipient at any tier, must take reasonable steps to ensure that individuals with limited English proficiency (LEP) have meaningful access to their programs and activities to comply with Title VI of the Civil Rights Act of 1964 (Title VI), which prohibits discrimination on the basis of national origin, including discrimination against individuals with LEP. Such steps may require providing language assistance services, such as interpretation or translation services. The Department of Justice guidance on compliance with this requirement may be found at "Guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons" (67 Fed. Reg. 41455-41472) (https://www.federalregister.gov/d/02-15207) and is incorporated by reference here.

2

Compliance with general appropriations-law restrictions on the use of federal funds (FY 2024)
The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable restrictions on the use of federal funds set out in federal appropriations statutes. Pertinent restrictions that may be set out in applicable appropriations acts are indicated at https://ojp.gov/funding/Explore/FY24AppropriationsRestrictions.htm, and are incorporated by reference here.

Should a question arise as to whether a particular use of federal funds by a recipient (or a subrecipient) would or might fall within the scope of an appropriations-law restriction, the recipient is to contact OJP for guidance, and may not proceed without the express prior written approval of OJP.

3

Requirements of the award; remedies for non-compliance or for materially false statements

The conditions of this award are material requirements of the award. Compliance with any assurances or certifications submitted by or on behalf of the recipient that relate to conduct during the period of performance also is a material requirement of this award.

Limited Exceptions. In certain special circumstances, the U.S. Department of Justice ("DOJ") may determine that it will not enforce, or enforce only in part, one or more requirements otherwise applicable to the award. Any such exceptions regarding enforcement, including any such exceptions made during the period of performance, are (or will be during the period of performance) set out through the Office of Justice Programs ("OJP") webpage entitled "Legal Notices: Special circumstances as to particular award conditions" (ojp.gov/funding/Explore/LegalNotices-AwardReqts.htm), and incorporated by reference into the award.

By signing and accepting this award on behalf of the recipient, the authorized recipient official accepts all material requirements of the award, and specifically adopts, as if personally executed by the authorized recipient official, all assurances or certifications submitted by or on behalf of the recipient that relate to conduct during the period of performance.

Failure to comply with one or more award requirements -- whether a condition set out in full below, a condition incorporated by reference below, or an assurance or certification related to conduct during the award period -- may result in OJP taking appropriate action with respect to the recipient and the award. Among other things, the OJP may

withhold award funds, disallow costs, or suspend or terminate the award. DOJ, including OJP, also may take other legal action as appropriate.

Any materially false, fictitious, or fraudulent statement to the federal government related to this award (or concealment or omission of a material fact) may be the subject of criminal prosecution (including under 18 U.S.C. 1001 and/or 1621, and/or 34 U.S.C. 10271-10273), and also may lead to imposition of civil penalties and administrative remedies for false claims or otherwise (including under 31 U.S.C. 3729-3730 and 3801-3812).

Should any provision of a requirement of this award be held to be invalid or unenforceable by its terms, that provision shall first be applied with a limited construction so as to give it the maximum effect permitted by law. Should it be held, instead, that the provision is utterly invalid or -unenforceable, such provision shall be deemed severable from this award.

4

Effect of failure to address audit issues

The recipient understands and agrees that the DOJ awarding agency (OJP or OVW, as appropriate) may withhold award funds, or may impose other related requirements, if (as determined by the DOJ awarding agency) the recipient does not satisfactorily and promptly address outstanding issues from audits required by the Part 200 Uniform Requirements (or by the terms of this award), or other outstanding issues that arise in connection with audits, investigations, or reviews of DOJ awards.

5

Applicability of Part 200 Uniform Requirements

The Uniform Administrative Requirements, Cost Principles, and Audit Requirements in 2 C.F.R. Part 200, as adopted and supplemented by DOJ in 2 C.F.R. Part 2800 (together, the "Part 200 Uniform Requirements") apply to this award from OJP.

For more information and resources on the Part 200 Uniform Requirements as they relate to OJP awards and subawards ("subgrants"), see the OJP website at https://ojp.gov/funding/Part200UniformRequirements.htm.

Record retention and access: Records pertinent to the award that the recipient (and any subrecipient ("subgrantee") at any tier) must retain -- typically for a period of 3 years from the date of submission of the final expenditure report (SF 425), unless a different retention period applies -- and to which the recipient (and any subrecipient ("subgrantee") at any tier) must provide access, include performance measurement information, in addition to the financial records, supporting documents, statistical records, and other pertinent records indicated at 2 C.F.R. 200.334.

In the event that an award-related question arises from documents or other materials prepared or distributed by OJP that may appear to conflict with, or differ in some way from, the provisions of the Part 200 Uniform Requirements, the recipient is to contact OJP promptly for clarification.

6

Reporting potential fraud, waste, and abuse, and similar misconduct

The recipient, and any subrecipients ("subgrantees") at any tier, must promptly refer to the DOJ Office of the Inspector General (OIG) any credible evidence that a principal, employee, agent, subrecipient, contractor, subcontractor, or other person has, in connection with funds under this award-- (1) submitted a claim that violates the False Claims Act; or (2) committed a criminal or civil violation of laws pertaining to fraud, conflict of interest, bribery, gratuity, or similar misconduct.

Potential fraud, waste, abuse, or misconduct involving or relating to funds under this award should be reported to the OIG by--(1) online submission accessible via the OIG webpage at https://oig.justice.gov/hotline/contact-grants.htm (select "Submit Report Online"); (2) mail directed to: U.S. Department of Justice, Office of the Inspector General, Investigations Division, ATTN: Grantee Reporting, 950 Pennsylvania Ave., NW, Washington, DC 20530; and/or (3) by facsimile directed to the DOJ OIG Investigations Division (Attn: Grantee Reporting) at (202) 616-9881 (fax).

Additional information is available from the DOJ OIG website at https://oig.justice.gov/hotline.

7

Compliance with DOJ regulations pertaining to civil rights and nondiscrimination - 28 C.F.R. Part 38

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable requirements of 28 C.F.R. Part 38.

Among other things, 28 C.F.R. Part 38 includes rules that prohibit specific forms of discrimination on the basis of religion, a religious belief, a refusal to hold a religious belief, or refusal to attend or participate in a religious practice. Part 38 also sets out rules and requirements that pertain to recipient and subrecipient ("subgrantee") organizations that engage in or conduct explicitly religious activities, as well as rules and requirements that pertain to recipients and subrecipients that are faith-based or religious organizations.

Recipients and subrecipients that provide social services under this award must give written notice to beneficiaries and prospective beneficiaries prior to the provision of services (if practicable) which shall include language substantially similar to the language in 28 CFR Part 38, Appendix C, sections (1) through (4). A sample written notice may be found at https://www.ojp.gov/program/civil-rights-office/partnerships-faith-based-and-other-neighborhood-organizations.

In certain instances, a faith-based or religious organization may be able to take religion into account when making hiring decisions, provided it satisfies certain requirements. For more information, please see https://www.ojp.gov/funding/explore/legaloverview2024/civilrightsrequirements.

8

Requirements related to "de minimis" indirect cost rate

A recipient that is eligible under the Part 200 Uniform Requirements and other applicable law to use the "de minimis" indirect cost rate described in 2 C.F.R. 200.414(f), and that elects to use the "de minimis" indirect cost rate, must advise OJP in writing of both its eligibility and its election, and must comply with all associated requirements in the Part 200 Uniform Requirements. The "de minimis" rate may be applied only to modified total direct costs (MTDC) as defined by the Part 200 Uniform Requirements.

9

Compliance with applicable rules regarding approval, planning, and reporting of conferences, meetings, trainings, and other events

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable laws, regulations, policies, and official DOJ guidance (including specific cost limits, prior approval and reporting requirements, where applicable) governing the use of federal funds for expenses related to conferences (as that term is defined by DOJ), including the provision of food and/or beverages at such conferences, and costs of attendance at such conferences.

Information on the pertinent DOJ definition of conferences and the rules applicable to this award appears in the DOJ Grants Financial Guide (currently, as section 3.10 of "Postaward Requirements" in the "DOJ Grants Financial Guide").

10

Requirement for data on performance and effectiveness under the award

The recipient must collect and maintain data that measure the performance and effectiveness of work under this award. The data must be provided to OJP in the manner (including within the timeframes) specified by OJP in the program solicitation or other applicable written guidance. Data collection supports compliance with the Government Performance and Results Act (GPRA) and the GPRA Modernization Act of 2010, and other applicable laws.

11

Compliance with DOJ Grants Financial Guide

References to the DOJ Grants Financial Guide are to the DOJ Grants Financial Guide as posted on the OJP website

(currently, the "DOJ Grants Financial Guide" available at https://ojp.gov/financialguide/DOJ/index.htm), including any updated version that may be posted during the period of performance. The recipient agrees to comply with the DOJ Grants Financial Guide.

12

Compliance with DOJ regulations pertaining to civil rights and nondiscrimination - 28 C.F.R. Part 42

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable requirements of 28 C.F.R. Part 42, specifically including any applicable requirements in Subpart E of 28 C.F.R. Part 42 that relate to an equal employment opportunity program.

Among other items, 28 C.F.R. § 42.106(d), 28 C.F.R. § 42.405(c), and 28 C.F.R. § 42.505(f) contain notice requirements that covered recipients must follow regarding the dissemination of information regarding federal nondiscrimination requirements.

13

Determination of suitability to interact with participating minors

SCOPE. This condition applies to this award if it is indicated -- in the application for the award (as approved by DOJ)(or in the application for any subaward, at any tier), the DOJ funding announcement (solicitation), or an associated federal statute -- that a purpose of some or all of the activities to be carried out under the award (whether by the recipient, or a subrecipient at any tier) is to benefit a set of individuals under 18 years of age.

The recipient, and any subrecipient at any tier, must make determinations of suitability before certain individuals may interact with participating minors. This requirement applies regardless of an individual's employment status.

The details of this requirement are posted on the OJP web site at https://ojp.gov/funding/Explore/Interact-Minors.htm (Award condition: Determination of suitability required, in advance, for certain individuals who may interact with participating minors), and are incorporated by reference here.

14

Requirement to disclose whether recipient is designated "high risk" by a federal grant-making agency outside of DOJ

If the recipient is designated "high risk" by a federal grant-making agency outside of DOJ, currently or at any time during the course of the period of performance under this award, the recipient must disclose that fact and certain related information to OJP by email at OJP.ComplianceReporting@ojp.usdoj.gov. For purposes of this disclosure, high risk includes any status under which a federal awarding agency provides additional oversight due to the recipient's past performance, or other programmatic or financial concerns with the recipient. The recipient's disclosure must include the following: 1. The federal awarding agency that currently designates the recipient high risk, 2. The date the recipient was designated high risk, 3. The high-risk point of contact at that federal awarding agency (name, phone number, and email address), and 4. The reasons for the high-risk status, as set out by the federal awarding agency.

15

Employment eligibility verification for hiring under the award

1. The recipient (and any subrecipient at any tier) must--

A. Ensure that, as part of the hiring process for any position within the United States that is or will be funded (in whole or in part) with award funds, the recipient (or any subrecipient) properly verifies the employment eligibility of the individual who is being hired, consistent with the provisions of 8 U.S.C. 1324a(a)(1).

B. Notify all persons associated with the recipient (or any subrecipient) who are or will be involved in activities under this award of both--

(1) this award requirement for verification of employment eligibility, and

(2) the associated provisions in 8 U.S.C. 1324a(a)(1) that, generally speaking, make it unlawful, in the United States, to

hire (or recruit for employment) certain aliens.

C. Provide training (to the extent necessary) to those persons required by this condition to be notified of the award requirement for employment eligibility verification and of the associated provisions of 8 U.S.C. 1324a(a)(1).

D. As part of the recordkeeping for the award (including pursuant to the Part 200 Uniform Requirements), maintain records of all employment eligibility verifications pertinent to compliance with this award condition in accordance with Form I-9 record retention requirements, as well as records of all pertinent notifications and trainings.

2. Monitoring

The recipient's monitoring responsibilities include monitoring of subrecipient compliance with this condition.

3. Allowable costs

To the extent that such costs are not reimbursed under any other federal program, award funds may be obligated for the reasonable, necessary, and allocable costs (if any) of actions designed to ensure compliance with this condition.

4. Rules of construction

A. Staff involved in the hiring process

For purposes of this condition, persons "who are or will be involved in activities under this award" specifically includes (without limitation) any and all recipient (or any subrecipient) officials or other staff who are or will be involved in the hiring process with respect to a position that is or will be funded (in whole or in part) with award funds.

B. Employment eligibility confirmation with E-Verify

For purposes of satisfying the requirement of this condition regarding verification of employment eligibility, the recipient (or any subrecipient) may choose to participate in, and use, E-Verify (www.e-verify.gov), provided an appropriate person authorized to act on behalf of the recipient (or subrecipient) uses E-Verify (and follows the proper E-Verify procedures, including in the event of a "Tentative Nonconfirmation" or a "Final Nonconfirmation") to confirm employment eligibility for each hiring for a position in the United States that is or will be funded (in whole or in part) with award funds.

C. "United States" specifically includes the District of Columbia, Puerto Rico, Guam, the Virgin Islands of the United States, and the Commonwealth of the Northern Mariana Islands.

D. Nothing in this condition shall be understood to authorize or require any recipient, any subrecipient at any tier, or any person or other entity, to violate any federal law, including any applicable civil rights or nondiscrimination law.

E. Nothing in this condition, including in paragraph 4.B., shall be understood to relieve any recipient, any subrecipient at any tier, or any person or other entity, of any obligation otherwise imposed by law, including 8 U.S.C. 1324a(a)(1).

Questions about E-Verify should be directed to DHS. For more information about E-Verify visit the E-Verify website (https://www.e-verify.gov/) or email E-Verify at E-Verify@dhs.gov. E-Verify employer agents can email E-Verify at E-VerifyEmployerAgent@dhs.gov.

Questions about the meaning or scope of this condition should be directed to OJP, before award acceptance.

16

Encouragement of policies to ban text messaging while driving

Pursuant to Executive Order 13513, "Federal Leadership on Reducing Text Messaging While Driving," 74 Fed. Reg. 51225 (October 1, 2009), DOJ encourages recipients and subrecipients ("subgrantees") to adopt and enforce policies banning employees from text messaging while driving any vehicle during the course of performing work funded by this award, and to establish workplace safety policies and conduct education, awareness, and other outreach to decrease crashes caused by distracted drivers.

17

Reclassification of various statutory provisions to a new Title 34 of the United States Code

On September 1, 2017, various statutory provisions previously codified elsewhere in the U.S. Code were editorially reclassified (that is, moved and renumbered) to a new Title 34, entitled "Crime Control and Law Enforcement." The reclassification encompassed a number of statutory provisions pertinent to OJP awards (that is, OJP grants and cooperative agreements), including many provisions previously codified in Title 42 of the U.S. Code.

Effective as of September 1, 2017, any reference in this award document to a statutory provision that has been reclassified to the new Title 34 of the U.S. Code is to be read as a reference to that statutory provision as reclassified to Title 34. This rule of construction specifically includes references set out in award conditions, references set out in material incorporated by reference through award conditions, and references set out in other award requirements.

18

Restrictions and certifications regarding non-disclosure agreements and related matters

No recipient or subrecipient ("subgrantee") under this award, or entity that receives a procurement contract or subcontract with any funds under this award, may require any employee or contractor to sign an internal confidentiality agreement or statement that prohibits or otherwise restricts, or purports to prohibit or restrict, the reporting (in accordance with law) of waste, fraud, or abuse to an investigative or law enforcement representative of a federal department or agency authorized to receive such information.

The foregoing is not intended, and shall not be understood by the agency making this award, to contravene requirements applicable to Standard Form 312 (which relates to classified information), Form 4414 (which relates to sensitive compartmented information), or any other form issued by a federal department or agency governing the nondisclosure of classified information.

1. In accepting this award, the recipient--

a. represents that it neither requires nor has required internal confidentiality agreements or statements from employees or contractors that currently prohibit or otherwise currently restrict (or purport to prohibit or restrict) employees or contractors from reporting waste, fraud, or abuse as described above; and

b. certifies that, if it learns or is notified that it is or has been requiring its employees or contractors to execute agreements or statements that prohibit or otherwise restrict (or purport to prohibit or restrict), reporting of waste, fraud, or abuse as described above, it will immediately stop any further obligations of award funds, will provide prompt written notification to the federal agency making this award, and will resume (or permit resumption of) such obligations only if expressly authorized to do so by that agency.

2. If the recipient does or is authorized under this award to make subawards ("subgrants"), procurement contracts, or both--

a. it represents that--

(1) it has determined that no other entity that the recipient's application proposes may or will receive award funds (whether through a subaward ("subgrant"), procurement contract, or subcontract under a procurement contract) either requires or has required internal confidentiality agreements or statements from employees or contractors that currently prohibit or otherwise currently restrict (or purport to prohibit or restrict) employees or contractors from reporting waste, fraud, or abuse as described above; and

(2) it has made appropriate inquiry, or otherwise has an adequate factual basis, to support this representation; and

b. it certifies that, if it learns or is notified that any subrecipient, contractor, or subcontractor entity that receives funds under this award is or has been requiring its employees or contractors to execute agreements or statements that prohibit or otherwise restrict (or purport to prohibit or restrict), reporting of waste, fraud, or abuse as described above, it will immediately stop any further obligations of award funds to or by that entity, will provide prompt written notification to the federal agency making this award, and will resume (or permit resumption of) such obligations only if expressly authorized to do so by that agency.

19

OJP Training Guiding Principles

Any training or training materials that the recipient -- or any subrecipient ("subgrantee") at any tier -- develops or delivers with OJP award funds must adhere to the OJP Training Guiding Principles for Grantees and Subgrantees, available at https://www.ojp.gov/funding/implement/training-guiding-principles-grantees-and-subgrantees.

20

Specific post-award approval required to use a noncompetitive approach in any procurement contract that would exceed $250,000

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable requirements to obtain specific advance approval to use a noncompetitive approach in any procurement contract that would exceed the Simplified Acquisition Threshold (currently, $250,000). This condition applies to agreements that -- for purposes of federal grants administrative requirements -- OJP considers a procurement "contract" (and therefore does not consider a subaward).

The details of the requirement for advance approval to use a noncompetitive approach in a procurement contract under an OJP award are posted on the OJP web site at https://ojp.gov/funding/Explore/NoncompetitiveProcurement.htm (Award condition: Specific post-award approval required to use a noncompetitive approach in a procurement contract (if contract would exceed $250,000)), and are incorporated by reference here.

21

Requirement to report potentially duplicative funding

If the recipient currently has other active awards of federal funds, or if the recipient receives any other award of federal funds during the period of performance for this award, the recipient promptly must determine whether funds from any of those other federal awards have been, are being, or are to be used (in whole or in part) for one or more of the identical cost items for which funds are provided under this award. If so, the recipient must promptly notify the DOJ awarding agency (OJP or OVW, as appropriate) in writing of the potential duplication, and, if so requested by the DOJ awarding agency, must seek a budget-modification or change-of-project-scope Grant Award Modification (GAM) to eliminate any inappropriate duplication of funding.

22

Required training for Grant Award Administrator and Financial Manager

The Grant Award Administrator and all Financial Managers for this award must have successfully completed an "OJP financial management and grant administration training" by 120 days after the date of the recipient's acceptance of the award. Successful completion of such a training on or after January 1, 2021, will satisfy this condition.

In the event that either the Grant Award Administrator or a Financial Manager for this award changes during the period of performance, the new Grant Award Administrator or Financial Manager must have successfully completed an "OJP financial management and grant administration training" by 120 calendar days after the date the Entity Administrator enters updated Grant Award Administrator or Financial Manager information in JustGrants. Successful completion of such a training on or after January 1, 2021, will satisfy this condition.

A list of OJP trainings that OJP will consider "OJP financial management and grant administration training" for purposes of this condition is available at https://onlinegfmt.training.ojp.gov/. All trainings that satisfy this condition include a session on grant fraud prevention and detection.

The recipient should anticipate that OJP will immediately withhold ("freeze") award funds if the recipient fails to comply with this condition. The recipient's failure to comply also may lead OJP to impose additional appropriate conditions on this award.

23

Compliance with 41 U.S.C. 4712 (including prohibitions on reprisal; notice to employees)

The recipient (and any subrecipient at any tier) must comply with, and is subject to, all applicable provisions of 41 U.S.C. 4712, including all applicable provisions that prohibit, under specified circumstances, discrimination against an employee as reprisal for the employee's disclosure of information related to gross mismanagement of a federal grant, a gross waste of federal funds, an abuse of authority relating to a federal grant, a substantial and specific danger to public health or safety, or a violation of law, rule, or regulation related to a federal grant.

The recipient also must inform its employees, in writing (and in the predominant native language of the workforce), of employee rights and remedies under 41 U.S.C. 4712.

Should a question arise as to the applicability of the provisions of 41 U.S.C. 4712 to this award, the recipient is to contact the DOJ awarding agency (OJP or OVW, as appropriate) for guidance.

24

Requirements pertaining to prohibited conduct related to trafficking in persons (including reporting requirements and OJP authority to terminate award)

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable requirements (including requirements to report allegations) pertaining to prohibited conduct related to the trafficking of persons, whether on the part of recipients, subrecipients ("subgrantees"), or individuals defined (for purposes of this condition) as "employees" of the recipient or of any subrecipient.

The details of the recipient's obligations related to prohibited conduct related to trafficking in persons are posted on the OJP web site at https://ojp.gov/funding/Explore/ProhibitedConduct-Trafficking.htm (Award condition: Prohibited conduct by recipients and subrecipients related to trafficking in persons (including reporting requirements and OJP authority to terminate award)), and are incorporated by reference here.

25

Potential imposition of additional requirements

The recipient agrees to comply with any additional requirements that may be imposed by the DOJ awarding agency (OJP or OVW, as appropriate) during the period of performance for this award, if the recipient is designated as "high-risk" for purposes of the DOJ high-risk grantee list.

26

Requirement to report actual or imminent breach of personally identifiable information (PII)

The recipient (and any "subrecipient" at any tier) must have written procedures in place to respond in the event of an actual or imminent "breach" (OMB M-17-12) if it (or a subrecipient) -- (1) creates, collects, uses, processes, stores, maintains, disseminates, discloses, or disposes of "Personally Identifiable Information (PII)" (2 CFR 200.1) within the scope of an OJP grant-funded program or activity, or (2) uses or operates a "Federal information system" (OMB Circular A-130). The recipient's breach procedures must include a requirement to report actual or imminent breach of PII to an OJP Program Manager no later than 24 hours after an occurrence of an actual breach, or the detection of an imminent breach.

27

Requirements related to System for Award Management and Universal Identifier Requirements

The recipient must comply with applicable requirements regarding the System for Award Management (SAM), currently accessible at https://www.sam.gov/. This includes applicable requirements regarding registration with SAM, as well as maintaining the currency of information in SAM.

The recipient also must comply with applicable restrictions on subawards ("subgrants") to first-tier subrecipients (first-tier "subgrantees"), including restrictions on subawards to entities that do not acquire and provide (to the recipient) the unique entity identifier required for SAM registration.

The details of the recipient's obligations related to SAM and to unique entity identifiers are posted on the OJP web site at https://ojp.gov/funding/Explore/SAM.htm (Award condition: System for Award Management (SAM) and Universal Identifier Requirements), and are incorporated by reference here.

This condition does not apply to an award to an individual who received the award as a natural person (i.e., unrelated to any business or non-profit organization that he or she may own or operate in his or her name).

28

Compliance with restrictions on the use of federal funds--prohibited and controlled equipment under OJP awards

Consistent with Executive Order 14074, “Advancing Effective, Accountable Policing and Criminal Justice Practices To Enhance Public Trust and Public Safety,” OJP has prohibited the use of federal funds under this award for purchases or transfers of specified equipment by law enforcement agencies. In addition, OJP requires the recipient, and any subrecipient (“subgrantee”) at any tier, to put in place specified controls prior to using federal funds under this award to acquire or transfer any property identified on the “controlled equipment” list. The details of the requirement are posted on the OJP web site at https://www.ojp.gov/funding/explore/prohibited-and-controlled-equipment (Award condition: Compliance with restrictions on the use of federal funds--prohibited and controlled equipment under OJP awards), and are incorporated by reference here.

29

Restrictions on "lobbying"

In general, as a matter of federal law, federal funds awarded by OJP may not be used by the recipient, or any subrecipient ("subgrantee") at any tier, either directly or indirectly, to support or oppose the enactment, repeal, modification, or adoption of any law, regulation, or policy, at any level of government. See 18 U.S.C. 1913. (There may be exceptions if an applicable federal statute specifically authorizes certain activities that otherwise would be barred by law.)

Another federal law generally prohibits federal funds awarded by OJP from being used by the recipient, or any subrecipient at any tier, to pay any person to influence (or attempt to influence) a federal agency, a Member of Congress, or Congress (or an official or employee of any of them) with respect to the awarding of a federal grant or cooperative agreement, subgrant, contract, subcontract, or loan, or with respect to actions such as renewing, extending, or modifying any such award. See 31 U.S.C. 1352. Certain exceptions to this law apply, including an exception that applies to Indian tribes and tribal organizations.

Should any question arise as to whether a particular use of federal funds by a recipient (or subrecipient) would or might fall within the scope of these prohibitions, the recipient is to contact OJP for guidance, and may not proceed without the express prior written approval of OJP.

30

All subawards ("subgrants") must have specific federal authorization

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable requirements for authorization of any subaward. This condition applies to agreements that -- for purposes of federal grants administrative requirements -- OJP considers a "subaward" (and therefore does not consider a procurement "contract").

The details of the requirement for authorization of any subaward are posted on the OJP web site at https://ojp.gov/funding/Explore/SubawardAuthorization.htm (Award condition: All subawards ("subgrants") must have specific federal authorization), and are incorporated by reference here.

31

Compliance with DOJ regulations pertaining to civil rights and nondiscrimination - 28 C.F.R. Part 54

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable requirements of 28 C.F.R. Part 54, which relates to nondiscrimination on the basis of sex in certain "education programs."

Among other items, 28 C.F.R. § 54.140 contains notice requirements that covered recipients must follow regarding the dissemination of information regarding federal nondiscrimination requirements.

32

The recipient understands that, in accepting this award, the Authorized Representative declares and certifies, among other things, that he or she possesses the requisite legal authority to accept the award on behalf of the recipient entity and, in so doing, accepts (or adopts) all material requirements that relate to conduct throughout the period of performance under this award. The recipient further understands, and agrees, that it will not assign anyone to the role of Authorized Representative during the period of performance under the award without first ensuring that the individual has the requisite legal authority.

33

Verification and updating of recipient contact information

The recipient must verify its Grant Award Administrator, Financial Manager, and Authorized Representative contact information in JustGrants, including telephone number and e-mail address. If any information is incorrect or has changed, the award recipient's Entity Administrator must make changes to contact information through DIAMD. Instructions on how to update contact information in JustGrants can be found at https://justicegrants.usdoj.gov/training/training-entity-management.

34

FFATA reporting: Subawards and executive compensation

The recipient must comply with applicable requirements to report first-tier subawards ("subgrants") of $30,000 or more and, in certain circumstances, to report the names and total compensation of the five most highly compensated executives of the recipient and first-tier subrecipients (first-tier "subgrantees") of award funds. The details of recipient obligations, which derive from the Federal Funding Accountability and Transparency Act of 2006 (FFATA), are posted on the OJP web site at https://ojp.gov/funding/Explore/FFATA.htm (Award condition: Reporting Subawards and Executive Compensation), and are incorporated by reference here.

This condition, including its reporting requirement, does not apply to-- (1) an award of less than $30,000, or (2) an award made to an individual who received the award as a natural person (i.e., unrelated to any business or non-profit organization that he or she may own or operate in his or her name).

35

Body-worn cameras, policies and procedures

In accepting this award, the recipient agrees not to use award funds for purchases of body-worn cameras or related expenses for any agency unless that agency has policies and procedures in place that reinforce appropriate agency Use of Force policies and training and address technology usage, evidence acquisition, data storage and retention, as well as privacy issues, accountability and discipline.

36

Body armor - compliance with NIJ standards and other requirements

Ballistic-resistant and stab-resistant body armor purchased with award funds may be purchased at any threat level, make or model, from any distributor or manufacturer, as long as the body armor has been tested and found to comply with applicable National Institute of Justice ballistic or stab standards, and is listed on the NIJ Compliant Body Armor Model List. In addition, ballistic-resistant and stab-resistant body armor purchased must be made in the United States and must be uniquely fitted, as set forth in 34 U.S.C. 10202(c)(1)(A). The latest NIJ standard information and the NIJ Compliant Body Armor List may be found by following the links located on the NIJ Body Armor page: https://nij.ojp.gov/topics/equipment-and-technology/body-armor. In addition, if recipient uses funds under this award to purchase body armor, the recipient is strongly encouraged to have a "mandatory wear" policy in effect. There are no requirements regarding the nature of the policy other than it be a mandatory wear policy for all uniformed officers while on duty.

37

The recipient agrees to comply with OJP grant monitoring guidelines, protocols, and procedures, and to cooperate with BJA and OCFO on all grant monitoring requests, including requests related to desk reviews, enhanced programmatic desk reviews, and/or site visits. The recipient agrees to provide to BJA and OCFO all documentation necessary to complete monitoring tasks, including documentation related to any subawards made under this award. Further, the recipient agrees to abide by reasonable deadlines set by BJA and OCFO for providing the requested documents. Failure to cooperate with BJA's/OCFO's grant monitoring activities may result in sanctions affecting the recipient's DOJ awards, including, but not limited to: withholdings and/or other restrictions on the recipient's access to grant funds; referral to the Office of the Inspector General for audit review; designation of the recipient as a DOJ High Risk grantee; or termination of an award(s).

38

Any written, visual, or audio publications funded in whole or in part under this award, with the exception of press releases, shall contain the following statements: "This project was supported by Grant No. <AWARD_NUMBER> awarded by the Bureau of Justice Assistance. The Bureau of Justice Assistance is a component of the Department of Justice's Office of Justice Programs, which also includes the Bureau of Justice Statistics, the National Institute of Justice, the Office of Juvenile Justice and Delinquency Prevention, the Office for Victims of Crime, and the SMART Office. Points of view or opinions in this document are those of the author and do not necessarily represent the official position or policies of the U.S. Department of Justice." The current edition of the DOJ Grants Financial Guide provides guidance on allowable printing and publication activities.

39

Any Web site that is funded in whole or in part under this award must include the following statement on the home page, on all major entry pages (i.e., pages (exclusive of documents) whose primary purpose is to navigate the user to interior content), and on any pages from which a visitor may access or use a Web-based service, including any pages that provide results or outputs from the service: "This Web site is funded in whole or in part through a grant from the Bureau of Justice Assistance, Office of Justice Programs, U.S. Department of Justice. Neither the U.S. Department of Justice nor any of its components operate, control, are responsible for, or necessarily endorse, this Web site (including, without limitation, its content, technical infrastructure, and policies, and any services or tools provided)." The full text of the foregoing statement must be clearly visible on the home page. On other pages, the statement may be included through a link, entitled "Notice of Federal Funding and Federal Disclaimer," to the full text of the statement.

40

Confidentiality of data

The recipient (and any subrecipient at any tier) must comply with all confidentiality requirements of 34 U.S.C. 10231 and 28 C.F.R. Part 22 that are applicable to collection, use, and revelation of data or information. The recipient further agrees, as a condition of award approval, to submit a Privacy Certificate that is in accord with requirements of 28 C.F.R. Part 22 and, in particular, 28 C.F.R. 22.23.

41

The recipient agrees to cooperate with any assessments, national evaluation efforts, or information or data collection requests, including, but not limited to, the provision of any information required for the assessment or evaluation of any activities within this project.

42

Protection of human research subjects

The recipient (and any subrecipient at any tier) must comply with the requirements of 28 C.F.R. Part 46 and all OJP policies and procedures regarding the protection of human research subjects, including obtainment of Institutional Review Board approval, if appropriate, and subject informed consent.

43

Justification of consultant rate

Approval of this award does not indicate approval of any consultant rate in excess of $650 per day. A detailed

justification must be submitted to and approved by the OJP program office prior to obligation or expenditure of such funds.

44

The recipient agrees that no funds under this grant award (including via subcontract or subaward, at any tier) may be used for unmanned aircraft systems (UAS), which includes unmanned aircraft vehicles (UAV), or for any accompanying accessories to support UAS.

45

Compliance with 28 C.F.R. Part 23

With respect to any information technology system funded or supported by funds under this award, the recipient (and any subrecipient at any tier) must comply with 28 C.F.R. Part 23, Criminal Intelligence Systems Operating Policies, if OJP determines this regulation to be applicable. Should OJP determine 28 C.F.R. Part 23 to be applicable, OJP may, at its discretion, perform audits of the system, as per the regulation. Should any violation of 28 C.F.R. Part 23 occur, the recipient may be fined as per 34 U.S.C. 10231(c)-(d). The recipient may not satisfy such a fine with federal funds.

46

Justice Information Sharing

Information sharing projects funded under this award must comply with DOJ's Global Justice Information Sharing Initiative (Global) guidelines. The recipient (and any subrecipient at any tier) must conform to the Global Standards Package (GSP) and all constituent elements, where applicable, as described at: https:/ / it.ojp.gov/ gsp_grantcondition. The recipient (and any subrecipient at any tier) must document planned approaches to information sharing and describe compliance with the GSP and appropriate privacy policy that protects shared information, or provide detailed justification for why an alternative approach is recommended.

47

In accepting this award, the recipient agrees that grant funds cannot be used for Facial Recognition Technology (FRT) unless the recipient has policies and procedures in place to ensure that the FRT will be utilized in an appropriate and responsible manner that promotes public safety, and protects privacy, civil rights, and civil liberties and complies with all applicable provisions of the U.S. Constitution, including the Fourth Amendment’s protection against unreasonable searches and seizures and the First Amendment’s freedom of association and speech, as well as other laws and regulations. Recipients utilizing funds for FRT must make such policies and procedures available to DOJ upon request.

48

The recipient agrees that it will submit quarterly financial status reports (the SF 425 Federal Financial Report) to OJP in JustGrants, no later than the deadlines set out in the DOJ Financial Guide and the JustGrants guidance (typically 30 days after the end of each calendar quarter). Delinquent reports may lead to funds being frozen and other remedies.

49

The recipient shall submit semiannual performance reports. Performance reports shall be submitted within 30 days after the end of the reporting periods, which are June 30 and December 31, for the life of the award. These reports will be submitted to the Office of Justice Programs, on-line through the Internet at https://justgrants.usdoj.gov

50

As of the first day of the period of performance for the award, the recipient may choose to incur project costs using non-federal funds, but any such project costs are incurred at the recipient's risk until, at a minimum, all applicable withholding conditions are removed by OJP (via an Award Condition Modification (ACM)).

Except to the extent (if any) that an award condition expressly precludes reimbursement of project costs incurred "at-risk," if and when the recipient makes a valid acceptance of this award and OJP removes each applicable withholding condition through an Award Condition Modification (ACM), the recipient is authorized to reimburse itself for project costs incurred "at-risk" earlier during the period of performance (such as project costs incurred prior to award acceptance or prior to removal of an applicable withholding condition), provided that those project costs otherwise are

allowable costs under the award.

51

Limit on use of grant funds for grantees' employees' salaries

With respect to this award, federal funds may not be used to pay cash compensation (salary plus bonuses) to any employee of the award recipient at a rate that exceeds 110% of the maximum annual salary payable to a member of the federal government's Senior Executive Service (SES) at an agency with a Certified SES Performance Appraisal System for that year. (An award recipient may compensate an employee at a higher rate, provided the amount in excess of this compensation limitation is paid with non-federal funds.)

This limitation on compensation rates allowable under this award may be waived on an individual basis at the discretion of the OJP official indicated in the program announcement under which this award is made.

52

Recipient integrity and performance matters: Requirement to report information on certain civil, criminal, and administrative proceedings to SAM and FAPIIS

The recipient must comply with any and all applicable requirements regarding reporting of information on civil, criminal, and administrative proceedings connected with (or connected to the performance of) either this OJP award or any other grant, cooperative agreement, or procurement contract from the federal government. Under certain circumstances, recipients of OJP awards are required to report information about such proceedings, through the federal System for Award Management (known as "SAM"), to the designated federal integrity and performance system (currently, "FAPIIS").

The details of recipient obligations regarding the required reporting (and updating) of information on certain civil, criminal, and administrative proceedings to the federal designated integrity and performance system (currently, "FAPIIS") within SAM are posted on the OJP web site at https://ojp.gov/funding/FAPIIS.htm (Award condition: Recipient Integrity and Performance Matters, including Recipient Reporting to FAPIIS), and are incorporated by reference here.

53

The recipient's budget (and budget narrative) is pending clearance by OJP.

Prior to budget clearance (and unless there is a more restrictive condition on this award, in which case the terms of that more restrictive condition apply): The recipient may not drawdown more than 10% of the award. Pre-clearance obligations, expenditures, and drawdowns may be disallowed if not in compliance with program requirements.

The recipient should be judicious in using award funds prior to budget clearance. Generally, OJP expects that recipients (depending on the specific project scope) may need to advertise for award-funded positions, pay personnel and fringe benefits for positions budgeted under the award, plan for project activities, attend training and pay training-related travel needed to begin the project, and engage in other limited activities conducted by recipient staff (i.e., generally not requiring a subaward or procurement contract under an award).

OJP will issue an Award Condition Modification upon budget clearance.

[X]
I have read and understand the information presented in this section of the Federal Award Instrument.

Award Acceptance

Declaration and Certification to the U.S. Department of Justice as to Acceptance

By checking the declaration and certification box below, I--

A. Declare to the U.S. Department of Justice (DOJ), under penalty of perjury, that I have authority to make this declaration and certification on behalf of the applicant.

B. Certify to DOJ, under penalty of perjury, on behalf of myself and the applicant, to the best of my knowledge and belief, that the following are true as of the date of this award acceptance: (1) I have conducted or there was conducted (including by applicant's legal counsel as appropriate and made available to me) a diligent review of all terms and conditions of, and all supporting materials submitted in connection with, this award, including any assurances and certifications (including anything submitted in connection therewith by a person on behalf of the applicant before, after, or at the time of the application submission and any materials that accompany this acceptance and certification); and (2) I have the legal authority to accept this award on behalf of the applicant.

C. Accept this award on behalf of the applicant.

D. Declare the following to DOJ, under penalty of perjury, on behalf of myself and the applicant: (1) I understand that, in taking (or not taking) any action pursuant to this declaration and certification, DOJ will rely upon this declaration and certification as a material representation; and (2) I understand that any materially false, fictitious, or fraudulent information or statement in this declaration and certification (or concealment or omission of a material fact as to either) may be the subject of criminal prosecution (including under 18 U.S.C. §§ 1001 and/or 1621, and/or 34 U.S.C. §§ 10271-10273), and also may subject me and the applicant to civil penalties and administrative remedies under the federal False Claims Act (including under 31 U.S.C. §§ 3729-3730 and/or §§ 3801-3812) or otherwise.

Agency Approval

Title of Approving Official	Name of Approving Official	Signed Date And Time
Acting Assistant Attorney General	Brent J. Cohen	8/9/24 8:47 PM

Authorized Representative

Declaration and Certification

Entity Acceptance

Title of Authorized Entity Official
Director of Finance

Name of Authorized Entity Official
Andrew Copland

Signed Date And Time
8/19/2024 4:28 PM

MEETING DATE: September 24, 2024

STAFF PERSON RESPONSIBLE: Allison Cutting, Community Services Supervisor

DESCRIPTION: 2024 Colorado Department of Transportation Multi-Modal Option Program Funds Contract in the Amount of $161,713.00 with an In-Kind Match of $161,713.00 for a Project Total of $323,426.00.

SUMMARY: The request is for approval of the 2024 Colorado Department of Transportation (CDOT) Multi-Modal Option Program Funds (MMOF) Agreement in the amount of $161,713 with a required in-kind match of $161,713 for a project total of $323,426, to enhance mobility for older adults, people living with disabilities, and other vulnerable adults.

STAFF ASSESSMENT: Staff recommends that the 2024 CDOT MMOF Agreement in the amount of $323,426 be approved by the Board of County Commissioners as it complies with all federal, state, and County approval standards and policies.

REVIEW:

Terence T Quinn - FYI	Notified - FYI	9/12/2024
Jennifer Eby	Approve	9/12/2024
Jeff Garcia	Approve	9/18/2024
Andrew Copland	Approve	9/18/2024
Doug DeBord	Approve	9/19/2024
Samantha Hutchison - FYI	Notified - FYI	9/19/2024

ATTACHMENTS:

Staff Report- 2024 CDOT MMOF Funds

DOUGLAS COUNTY
COLORADO

Grant Contract
Staff Report

DATE: SEPTEMBER 10, 2024

TO: DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS

THROUGH: DOUGLAS J. DEBORD, COUNTY MANAGER

FROM: TERENCE T. QUINN, AICP, DIRECTOR OF COMMUNITY DEVELOPMENT JE for TQ

CC: ALLISON E. CUTTING, COMMUNITY SERVICES SUPERVISOR
RAND M. CLARK, CCAP, NCRT, COMMUNITY SERVICES MANAGER
JENNIFER L. EBY, AICP, ASSISTANT DIRECTOR OF COMMUNITY SERVICES

SUBJECT: **2024 COLORADO DEPARTMENT OF TRANSPORTATION MULTI-MODAL OPTION PROGRAM FUNDS CONTRACT IN THE AMOUNT OF $161,713 WITH AN IN-KIND MATCH OF $161,713 FOR A PROJECT TOTAL OF $323,426**

BOARD OF COUNTY COMMISSIONERS MEETING: **SEPTEMBER 24, 2024 @ 1:30 p.m.**

I. EXECUTIVE SUMMARY

The request is for approval of the 2024 Colorado Department of Transportation (CDOT) Multi-Modal Option Program Funds (MMOF) Agreement in the amount of $161,713 to enhance mobility for older adults, people living with disabilities, and other vulnerable adults. An in-kind match of $161,713 is required for a project total of $323,426. The term of the contract is through December 31, 2026.

II. REQUEST

Approval of the 2024 CDOT MMOF Agreement in the amount of $161,713 with a required in-kind match of $161,713 for a project total of $323,426.

III. BACKGROUND

At the Business Meeting on January 9, 2023, the Board of County Commissioners (BCC) approved the 2024 Mobility Management grant application to the Denver Regional Council of Governments (DRCOG). In July 2023, DRCOG notified Douglas County of an award of $161,713 utilizing MMOF funding administered by CDOT.

MMOF funds are intended to benefit older adults, low-income residents, those living in rural areas, and enhances mobility for persons with disabilities. These services will

provide access to vital resources, medical care, employment, and recreation and contribute to a resident's overall quality of life.

IV. DISCUSSION

The MMOF Agreement will provide funding for approximately 4,678 trips. The County does not provide transit services directly. Instead, subgrantee agreements will be executed with local transportation providers to expand services to all regions of the County. Local transportation providers utilize multiple funding sources and volunteer drivers to help leverage these grant funds and keep trip costs low.

The award is proposed to be allocated in the following manner:

Sub Grantee	Trips	Amount
Aging Resources of Douglas County	2,060	$72,088
Castle Rock Senior Activity Center	2,418	$84,625
Manna Resource Center	200	$5,000
TOTAL	4,678	$161,713

The required match of $161,732 will be provided in-kind through DRCOG FTA 5310 funded grant match.

V. RECOMMENDED ACTION

Staff recommends that the 2024 CDOT MMOF Agreement in the amount of $323,426 be approved by the Board of County Commissioners as it complies with all federal, state, and County approval standards and policies.

ATTACHMENTS **PAGE**

2024 CDOT MMOF Agreement Number 25-HTR-ZL-00040.....3

STATE OF COLORADO GRANT AGREEMENT

COVER PAGE

State Agency Department of Transportation	**Agreement Number/PO Number** 25-HTR-ZL-00040/ 491003714
Grantee Douglas County Government	**Agreement Performance Beginning Date** The Effective Date
	Initial Agreement Expiration Date December 31, 2026
Grant Agreement Amount MMOF Funds Maximum Amount $161,713.00 Local Funds Amount $161,713.00 Total for all State Fiscal Years $161,713.00	**Fund Expenditure End Date** December 31, 2026
	Agreement Authority Authority to enter into this Agreement exists in CRS §§43-1-106, 43-1-110, 43-1-117, 43-2-101(4)(c), 43-4-811(2), SB18-001, SB17-228 and SB17-267.

Agreement Purpose

The purpose of this Grant is for CDOT to disburse Multi-Modal Option Program Funds (MMOF-State) to Grantee to conduct work within the provisions of this Grant.

Exhibits and Order of Precedence

The following Exhibits and attachments are included with this Agreement:

1. Exhibit A, Statement of Work and Budget.
2. Exhibit B, Sample Option Letter.
3. Exhibit C, Title VI-Civil Rights.

In the event of a conflict or inconsistency between this Agreement and any Exhibit or attachment, such conflict or inconsistency shall be resolved by reference to the documents in the following order of priority:

1. Exhibit C, Title VI-Civil Rights.
2. Colorado Special Provisions in **§17** of the main body of this Agreement.
3. The provisions of the other sections of the main body of this Agreement.
4. Exhibit A, Statement of Work and Budget.
5. Executed Option Letters (if any).

Principal Representatives

For the State:
Robin Rocke
Division of Transit and Rail
2829 W. Howard Place
Denver, CO 80204
Robin.rocke@state.co.us

For Grantee:
Rand Clark
Douglas County Government
100 Third Street
Castle Rock, CO 80104-2425
Rclark1@douglas.co.us

SIGNATURE PAGE

THE PARTIES HERETO HAVE EXECUTED THIS AGREEMENT

Each person signing this Agreement represents and warrants that the signer is duly authorized to execute this Agreement and to bind the Party authorizing such signature.

GRANTEE Douglas County By:_____ Jenn Eby, Assistant Director Community Services Date: _____	**GRANTEE** Douglas County By:_____ Chris Pratt, Senior Assistant County Attorney Date: _____
GRANTEE Douglas County By:_____ Andrew Copland, Director of Finance Date: _____	**GRANTEE** Douglas County By:_____ Douglas J. DeBord, County Manager Date: _____
GRANTEE Douglas County By:_____ George Teal, Chair Date: _____	**GRANTEE** Douglas County By:_____ Haley Hall, Clerk to the Board Date: _____

STATE OF COLORADO
Jared S. Polis, Governor
Department of Transportation
Shoshana M. Lew, Executive Director

By:_____
Keith Stefanik P.E., Chief Engineer

Date: _____

In accordance with §24-30-202, C.R.S., this Agreement is not valid until signed and dated below by the State Controller or an authorized delegate.

STATE CONTROLLER
Robert Jaros, CPA, MBA, JD

_____
By: Department of Transportation

Effective Date:_____

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1. PARTIES

This Agreement is entered into by and between Grantee named on the Cover Page for this Agreement (the "Grantee"), and the STATE OF COLORADO acting by and through the State agency named on the Cover Page for this Agreement (the "State"). Grantee and the State agree to the terms and conditions in this Agreement.

2. TERM AND EFFECTIVE DATE

A. Effective Date

This Agreement shall not be valid or enforceable until the Effective Date, and the Grant Funds shall be expended by the Fund Expenditure End Date shown on the Cover Page for this Agreement. The State shall not be bound by any provision of this Agreement before the Effective Date, and shall have no obligation to pay Grantee for any Work performed or expense incurred before the Effective Date, except as described in **§5.D**, or after the Fund Expenditure End Date. If the Work will be performed in multiple phases, the period of performance start and end date of each phase is detailed under the Project Schedule in **Exhibit A**.

B. Initial Term

The Parties' respective performances under this Agreement shall commence on the Agreement Performance Beginning Date shown on the Cover Page for this Agreement and shall terminate on the Initial Agreement Expiration Date shown on the Cover Page for this Agreement (the "Initial Term") unless sooner terminated or further extended in accordance with the terms of this Agreement.

C. Extension Terms - State's Option

The State, at its discretion, shall have the option to extend the performance under this Agreement beyond the Initial Term for a period, or for successive periods, of one year or less at the same rates and under the same terms specified in this Agreement (each such period an "Extension Term"). In order to exercise this option, the State shall provide written notice to Grantee in a form substantially equivalent to Sample Option Letter attached to this Agreement.

D. End of Term Extension

If this Agreement approaches the end of its Initial Term, or any Extension Term then in place, the State, at its discretion, upon written notice to Grantee in a form substantially equivalent to the Sample Option Letter attached to this Agreement, may unilaterally extend such Initial Term or Extension Term for a period not to exceed two months (an "End of Term Extension"), regardless of whether additional Extension Terms are available or not. The provisions of this Agreement in effect when such notice is given shall remain in effect during the End of Term Extension. The End of Term Extension shall automatically terminate upon execution of a replacement Agreement or modification extending the total term of this Agreement.

E. Early Termination in the Public Interest

The State is entering into this Agreement to serve the public interest of the State of Colorado as determined by its Governor, General Assembly, or Courts. If this Agreement ceases to further the public interest of the State, the State, in its discretion, may terminate this Agreement in whole or in part. A determination that this Agreement should be terminated in the public interest shall not be equivalent to a State right to terminate for convenience. This subsection shall not apply to a termination of this Agreement by the State for Breach of Agreement by Grantee, which shall be governed by **§12.A.i**.

i. Method and Content

The State shall notify Grantee of such termination in accordance with **§14**. The notice shall specify the effective date of the termination and whether it affects all or a portion of this Agreement, and shall include, to the extent practicable, the public interest justification for the termination.

ii. Obligations and Rights

Upon receipt of a termination notice for termination in the public interest, Grantee shall be subject to the rights and obligations set forth in **§12.A.i.a**.

iii. Payments

If the State terminates this Agreement in the public interest, the State shall pay Grantee an amount equal to the percentage of the total reimbursement payable under this Agreement that corresponds to the percentage of Work satisfactorily completed and accepted, as determined by the State, less payments previously made. Additionally, if this Agreement is less than 60% completed, as determined by the State, the State may reimburse Grantee for a portion of actual out-of-pocket expenses, not otherwise reimbursed under this Agreement, incurred by Grantee which are directly attributable to the uncompleted portion of Grantee's obligations, provided that the sum of any and all reimbursement shall not exceed the Grant Maximum Amount payable to Grantee hereunder.

F. Grantee's Termination Under State Requirements

Grantee may request termination of this Grant by sending notice to the State, which includes the reasons for the termination and the effective date of the termination. If this Grant is terminated in this manner, then Grantee shall return any advanced payments made for work that will not be performed prior to the effective date of the termination.

3. DEFINITIONS

The following terms shall be construed and interpreted as follows:

A. "**Agreement**" means this agreement, including all attached Exhibits, all documents incorporated by reference, all referenced statutes, rules and cited authorities, and any future modifications thereto.

B. "**Breach of Agreement**" means the failure of a Party to perform any of its obligations in accordance with this Agreement, in whole or in part or in a timely or satisfactory manner. The institution of proceedings under any bankruptcy, insolvency, reorganization or similar law, by or against Grantee, or the appointment of a receiver or similar officer for Grantee or any of its property, which is not vacated or fully stayed within 30 days after the institution of such proceeding, shall also constitute a breach. If Grantee is debarred or suspended under §24-109-105, C.R.S., at any time during the term of this Agreement, then such debarment or suspension shall constitute a breach.

C. "**Budget**" means the budget for the Work described in Exhibit A.

D. "**Business Day**" means any day other than Saturday, Sunday, or a legal holiday as listed in §24-11-101(1), C.R.S.

E. "**CORA**" means the Colorado Open Records Act, §§24-72-200.1, et seq., C.R.S.

F. "**Deliverable**" means the outcome to be achieved or output to be provided, in the form of a tangible or intangible Good or Service that is produced as a result of Grantee's Work that is intended to be delivered by Grantee.

G. "**Effective Date**" means the date on which this Agreement is approved and signed by the Colorado State Controller or designee, as shown on the Signature Page for this Agreement.

H. "**End of Term Extension**" means the time period defined in §2.D.

I. "**Exhibits**" means the exhibits and attachments included with this Agreement as shown on the Cover Page for this Agreement.

J. "**Extension Term**" means the time period defined in §2.C.

K. "**Goods**" means any movable material acquired, produced, or delivered by Grantee as set forth in this Agreement and shall include any movable material acquired, produced, or delivered by Grantee in connection with the Services.

L. "**Grant Funds**" means the funds that have been appropriated, designated, encumbered, or otherwise made available for payment by the State under this Agreement.

M. "**Grant Maximum Amount**" means an amount equal to the total of Grant Funds for this Agreement.

N. "**Incident**" means any accidental or deliberate event that results in or constitutes an imminent threat of the unauthorized access, loss, disclosure, modification, disruption, or destruction of any communications or information resources of the State, which are included as part of the Work, as described in §§24-37.5-401, et seq., C.R.S. Incidents include, without limitation (i) successful attempts to gain unauthorized access to a State system or State Records regardless of where such information is located; (ii) unwanted disruption or denial of service; (iii) the unauthorized use of a State system for the processing or storage of data; or (iv) changes to State system hardware, firmware, or software characteristics without the State's knowledge, instruction, or consent.

O. "**Initial Term**" means the time period defined in §2.B.

P. "**Matching Funds**" (Local Funds) means the funds provided by Grantee as a match required to receive the Grant Funds.

Q. "**Party**" means the State or Grantee, and "Parties" means both the State and Grantee.

R. "**PII**" means personally identifiable information including, without limitation, any information maintained by the State about an individual that can be used to distinguish or trace an individual's identity, such as name, social security number, date and place of birth, mother's maiden name, or biometric records. PII includes, but is not limited to, all information defined as personally identifiable information in §§24-72-501 and 24-73-101, C.R.S.

S. "**Services**" means the services to be performed by Grantee as set forth in this Agreement, and shall include any services to be rendered by Grantee in connection with the Goods.

T. "**State Confidential Information**" means any and all State Records not subject to disclosure under CORA. State Confidential Information shall include, but is not limited to PII, and State personnel records not subject to disclosure under CORA. State Confidential Information shall not include information or data concerning individuals that is not deemed confidential but nevertheless belongs to the State, which has been communicated, furnished, or disclosed by the State to Grantee which (i) is subject to disclosure pursuant to CORA; (ii) is already known to Grantee without restrictions at the time of its disclosure to Grantee; (iii) is or subsequently becomes publicly available without breach of any obligation owed by Grantee to the State; (iv) is disclosed to Grantee, without confidentiality obligations, by a third party who has the right to disclose such information; or (v) was independently developed without reliance on any State Confidential Information.

U. "**State Fiscal Rules**" means the fiscal rules promulgated by the Colorado State Controller pursuant to §24-30-202(13)(a), C.R.S.

V. "**State Fiscal Year**" means a 12 month period beginning on July 1 of each calendar year and ending on June 30 of the following calendar year. If a single calendar year follows the term, then it means the State Fiscal Year ending in that calendar year.

W. "**State Records**" means any and all State data, information, and records, regardless of physical form.

X. "**Subcontractor**" means any third party engaged by Grantee to aid in performance of the Work. "Subcontractor" also includes sub-grantees of Grant Funds.

Y. "**Work**" means the Goods delivered and Services performed pursuant to this Agreement.

Z. "**Work Product**" means the tangible and intangible results of the Work, whether finished or unfinished, including drafts. Work Product includes, but is not limited to, documents, text, software (including source code), research, reports, proposals, specifications, plans, notes, studies, data, images, photographs, negatives, pictures, drawings, designs, models, surveys, maps, materials, ideas, concepts, know-how, information, and

any other results of the Work. "Work Product" does not include any material that was developed prior to the Effective Date that is used, without modification, in the performance of the Work.

Any other term used in this Agreement that is defined elsewhere in this Agreement or in an Exhibit shall be construed and interpreted as defined in that section.

4. STATEMENT OF WORK

Grantee shall complete the Work as described in this Agreement and in accordance with the provisions of Exhibit A. The State shall have no liability to compensate Grantee for the delivery of any goods or the performance of any services that are not specifically set forth in this Agreement.

5. PAYMENTS TO GRANTEE

A. Grant Maximum Amount

Payments to Grantee are limited to the unpaid, obligated balance of the Grant Funds. The State shall not pay Grantee any amount under this Agreement that exceeds the Grant Maximum Amount for that State Fiscal Year shown on the Cover Page of this Agreement as "MMOF Funds Maximum Amount".

B. Payment Procedures

i. Invoices and Payment

a. The State shall pay Grantee in the amounts and in accordance with the conditions set forth in Exhibit A.

b. Grantee shall initiate payment requests by invoice to the State, in a form and manner approved by the State.

c. Any advance payment allowed under this Agreement, shall comply with State Fiscal Rules and be made in accordance with the provisions of this Agreement and its Exhibits. Eligibility and submission for advance payment is subject to State approval and must include approved documentation in the form and manner set forth and approved by the State.

d. The State shall pay each invoice within 45 days following the State's receipt of that invoice, so long as the amount invoiced correctly represents Work completed by Grantee and previously accepted by the State during the term that the invoice covers. If the State determines that the amount of any invoice is not correct, then Grantee shall make all changes necessary to correct that invoice.

e. The acceptance of an invoice shall not constitute acceptance of any Work performed or Deliverables provided under this Agreement.

ii. Interest

Amounts not paid by the State within 45 days of the State's acceptance of the invoice shall bear interest on the unpaid balance beginning on the 45th day at the rate of 1% per month, as required by §24-30-202(24)(a), C.R.S., until paid in full; provided, however, that interest shall not accrue on unpaid amounts that the State disputes in writing. Grantee shall invoice the State separately for accrued interest on delinquent amounts, and the invoice shall reference the delinquent payment, the number of days' interest to be paid and the interest rate.

iii. Payment Disputes

If Grantee disputes any calculation, determination or amount of any payment, Grantee shall notify the State in writing of its dispute within 30 days following the earlier to occur of Grantee's receipt of the payment or notification of the determination or calculation of the payment by the State. The State will review the information presented by Grantee and may make changes to its determination based on this review. The calculation, determination or payment amount that results from the State's review shall not be subject to additional dispute under this subsection. No payment subject to a dispute under this subsection shall be due until after the State has concluded its review, and the State shall not pay any interest on any amount during the period it is subject to dispute under this subsection.

iv. Available Funds-Contingency-Termination

The State is prohibited by law from making commitments beyond the term of the current State Fiscal Year. Payment to Grantee beyond the current State Fiscal Year is contingent on the appropriation and continuing availability of Grant Funds in any subsequent year (as provided in the Colorado Special Provisions). If federal funds or funds from any other non-State funds constitute all or some of the Grant

Funds, the State's obligation to pay Grantee shall be contingent upon such non-State funding continuing to be made available for payment. Payments to be made pursuant to this Agreement shall be made only from Grant Funds, and the State's liability for such payments shall be limited to the amount remaining of such Grant Funds. If State, federal or other funds are not appropriated, or otherwise become unavailable to fund this Agreement, the State may, upon written notice, terminate this Agreement, in whole or in part, without incurring further liability. The State shall, however, remain obligated to pay for Services and Goods that are delivered and accepted prior to the effective date of notice of termination, and this termination shall otherwise be treated as if this Agreement were terminated in the public interest as described in **§2.E**.

C. Matching Funds

Grantee shall provide Matching Funds as provided in **§5.A** and Exhibit A. Grantee shall have raised the full amount of Matching Funds prior to the Effective Date and shall report to the State regarding the status of such funds upon request. Grantee's obligation to pay all or any part of any Matching Funds, whether direct or contingent, only extends to funds duly and lawfully appropriated for the purposes of this Agreement by the authorized representatives of Grantee and paid into Grantee's treasury or bank account. Grantee represents to the State that the amount designated "Grantee's Matching Funds" in Exhibit A has been legally appropriated for the purposes of this Agreement by its authorized representatives and paid into its treasury or bank account. Grantee does not by this Agreement irrevocably pledge present cash reserves for payments in future fiscal years, and this Agreement is not intended to create a multiple-fiscal year debt of Grantee. If Grantee is a public entity, Grantee shall not pay or be liable for any claimed interest, late charges, fees, taxes or penalties of any nature, except as required by Grantee's laws or policies.

D. Reimbursement of Grantee Costs

i. Any costs incurred by Grantee prior to the Effective Date shall not be reimbursed.

ii. The State shall reimburse Grantee's allowable costs, not exceeding the Grant Maximum Amount shown on the Cover Page of this Agreement and on Exhibit A for all allowable costs described in this Agreement and shown in Exhibit A, except that Grantee may adjust the amounts between each line item of Exhibit A without formal modification to this Agreement as long as the Grantee provides notice to the State of the change, the change does not modify the Grant Maximum Amount of this Agreement or the Grant Maximum Amount for any State Fiscal Year, and the change does not modify any requirements of the Work.

iii. The State shall only reimburse allowable costs described in this Agreement and shown in the Budget if those costs are:

a. Reasonable and necessary to accomplish the Work and for the Goods and Services provided; and

b. Equal to the actual net cost to Grantee (i.e. the price paid minus any items of value received by Grantee that reduce the cost actually incurred.)

iv. Grantee's costs for Work performed after the Fund Expenditure End Date shown on the Signature and Cover Page for this Agreement, or after any phase performance period end date for a respective phase of the Work, shall not be reimbursable. Grantee shall initiate any payment request by submitting invoices to the State in the form and manner set forth and approved by the State.

E. Close-Out

Grantee shall close out this Award within 45 days after the Fund Expenditure End Date shown on the Cover Page for this Agreement. To complete close-out, Grantee shall submit to the State all Deliverables (including documentation) as defined in this Agreement and Grantee's final reimbursement request or invoice. The State will withhold 5% of allowable costs until all final documentation has been submitted and accepted by the State as substantially complete.

6. REPORTING - NOTIFICATION

A. Quarterly Reports

In addition to any reports required pursuant to any other Exhibit, for any Agreement having a term longer than three months, Grantee shall submit, on a quarterly basis, a written report specifying progress made for each specified performance measure and standard in this Agreement. Such progress report shall be in accordance with the procedures developed and prescribed by the State. Progress reports shall be submitted

to the State not later than five Business Days following the end of each calendar quarter or at such time as otherwise specified by the State.

B. Litigation Reporting

If Grantee is served with a pleading or other document in connection with an action before a court or other administrative decision making body, and such pleading or document relates to this Agreement or may affect Grantee's ability to perform its obligations under this Agreement, Grantee shall, within 10 days after being served, notify the State of such action and deliver copies of such pleading or document to the State's Principal Representative identified on the Cover Page for this Agreement.

C. Performance and Final Status

Grantee shall submit all financial, performance and other reports to the State no later than 45 calendar days after the end of the Initial Term if no Extension Terms are exercised, or the final Extension Term exercised by the State, containing an evaluation and review of Grantee's performance and the final status of Grantee's obligations hereunder.

D. Violations Reporting

Grantee shall disclose, in a timely manner, in writing to the State, all violations of State criminal law involving fraud, bribery, or gratuity violations potentially affecting the Federal Award. The State may impose any penalties for noncompliance allowed under 2 CFR Part 180 and 31 U.S.C. 3321, which may include, without limitation, suspension or debarment.

7. GRANTEE RECORDS

A. Maintenance

Grantee shall make, keep, maintain, and allow inspection and monitoring by the State of a complete file of all records, documents, communications, notes and other written materials, electronic media files, and communications, pertaining in any manner to the Work and the delivery of Services (including, but not limited to, the operation of programs) or Goods hereunder (collectively, the "Grantee Records"). Grantee shall maintain such records for a period of three years following the date of submission to the State of the final expenditure report, or if this Award is renewed quarterly or annually, from the date of the submission of each quarterly or annual report, respectively (the "Record Retention Period"). If any litigation, claim, or audit related to this Award starts before expiration of the Record Retention Period, the Record Retention Period shall extend until all litigation, claims, or audit findings have been resolved and final action taken by the State or Federal Awarding Agency. The Federal Awarding Agency, a cognizant agency for audit, oversight or indirect costs, and the State, may notify Grantee in writing that the Record Retention Period shall be extended. For records for real property and equipment, the Record Retention Period shall extend three years following final disposition of such property.

B. Inspection

Grantee shall permit the State and any other duly authorized agent of the State to audit, inspect, examine, excerpt, copy and transcribe Grantee Records during the Record Retention Period. Grantee shall make Grantee Records available during normal business hours at Grantee's office or place of business, or at other mutually agreed upon times or locations, upon no fewer than two Business Days' notice from the State, unless the State determines that a shorter period of notice, or no notice, is necessary to protect the interests of the State.

C. Monitoring

The State and any other duly authorized agent of the State, in its discretion, may monitor Grantee's performance of its obligations under this Agreement using procedures as determined by the State. The State shall have the right, in its sole discretion, to change its monitoring procedures and requirements at any time during the term of this Agreement. The State shall monitor Grantee's performance in a manner that does not unduly interfere with Grantee's performance of the Work.

D. Final Audit Report

Grantee shall promptly submit to the State a copy of any final audit report of an audit performed on Grantee's records that relates to or affects this Agreement or the Work, whether the audit is conducted by Grantee or a third party.

8. CONFIDENTIAL INFORMATION - STATE RECORDS

A. Confidentiality

Grantee shall keep confidential, and cause all Subcontractors to keep confidential, all State Records, unless those State Records are publicly available. Grantee shall not, without prior written approval of the State, use, publish, copy, disclose to any third party, or permit the use by any third party of any State Records, except as otherwise stated in this Agreement, permitted by law or approved in writing by the State. Grantee shall provide for the security of all State Confidential Information in accordance with all applicable laws, rules, policies, publications, and guidelines. Grantee shall immediately forward any request or demand for State Records to the State's Principal Representative identified on the Cover Page of this Agreement.

B. Other Entity Access and Nondisclosure Agreements

Grantee may provide State Records to its agents, employees, assigns and Subcontractors as necessary to perform the Work, but shall restrict access to State Confidential Information to those agents, employees, assigns and Subcontractors who require access to perform their obligations under this Agreement. Grantee shall ensure all such agents, employees, assigns, and Subcontractors sign agreements containing nondisclosure provisions at least as protective as those in this Agreement, and that the nondisclosure provisions are in force at all times the agent, employee, assign or Subcontractor has access to any State Confidential Information. Grantee shall provide copies of those signed nondisclosure provisions to the State upon execution of the nondisclosure provisions if requested by the State.

C. Use, Security, and Retention

Grantee shall use, hold and maintain State Confidential Information in compliance with any and all applicable laws and regulations only in facilities located within the United States, and shall maintain a secure environment that ensures confidentiality of all State Confidential Information. Grantee shall provide the State with access, subject to Grantee's reasonable security requirements, for purposes of inspecting and monitoring access and use of State Confidential Information and evaluating security control effectiveness. Upon the expiration or termination of this Agreement, Grantee shall return State Records provided to Grantee or destroy such State Records and certify to the State that it has done so, as directed by the State. If Grantee is prevented by law or regulation from returning or destroying State Confidential Information, Grantee warrants it will guarantee the confidentiality of, and cease to use, such State Confidential Information.

D. Incident Notice and Remediation

If Grantee becomes aware of any Incident, Grantee shall notify the State immediately and cooperate with the State regarding recovery, remediation, and the necessity to involve law enforcement, as determined by the State. Unless Grantee can establish that Grantee, and its agents, employees, and Subcontractors are not the cause or source of the Incident, Grantee shall be responsible for the cost of notifying each person who may have been impacted by the Incident. After an Incident, Grantee shall take steps to reduce the risk of incurring a similar type of Incident in the future as directed by the State, which may include, but is not limited to, developing and implementing a remediation plan that is approved by the State at no additional cost to the State. The State may adjust or direct modifications to this plan, in its sole discretion and Grantee shall make all modifications as directed by the State. If Grantee cannot produce its analysis and plan within the allotted time, the State, in its sole discretion, may perform such analysis and produce a remediation plan, and Grantee shall reimburse the State for the reasonable costs thereof. The State may, in its sole discretion and at Grantee's sole expense, require Grantee to engage the services of an independent, qualified, State-approved third party to conduct a security audit. Grantee shall provide the State with the results of such audit and evidence of Grantee's planned remediation in response to any negative findings.

E. Data Protection and Handling

Grantee shall ensure that all State Records and Work Product in the possession of Grantee or any Subcontractors are protected and handled in accordance with the requirements of this Agreement, including the requirements of any Exhibits hereto, at all times. As used in this section, the protections afforded Work Product only apply to Work Product that requires confidential treatment.

F. Safeguarding PII

If Grantee or any of its Subcontractors will or may receive PII under this Agreement, Grantee shall provide for the security of such PII, in a manner and form acceptable to the State, including, without limitation, State non-disclosure requirements, use of appropriate technology, security practices, computer access security, data access security, data storage encryption, data transmission encryption, security inspections, and audits.

Grantee shall be a "Third-Party Service Provider" as defined in §24-73-103(1)(i), C.R.S., and shall maintain security procedures and practices consistent with §§24-73-101, *et seq.*, C.R.S.

9. CONFLICTS OF INTEREST

A. Actual Conflicts of Interest

Grantee shall not engage in any business or activities, or maintain any relationships that conflict in any way with the full performance of the obligations of Grantee under this Agreement. Such a conflict of interest would arise when a Grantee or Subcontractor's employee, officer or agent were to offer or provide any tangible personal benefit to an employee of the State, or any member of his or her immediate family or his or her partner, related to the award of, entry into or management or oversight of this Agreement.

B. Apparent Conflicts of Interest

Grantee acknowledges that, with respect to this Agreement, even the appearance of a conflict of interest shall be harmful to the State's interests. Absent the State's prior written approval, Grantee shall refrain from any practices, activities or relationships that reasonably appear to be in conflict with the full performance of Grantee's obligations under this Agreement.

C. Disclosure to the State

If a conflict or the appearance of a conflict arises, or if Grantee is uncertain whether a conflict or the appearance of a conflict has arisen, Grantee shall submit to the State a disclosure statement setting forth the relevant details for the State's consideration. Failure to promptly submit a disclosure statement or to follow the State's direction in regard to the actual or apparent conflict constitutes a breach of this Agreement.

D. Grantee acknowledges that all State employees are subject to the ethical principles described in §24-18-105, C.R.S. Grantee further acknowledges that State employees may be subject to the requirements of §24-18-105, C.R.S., with regard to this Agreement. For the avoidance of doubt, an actual or apparent conflict of interest shall exist if Grantee employs or contracts with any State employee, any former State employee within six months following such employee's termination of employment with the State, or any immediate family member of such current or former State employee. Grantee shall provide a disclosure statement as described in §9.C. no later than ten days following entry into a contractual or employment relationship as described in this section. Failure to timely submit a disclosure statement shall constitute a Breach of Agreement. Grantee may also be subject to such penalties as are allowed by law.

10. INSURANCE

Grantee shall obtain and maintain, and ensure that each Subcontractor shall obtain and maintain, insurance as specified in this section at all times during the term of this Agreement. All insurance policies required by this Agreement that are not provided through self-insurance shall be issued by insurance companies as approved by the State.

A. Workers' Compensation

Workers' compensation insurance as required by state statute, and employers' liability insurance covering all Grantee or Subcontractor employees acting within the course and scope of their employment.

B. General Liability

Commercial general liability insurance covering premises operations, fire damage, independent contractors, products and completed operations, blanket contractual liability, personal injury, and advertising liability with minimum limits as follows:

i. $1,000,000 each occurrence;
ii. $1,000,000 general aggregate;
iii. $1,000,000 products and completed operations aggregate; and
iv. $50,000 any 1 fire.

C. Automobile Liability

Automobile liability insurance covering any auto (including owned, hired and non-owned autos) with a minimum limit of $1,000,000 each accident combined single limit.

D. Protected Information

Liability insurance covering all loss of State Confidential Information, such as PII, PHI, PCI, Tax Information, and CJI, and claims based on alleged violations of privacy rights through improper use or disclosure of protected information with minimum limits as follows:

i. $1,000,000 each occurrence; and

ii. $2,000,000 general aggregate.

E. Professional Liability Insurance

Professional liability insurance covering any damages caused by an error, omission or any negligent act with minimum limits as follows:

i. $1,000,000 each occurrence; and

ii. $1,000,000 general aggregate.

F. Crime Insurance

Crime insurance including employee dishonesty coverage with minimum limits as follows:

i. $1,000,000 each occurrence; and

ii. $1,000,000 general aggregate.

G. Additional Insured

The State shall be named as additional insured on all commercial general liability policies (leases and construction contracts require additional insured coverage for completed operations) required of Grantee and Subcontractors.

H. Primacy of Coverage

Coverage required of Grantee and each Subcontractor shall be primary over any insurance or self-insurance program carried by Grantee or the State.

I. Cancellation

All insurance policies shall include provisions preventing cancellation or non-renewal, except for cancellation based on non-payment of premiums, without at least 30 days prior notice to Grantee and Grantee shall forward such notice to the State in accordance with **§14** within 7 days of Grantee's receipt of such notice.

J. Subrogation Waiver

All insurance policies secured or maintained by Grantee or its Subcontractors in relation to this Agreement shall include clauses stating that each carrier shall waive all rights of recovery under subrogation or otherwise against Grantee or the State, its agencies, institutions, organizations, officers, agents, employees, and volunteers.

K. Public Entities

If Grantee is a "public entity" within the meaning of the Colorado Governmental Immunity Act, §24-10-101, *et seq.*, C.R.S. (the "GIA"), Grantee shall maintain, in lieu of the liability insurance requirements stated above, at all times during the term of this Agreement such liability insurance, by commercial policy or self-insurance, as is necessary to meet its liabilities under the GIA. If a Subcontractor is a public entity within the meaning of the GIA, Grantee shall ensure that the Subcontractor maintain at all times during the terms of this Grantee, in lieu of the liability insurance requirements stated above, such liability insurance, by commercial policy or self-insurance, as is necessary to meet the Subcontractor's obligations under the GIA.

L. Certificates

For each insurance plan provided by Grantee under this Agreement, Grantee shall provide to the State certificates evidencing Grantee's insurance coverage required in this Agreement prior to the Effective Date. Grantee shall provide to the State certificates evidencing Subcontractor insurance coverage required under this Agreement prior to the Effective Date, except that, if Grantee's subcontract is not in effect as of the Effective Date, Grantee shall provide to the State certificates showing Subcontractor insurance coverage required under this Agreement within seven Business Days following Grantee's execution of the subcontract. No later than 15 days before the expiration date of Grantee's or any Subcontractor's coverage, Grantee shall deliver to the State certificates of insurance evidencing renewals of coverage. At any other time during the

term of this Agreement, upon request by the State, Grantee shall, within seven Business Days following the request by the State, supply to the State evidence satisfactory to the State of compliance with the provisions of this section.

11. BREACH OF AGREEMENT

In the event of a Breach of Agreement, the aggrieved Party shall give written notice of Breach of Agreement to the other Party. If the notified Party does not cure the breach, at its sole expense, within 30 days after the delivery of written notice, the Party may exercise any of the remedies as described in **§12** for that Party. Notwithstanding any provision of this Agreement to the contrary, the State, in its discretion, need not provide notice or a cure period and may immediately terminate this Agreement in whole or in part or institute any other remedy in this Agreement in order to protect the public interest of the State; or if Grantee is debarred or suspended under §24-109-105, C.R.S., the State, in its discretion, need not provide notice or cure period and may terminate this Agreement in whole or in part or institute any other remedy in this Agreement as of the date that the debarment or suspension takes effect.

12. REMEDIES

A. State's Remedies

If Grantee is in breach under any provision of this Agreement and fails to cure such breach, the State, following the notice and cure period set forth in **§11,** shall have all of the remedies listed in this section in addition to all other remedies set forth in this Agreement or at law. The State may exercise any or all of the remedies available to it, in its discretion, concurrently or consecutively.

i. Termination for Breach of Agreement

In the event of Grantee's uncured breach, the State may terminate this entire Agreement or any part of this Agreement. Grantee shall continue performance of this Agreement to the extent not terminated, if any.

a. Obligations and Rights

To the extent specified in any termination notice, Grantee shall not incur further obligations or render further performance past the effective date of such notice, and shall terminate outstanding orders and subcontracts with third parties. However, Grantee shall complete and deliver to the State all Work not cancelled by the termination notice, and may incur obligations as necessary to do so within this Agreement's terms. At the request of the State, Grantee shall assign to the State all of Grantee's rights, title, and interest in and to such terminated orders or subcontracts. Upon termination, Grantee shall take timely, reasonable and necessary action to protect and preserve property in the possession of Grantee but in which the State has an interest. At the State's request, Grantee shall return materials owned by the State in Grantee's possession at the time of any termination. Grantee shall deliver all completed Work Product and all Work Product that was in the process of completion to the State at the State's request.

b. Payments

Notwithstanding anything to the contrary, the State shall only pay Grantee for accepted Work received as of the date of termination. If, after termination by the State, the State agrees that Grantee was not in breach or that Grantee's action or inaction was excusable, such termination shall be treated as a termination in the public interest, and the rights and obligations of the Parties shall be as if this Agreement had been terminated in the public interest under **§2.E**.

c. Damages and Withholding

Notwithstanding any other remedial action by the State, Grantee shall remain liable to the State for any damages sustained by the State in connection with any breach by Grantee, and the State may withhold payment to Grantee for the purpose of mitigating the State's damages until such time as the exact amount of damages due to the State from Grantee is determined. The State may withhold any amount that may be due Grantee as the State deems necessary to protect the State against loss including, without limitation, loss as a result of outstanding liens and excess costs incurred by the State in procuring from third parties replacement Work as cover.

ii. Remedies Not Involving Termination

The State, in its discretion, may exercise one or more of the following additional remedies:

a. Suspend Performance

Suspend Grantee's performance with respect to all or any portion of the Work pending corrective action as specified by the State without entitling Grantee to an adjustment in price or cost or an adjustment in the performance schedule. Grantee shall promptly cease performing Work and incurring costs in accordance with the State's directive, and the State shall not be liable for costs incurred by Grantee after the suspension of performance.

b. Withhold Payment

Withhold payment to Grantee until Grantee corrects its Work.

c. Deny Payment

Deny payment for Work not performed, or that due to Grantee's actions or inactions, cannot be performed or if they were performed are reasonably of no value to the State; provided, that any denial of payment shall be equal to the value of the obligations not performed.

d. Removal

Demand immediate removal of any of Grantee's employees, agents, or Subcontractors from the Work whom the State deems incompetent, careless, insubordinate, unsuitable, or otherwise unacceptable or whose continued relation to this Agreement is deemed by the State to be contrary to the public interest or the State's best interest.

e. Intellectual Property

If any Work infringes, or if the State in its sole discretion determines that any Work is likely to infringe, a patent, copyright, trademark, trade secret or other intellectual property right, Grantee shall, as approved by the State **(i)** secure that right to use such Work for the State and Grantee; **(ii)** replace the Work with noninfringing Work or modify the Work so that it becomes noninfringing; or, **(iii)** remove any infringing Work and refund the amount paid for such Work to the State.

B. Grantee's Remedies

If the State is in breach of any provision of this Agreement and does not cure such breach, Grantee, following the notice and cure period in **§11** and the dispute resolution process in **§13** shall have all remedies available at law and equity.

13. DISPUTE RESOLUTION

A. Initial Resolution

Except as herein specifically provided otherwise, disputes concerning the performance of this Agreement which cannot be resolved by the designated Agreement representatives shall be referred in writing to a senior departmental management staff member designated by the State and a senior manager designated by Grantee for resolution.

B. Resolution of Controversies

If the initial resolution described in **§13.A** fails to resolve the dispute within 10 Business Days, Grantee shall submit any alleged breach of this Agreement by the State to the Procurement Official of the State Agency named on the Cover Page of this Agreement as described in §24-101-301(30), C.R.S., for resolution following the same resolution of controversies process as described in §§24-106-109, and 24-109-101.1 through 24-109-505, C.R.S., (collectively, the "Resolution Statutes"), except that if Grantee wishes to challenge any decision rendered by the Procurement Official, Grantee's challenge shall be an appeal to the executive director of the Department of Personnel and Administration, or their delegate, in the same manner as described in the Resolution Statutes before Grantee pursues any further action. Except as otherwise stated in this Section, all requirements of the Resolution Statutes shall apply including, without limitation, time limitations regardless of whether the Colorado Procurement Code applies to this Agreement.

14. NOTICES and REPRESENTATIVES

Each individual identified as a Principal Representative on the Cover Page for this Agreement shall be the principal representative of the designating Party. All notices required or permitted to be given under this Agreement shall be in writing, and shall be delivered **(A)** by hand with receipt required, **(B)** by certified or registered mail to such Party's principal representative at the address set forth on the Cover Page for this Agreement or **(C)** as an email with read receipt requested to the principal representative at the email address, if

any, set forth on the Cover Page for this Agreement. If a Party delivers a notice to another through email and the email is undeliverable, then, unless the Party has been provided with an alternate email contact, the Party delivering the notice shall deliver the notice by hand with receipt required or by certified or registered mail to such Party's principal representative at the address set forth on the Cover Page for this Agreement. Either Party may change its principal representative or principal representative contact information, or may designate specific other individuals to receive certain types of notices in addition to or in lieu of a principal representative, by notice submitted in accordance with this section without a formal amendment to this Agreement. Unless otherwise provided in this Agreement, notices shall be effective upon delivery of the written notice.

15. RIGHTS IN WORK PRODUCT AND OTHER INFORMATION

A. Work Product

Whether or not Grantee is under contract with the State at the time, Grantee shall execute applications, assignments, and other documents, and shall render all other reasonable assistance requested by the State, to enable the State to secure patents, copyrights, licenses and other intellectual property rights related to the Work Product. The Parties intend the Work Product to be works made for hire. Grantee assigns to the State and its successors and assigns, the entire right, title, and interest in and to all causes of action, either in law or in equity, for past, present, or future infringement of intellectual property rights related to the Work Product and all works based on, derived from, or incorporating the Work Product.

B. Exclusive Property of the State

Except to the extent specifically provided elsewhere in this Agreement, all State Records, documents, text, software (including source code), research, reports, proposals, specifications, plans, notes, studies, data, images, photographs, negatives, pictures, drawings, designs, models, surveys, maps, materials, ideas, concepts, know-how, and information provided by or on behalf of the State to Grantee are the exclusive property of the State (collectively, "State Materials"). Grantee shall not use, willingly allow, cause or permit Work Product or State Materials to be used for any purpose other than the performance of Grantee's obligations in this Agreement without the prior written consent of the State. Upon termination of this Agreement for any reason, Grantee shall provide all Work Product and State Materials to the State in a form and manner as directed by the State.

C. Exclusive Property of Grantee

Grantee retains the exclusive rights, title, and ownership to any and all pre-existing materials owned or licensed to Grantee including, but not limited to, all pre-existing software, licensed products, associated source code, machine code, text images, audio and/or video, and third-party materials, delivered by Grantee under this Agreement, whether incorporated in a Deliverable or necessary to use a Deliverable (collectively, "Grantee Property"). Grantee Property shall be licensed to the State as set forth in this Agreement or a State approved license agreement: (i) entered into as exhibits to this Agreement, (ii) obtained by the State from the applicable third-party vendor, or (iii) in the case of open source software, the license terms set forth in the applicable open source license agreement.

16. GENERAL PROVISIONS

A. Assignment

Grantee's rights and obligations under this Agreement are personal and may not be transferred or assigned without the prior, written consent of the State. Any attempt at assignment or transfer without such consent shall be void. Any assignment or transfer of Grantee's rights and obligations approved by the State shall be subject to the provisions of this Agreement.

B. Subcontracts

Grantee shall not enter into any subgrant or subcontract in connection with its obligations under this Agreement without providing notice to the State. The State may reject any such Subcontractor, and Grantee shall terminate any subcontract that is rejected by the State and shall not allow any Subcontractor to perform any work after that Subcontractor's subcontract has been rejected by the State. Grantee shall submit to the State a copy of each such subgrant or subcontract upon request by the State. All subgrants and subcontracts entered into by Grantee in connection with this Agreement shall comply with all applicable federal and state laws and regulations, shall provide that they are governed by the laws of the State of Colorado, and shall be subject to all provisions of this Agreement.

C. Binding Effect

Except as otherwise provided in **§16.A.**, all provisions of this Agreement, including the benefits and burdens, shall extend to and be binding upon the Parties' respective successors and assigns.

D. Authority

Each Party represents and warrants to the other that the execution and delivery of this Agreement and the performance of such Party's obligations have been duly authorized.

E. Captions and References

The captions and headings in this Agreement are for convenience of reference only, and shall not be used to interpret, define, or limit its provisions. All references in this Agreement to sections (whether spelled out or using the § symbol), subsections, exhibits or other attachments, are references to sections, subsections, exhibits or other attachments contained herein or incorporated as a part hereof, unless otherwise noted.

F. Counterparts

This Agreement may be executed in multiple, identical, original counterparts, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same agreement.

G. Entire Understanding

This Agreement represents the complete integration of all understandings between the Parties related to the Work, and all prior representations and understandings related to the Work, oral or written, are merged into this Agreement. Prior or contemporaneous additions, deletions, or other changes to this Agreement shall not have any force or effect whatsoever, unless embodied herein.

H. Digital Signatures

If any signatory signs this Agreement using a digital signature in accordance with the Colorado State Controller Contract, Grant and Purchase Order Policies regarding the use of digital signatures issued under the State Fiscal Rules, then any agreement or consent to use digital signatures within the electronic system through which that signatory signed shall be incorporated into this Agreement by reference.

I. Modification

Except as otherwise provided in this Agreement, any modification to this Agreement shall only be effective if agreed to in a formal amendment to this Agreement, properly executed and approved in accordance with applicable Colorado State law and State Fiscal Rules. Modifications permitted under this Agreement, other than Agreement amendments, shall conform to the policies issued by the Colorado State Controller.

J. Statutes, Regulations, Fiscal Rules, and Other Authority

Any reference in this Agreement to a statute, regulation, State Fiscal Rule, fiscal policy or other authority shall be interpreted to refer to such authority then current, as may have been changed or amended since the Effective Date of this Agreement.

K. External Terms and Conditions

Notwithstanding anything to the contrary herein, the State shall not be subject to any provision included in any terms, conditions, or agreements appearing on Grantee's or a Subcontractor's website or any provision incorporated into any click-through or online agreements related to the Work unless that provision is specifically referenced in this Agreement.

L. Severability

The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provision of this Agreement, which shall remain in full force and effect, provided that the Parties can continue to perform their obligations under this Agreement in accordance with the intent of this Agreement.

M. Survival of Certain Agreement Terms

Any provision of this Agreement that imposes an obligation on a Party after termination or expiration of this Agreement shall survive the termination or expiration of this Agreement and shall be enforceable by the other Party.

N. Taxes

The State is exempt from federal excise taxes under I.R.C. Chapter 32 (26 U.S.C., Subtitle D, Ch. 32) (Federal Excise Tax Exemption Certificate of Registry No. 84-730123K) and from State and local government sales and use taxes under §§39-26-704(1), *et seq.,* C.R.S. (Colorado Sales Tax Exemption Identification Number

98-02565). The State shall not be liable for the payment of any excise, sales, or use taxes, regardless of whether any political subdivision of the State imposes such taxes on Grantee. Grantee shall be solely responsible for any exemptions from the collection of excise, sales or use taxes that Grantee may wish to have in place in connection with this Agreement.

O. Third Party Beneficiaries

Except for the Parties' respective successors and assigns described in **§16.A.,** this Agreement does not and is not intended to confer any rights or remedies upon any person or entity other than the Parties. Enforcement of this Agreement and all rights and obligations hereunder are reserved solely to the Parties. Any services or benefits which third parties receive as a result of this Agreement are incidental to this Agreement, and do not create any rights for such third parties.

P. Waiver

A Party's failure or delay in exercising any right, power, or privilege under this Agreement, whether explicit or by lack of enforcement, shall not operate as a waiver, nor shall any single or partial exercise of any right, power, or privilege preclude any other or further exercise of such right, power, or privilege.

Q. CORA Disclosure

To the extent not prohibited by federal law, this Agreement and the performance measures and standards required under §24-106-107, C.R.S., if any, are subject to public release through the CORA.

R. Standard and Manner of Performance

Grantee shall perform its obligations under this Agreement in accordance with the highest standards of care, skill and diligence in Grantee's industry, trade, or profession.

S. Licenses, Permits, and Other Authorizations.

i. Grantee shall secure, prior to the Effective Date, and maintain at all times during the term of this Agreement, at its sole expense, all licenses, certifications, permits, and other authorizations required to perform its obligations under this Agreement, and shall ensure that all employees, agents and Subcontractors secure and maintain at all times during the term of their employment, agency or Subcontractor, all license, certifications, permits and other authorizations required to perform their obligations in relation to this Agreement.

ii. Grantee, if a foreign corporation or other foreign entity transacting business in the State of Colorado, shall obtain prior to the Effective Date and maintain at all times during the term of this Agreement, at its sole expense, a certificate of authority to transact business in the State of Colorado and designate a registered agent in Colorado to accept service of process.

T. Federal Provisions

Grantee shall comply with all applicable requirements of Exhibit C at all times during the term of this Agreement.

17. COLORADO SPECIAL PROVISIONS (COLORADO FISCAL RULE 3-3)

These Special Provisions apply to all agreements except where noted in italics.

A. **STATUTORY APPROVAL. §24-30-202(1), C.R.S.**

This Agreement shall not be valid until it has been approved by the Colorado State Controller or designee. If this Agreement is for a Major Information Technology Project, as defined in §24-37.5-102(2.6), C.R.S., then this Agreement shall not be valid until it has been approved by the State's Chief Information Officer or designee..

B. **FUND AVAILABILITY. §24-30-202(5.5), C.R.S.**

Financial obligations of the State payable after the current State Fiscal Year are contingent upon funds for that purpose being appropriated, budgeted, and otherwise made available.

C. **GOVERNMENTAL IMMUNITY.**

Liability for claims for injuries to persons or property arising from the negligence of the State, its departments, boards, commissions committees, bureaus, offices, employees and officials shall be controlled and limited by the provisions of the Colorado Governmental Immunity Act, §24-10-101, *et seq*., C.R.S.; the Federal Tort Claims Act, 28 U.S.C. Pt. VI, Ch. 171 and 28 U.S.C. 1346(b), and the State's risk management statutes, §§24-30-1501, *et seq*., C.R.S. 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, or other provisions, contained in these statutes.

D. **INDEPENDENT CONTRACTOR.**

Grantee shall perform its duties hereunder as an independent contractor and not as an employee. Neither Grantee nor any agent or employee of Grantee shall be deemed to be an agent or employee of the State. Grantee shall not have authorization, express or implied, to bind the State to any agreement, liability or understanding, except as expressly set forth herein. **Grantee and its employees and agents are not entitled to unemployment insurance or workers compensation benefits through the State and the State shall not pay for or otherwise provide such coverage for Grantee or any of its agents or employees. Grantee shall pay when due all applicable employment taxes and income taxes and local head taxes incurred pursuant to this Agreement. Grantee shall (i) provide and keep in force workers' compensation and unemployment compensation insurance in the amounts required by law, (ii) provide proof thereof when requested by the State, and (iii) be solely responsible for its acts and those of its employees and agents**.

E. **COMPLIANCE WITH LAW.**

Grantee shall comply with all applicable federal and State laws, rules, and regulations in effect or hereafter established, including, without limitation, laws applicable to discrimination and unfair employment practices.

F. **CHOICE OF LAW, JURISDICTION, AND VENUE.**

Colorado law, and rules and regulations issued pursuant thereto, shall be applied in the interpretation, execution, and enforcement of this Agreement. Any provision included or incorporated herein by reference which conflicts with said laws, rules, and regulations shall be null and void. All suits or actions related to this Agreement shall be filed and proceedings held in the State of Colorado and exclusive venue shall be in the City and County of Denver.

G. **PROHIBITED TERMS.**

Any term included in this Agreement that requires the State to indemnify or hold Grantee harmless; requires the State to agree to binding arbitration; limits Grantee's liability for damages resulting from death, bodily injury, or damage to tangible property; or that conflicts with this provision in any way shall be void ab initio. Nothing in this Agreement shall be construed as a waiver of any provision of §24-106-109, C.R.S.

H. **SOFTWARE PIRACY PROHIBITION.**

State or other public funds payable under this Agreement shall not be used for the acquisition, operation, or maintenance of computer software in violation of federal copyright laws or applicable licensing restrictions. Grantee hereby certifies and warrants that, during the term of this Agreement and any extensions, Grantee has and shall maintain in place appropriate systems and controls to prevent such improper use of public funds. If the State determines that Grantee is in violation of this provision, the State may exercise any remedy available at law or in equity or under this Agreement, including, without limitation, immediate termination of this Agreement and any remedy consistent with federal copyright laws or applicable licensing restrictions.

I. **EMPLOYEE FINANCIAL INTEREST/CONFLICT OF INTEREST. §§24-18-201 and 24-50-507, C.R.S.**

The signatories aver that to their knowledge, no employee of the State has any personal or beneficial interest whatsoever in the service or property described in this Agreement. Grantee has no interest and shall not acquire any interest, direct or indirect, that would conflict in any manner or degree with the performance of Grantee's services and Grantee shall not employ any person having such known interests.

J. **VENDOR OFFSET AND ERRONEOUS PAYMENTS. §§24-30-202(1) and 24-30-202.4, C.R.S.**

[*Not applicable to intergovernmental agreements*] Subject to §24-30-202.4(3.5), C.R.S., the State Controller may withhold payment under the State's vendor offset intercept system for debts owed to State agencies for: (i) unpaid child support debts or child support arrearages; (ii) unpaid balances of tax, accrued interest, or other charges specified in §§39-21-101, et seq., C.R.S.; (iii) unpaid loans due to the Student Loan Division of the Department of Higher Education; (iv) amounts required to be paid to the Unemployment Compensation Fund; and (v) other unpaid debts owing to the State as a result of final agency determination or judicial action. The State may also recover, at the State's discretion, payments made to Grantee in error for any reason, including, but not limited to, overpayments or improper payments, and unexpended or excess funds received by Grantee by deduction from subsequent payments under this Agreement, deduction from any payment due

under any other contracts, grants or agreements between the State and Grantee, or by any other appropriate method for collecting debts owed to the State.

K. **PUBLIC CONTRACTS FOR SERVICES. §§8-17.5-101, *et seq.,* C.R.S.**

[*Not applicable to agreements relating to the offer, issuance, or sale of securities, investment advisory services or fund management services, sponsored projects, intergovernmental agreements, or information technology services or products and services*] Grantee certifies, warrants, and agrees that it does not knowingly employ or contract with an illegal alien who will perform work under this Agreement and will confirm the employment eligibility of all employees who are newly hired for employment in the United States to perform work under this Agreement, through participation in the E-Verify Program or the State verification program established pursuant to §8-17.5-102(5)(c), C.R.S., Grantee shall not knowingly employ or contract with an illegal alien to perform work under this Agreement or enter into a contract with a Subcontractor that fails to certify to Grantee that the Subcontractor shall not knowingly employ or contract with an illegal alien to perform work under this Agreement. Grantee **(i)** shall not use E-Verify Program or the program procedures of the Colorado Department of Labor and Employment ("Department Program") to undertake pre-employment screening of job applicants while this Agreement is being performed, **(ii)** shall notify the Subcontractor and the contracting State agency or institution of higher education within three days if Grantee has actual knowledge that a Subcontractor is employing or contracting with an illegal alien for work under this Agreement, **(iii)** shall terminate the subcontract if a Subcontractor does not stop employing or contracting with the illegal alien within three days of receiving the notice, and **(iv)** shall comply with reasonable requests made in the course of an investigation, undertaken pursuant to §8-17.5-102(5), C.R.S., by the Colorado Department of Labor and Employment. If Grantee participates in the Department program, Grantee shall deliver to the contracting State agency, Institution of Higher Education or political subdivision, a written, notarized affirmation, affirming that Grantee has examined the legal work status of such employee, and shall comply with all of the other requirements of the Department program. If Grantee fails to comply with any requirement of this provision or §§8-17.5-101, et seq., C.R.S., the contracting State agency, institution of higher education or political subdivision may terminate this Agreement for breach and, if so terminated, Grantee shall be liable for damages.

L. **PUBLIC CONTRACTS WITH NATURAL PERSONS. §§24-76.5-101, *et seq*., C.R.S.**

Grantee, if a natural person eighteen (18) years of age or older, hereby swears and affirms under penalty of perjury that Grantee (i) is a citizen or otherwise lawfully present in the United States pursuant to federal law, (ii) shall comply with the provisions of §§24-76.5-101, et seq., C.R.S., and (iii) has produced one form of identification required by §24-76.5-103, C.R.S., prior to the Effective Date of this Agreement.

EXHIBIT A, STATEMENT OF WORK AND BUDGET

Project Description	2024-MMOF: Mobility Management		
Project End Date	December 31, 2026		
Subrecipient	Douglas County	**UEID #**	LXE5XEA44AH6
Contact Name	Rand Clark	**Vendor #**	2000062
Address	100 Third Street Castle Rock, CO 80104-2425	**Phone #**	(303) 660-7460
Email	RClark1@douglas.co.us	**Indirect Rate**	N/A
WBS*	26384.10.50	**ALI**	11.7L.00
Total Project Budget			**$323,426.00**
State MMOF Funds (at 50% or less)			$161,713.00
Local Funds (at 50% or more)			$161,713.00
Total Project Amount Encumbered via this Grant Agreement			**$161,713.00**

*The WBS numbers may be replaced without changing the amount of the grant at CDOT's discretion.

A. Project Description

Douglas County shall maintain the existence of public transportation services through the following goals:

1. Enhance access to health care, education, employment, public services, recreation, social transactions, and other basic needs;

2. Assist in the maintenance, development, improvement and use of public transportation in their Transportation Planning Region (TPR);

3. Encourage and facilitate the most efficient use of all transportation funds used to provide passenger transportation in their TPR through the coordination of programs and services; and

4. Encourage mobility management, employment-related transportation alternatives, joint development practices, and transit-oriented development.

This funding is provided to support the services described above from the date of execution of this Grant Agreement through December 31, 2026.

B. Performance Standards

1. Project Milestones

Milestone Description	**Original Estimated Completion Date**
Submit Reimbursement Request in COTRAMS	
Submit Progress Reports to GU Manager	**7/28/2025**
Submit Final Reimbursement Request in COTRAMS	**6/30/2026**
IMPORTANT NOTE: All milestones in this Statement of Work (except for the final reimbursement request) must be completed no later than the expiration date of this Grant Agreement: **December 31, 2026**.	

2. Performance will be reviewed throughout the duration of this Grant Agreement. Douglas County shall report to the CDOT Project Manager whenever one or more of the following occurs:
   a. Budget or schedule changes;
   b. Scheduled milestone or completion dates are not met;

c. Identification of problem areas and how the problems will be resolved; and/or
d. Expected impacts and the efforts to recover from delays.

C. Project Budget

1. The Total Project Budget is $323,426.00. CDOT will pay no more than 50% of the eligible, actual project costs, up to the maximum amount of $161,713.00. CDOT will retain any remaining balance of the state share of MMOF Funds. Douglas County shall be solely responsible for all costs incurred in the project in excess of the amount paid by CDOT from MMOF Funds for the state share of eligible, actual costs. For CDOT accounting purposes, the MMOF Funds of $161,713.00 will be encumbered for this Grant Agreement.

2. No refund or reduction of the amount of Douglas County's share to be provided for the project will be allowed unless there is at the same time a refund or reduction of the state share of a proportionate amount.

3. Douglas County may use eligible federal funds for the Local Funds share. Douglas County's share, together with the State MMOF Funds share, must be enough to ensure payment of the Total Project Budget.

4. Per the terms of this Grant Agreement, CDOT shall have no obligation to provide state funds for use on this project. CDOT will administer MMOF funds for this project under the terms of this Grant Agreement, provided that the state share of MMOF funds to be administered by CDOT are made available and remain available. Douglas County shall initiate and prosecute to completion all actions necessary to enable Douglas County to provide its share of the Total Project Budget at or prior to the time that such funds are needed to meet the Total Project Budget.

D. Allowable Costs

1. Douglas County shall agree to adhere to the provisions for allowable and unallowable costs cited in the following regulations: 2 CFR 200.420 through 200.475; FTA C 5010.1E Chapter VI: Financial Management; Master Agreement, Section 6 "Non-Federal Share;" and 2 CFR 200.102. Other applicable requirements for cost allowability not cited previously, shall also be considered.

2. Douglas County's operating expenses are those costs directly related to system operations. Douglas County at a minimum, should consider the following items as operating expenses: fuel, oil, drivers and dispatcher salaries and fringe benefits, and licenses.

3. If Douglas County elects to take administrative assistance, eligible costs may include but are not limited to: general administrative expenses (e.g., salaries of the project director, secretary, and bookkeeper); marketing expenses; insurance premiums or payments to a self-insurance reserve; office supplies; facilities and equipment rental; standard overhead rates; and the costs of administering drug and alcohol testing. Additionally, administrative costs for promoting and coordinating ridesharing are eligible as project administration if the activity is part of a coordinated public transportation program.

E. Reimbursement Eligibility

1. Douglas County must submit invoice(s) monthly via COTRAMS. Reimbursement will apply only to eligible expenses that are incurred within the period of performance of this Grant Agreement.

2. Douglas County may not submit requests for reimbursements more than once per month. Reimbursement requests must be within the limits of this Grant Agreement. Douglas County will be reimbursed based on the ratio of State Funds share and Local Funds share set forth in the Project Budget above.

3. Douglas County must submit the final invoice within forty-five (45) calendar days of December 31, 2026 and submit a Grant Closeout/Liquidation (GCL) Form in COTRAMS within fifteen (15) calendar days of issuance of the final reimbursement payment.

F. Training

In an effort to enhance transit safety, Douglas County and any subrecipients and subcontractors shall make a good faith effort to ensure that appropriate training of agency and contracted personnel is occurring and that personnel are up to date in appropriate certifications. In particular, Douglas County shall ensure that driving personnel are provided professional training in defensive driving and training on the handling of mobility devices and transporting older adults and individuals with disabilities.

G. Restrictions on Lobbying

Douglas County is certifying that it complies with 2 CFR 200.450 by entering into this Grant Agreement.

H. Special Conditions

1. Douglas County will comply with all requirements imposed by CDOT on Douglas County so that the state award is used in accordance with state statutes, regulations, and the terms and conditions of the state award.

2. Douglas County must permit CDOT and their auditors to have access to Douglas County's records and financial statements as necessary, with reasonable advance notice.

3. Except as provided in this Grant Agreement, Douglas County shall not be reimbursed for any purchase, issued purchase order, or leased capital equipment prior to the execution of this Grant Agreement.

4. Douglas County shall document any loss, damage, or theft of FTA- or state-funded property, equipment, or rolling stock in COTRAMS.

5. Douglas County shall ensure that it does not exclude from participation in, deny the benefits of, or subject to discrimination any person in the United States on the ground of race, color, national origin, sex, age or disability in accordance with Title VI of the Civil Rights Act of 1964.

6. Douglas County shall seek to ensure non-discrimination in its programs and activities by developing and maintaining a Title VI Program in accordance with the "Requirements for FTA Subrecipients" in CDOT's Title VI Program Plan and Federal Transit Administration Circular 4702.1B, "Title VI Requirements and Guidelines for FTA Recipients." The Party shall also facilitate FTA's compliance with Executive Order 12898 and DOT Order 5610.2(a) by incorporating the principles of environmental justice in planning, project development and public outreach in accordance with FTA Circular 4703.1 "Environmental Justice Policy Guidance for Federal Transit Administration Recipients."

7. Douglas County will provide transportation services to persons with disabilities, in accordance with Americans with Disabilities Act of 1990, as amended, 42 U.S.C. § 12101 et seq.

8. Douglas County shall develop and maintain an ADA Program in accordance with 28 CFR Part 35, Nondiscrimination on the Basis of Disability in State and Local Government Services, FTA Circular 4710.1, and any additional requirements established by CDOT for FTA subrecipients.

9. Douglas County shall ensure that it will comply with the Americans with Disabilities Act, Section 504 of the Rehabilitation Act, FTA guidance, and any other federal, state, and/or local laws, rules and/or regulations. In any contract utilizing federal funds, land, or other federal aid, Douglas County shall require its subrecipients and/or contractors to provide a statement of written assurance that they will comply with Section 504 and not discriminate on the basis of disability.

10. Douglas County shall agree to produce and maintain documentation that supports compliance with the Americans with Disabilities Act to CDOT upon request.

EXHIBIT B, SAMPLE OPTION LETTER

State Agency Insert Department's or IHE's Full Legal Name	**Option Letter Number** Insert the Option Number (e.g. "1" for the first option)
Grantee Insert Grantee's Full Legal Name, including "Inc.", "LLC", etc...	**Original Agreement Number** Insert CMS number or Other Agreement Number of the Original Contract
Current Agreement Maximum Amount Initial Term State Fiscal Year 20xx $0.00 Extension Terms State Fiscal Year 20xx $0.00 State Fiscal Year 20xx $0.00 State Fiscal Year 20xx $0.00 State Fiscal Year 20xx $0.00 Total for All State Fiscal Years $0.00	**Option Agreement Number** Insert CMS number or Other Agreement Number of this Option **Agreement Performance Beginning Date** Month Day, Year **Current Agreement Expiration Date** Month Day, Year

1. **OPTIONS:**
   A. Option to extend for an Extension Term
   B. Option to change the quantity of Goods under the Agreement
   C. Option to change the quantity of Services under the Agreement
2. **REQUIRED PROVISIONS:**
   A. **For use with Option 1(A):** In accordance with Section(s) Number of the Original Agreement referenced above, the State hereby exercises its option for an additional term, beginning Insert start date and ending on the current Agreement expiration date shown above, at the rates stated in the Original Agreement, as amended.
   B. **For use with Options 1(B and C):** In accordance with Section(s) Number of the Original Agreement referenced above, the State hereby exercises its option to Increase/Decrease the quantity of the Goods/Services or both at the rates stated in the Original Agreement, as amended.
   C. **For use with Option 1(D):** In accordance with Section(s) Number of the Original Agreement referenced above, the State hereby exercises its option to modify the Agreement rates specified in Exhibit/Section Number/Letter. The Agreement rates attached to this Option Letter replace the rates in the Original Agreement as of the Option Effective Date of this Option Letter.
3. **OPTION EFFECTIVE DATE:**
   A. The effective date of this Option Letter is upon approval of the State Controller or , whichever is later.

STATE OF COLORADO Jared S. Polis, Governor INSERT-Name of Agency or IHE INSERT-Name & Title of Head of Agency or IHE _____ By: Name & Title of Person Signing for Agency or IHE Date: _____	In accordance with §24-30-202, C.R.S., this Option is not valid until signed and dated below by the State Controller or an authorized delegate. **STATE CONTROLLER** **Robert Jaros, CPA, MBA, JD** By:_____ Name of Agency or IHE Delegate-Please delete if agreement will be routed to OSC for approval Option Effective Date:

EXHIBIT C, TITLE VI – CIVIL RIGHTS

Nondiscrimination Requirements

The Parties shall not exclude from participation in, deny the benefits of, or subject to discrimination any person in the United States on the ground of race, color, national origin, sex, age or disability. During the performance of this Agreement, the Grantee, for itself, its assignees and successors in interest (hereinafter referred to as the "Grantee") agrees as follows:

(1) Compliance with Regulations: The Grantee 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 Agreement.

(2) Nondiscrimination: The Grantee, with regard to the Work performed by it during the Agreement, shall not discriminate on the grounds of race, color, national origin, or sex in the selection and retention of subgrantees, including procurements of materials and leases of equipment. The Grantee shall not participate either directly or indirectly in the discrimination prohibited by section 21.5 of the Regulations, including employment practices when the Agreement covers a program set forth in Appendix B of the Regulations.

(3) Solicitations for Subgrantees, Including Procurements of Materials and Equipment: In all solicitations either by competitive bidding or negotiation made by the Grantee for Work to be performed under a subcontract, including procurements of materials or leases of equipment, each potential subgrantee or supplier shall be notified by the Grantee of the Grantee's obligations under this Agreement and the Regulations relative to nondiscrimination on the grounds of race, color, national origin or sex.

(4) Information and Reports: The Grantee 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 Colorado Department of Transportation to be pertinent to ascertain compliance with such Regulations, orders and instructions. Where any information required of a Grantee is in the exclusive possession of another who fails or refuses to furnish this information the Grantee shall so certify to the Colorado Department of Transportation as appropriate, and shall set forth what efforts it has made to obtain the information.

(5) Sanctions for Noncompliance: In the event of the Grantee's noncompliance with the nondiscrimination provisions of this Agreement, the Colorado Department of Transportation shall impose such contract sanctions as it may determine to be appropriate, including, but not limited to:

   (a) withholding of payments to the Grantee under the Agreement until the Grantee complies, and/or

   (b) cancellation, termination or suspension of the Agreement, in whole or in part.

(6) Incorporation of Provisions: The Grantee 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 Grantee shall take such action with respect to any subcontract or procurement as the Colorado Department of Transportation may direct as a means of enforcing such provisions including sanctions for non-compliance; provided, however, that, in the event a Grantee becomes involved in, or is threatened with, litigation with a subgrantee or supplier as a result of such direction, the Grantee may request the Colorado Department of Transportation to enter into such litigation to protect the interests of the Colorado Department of Transportation.

MEETING DATE: September 24, 2024

STAFF PERSON RESPONSIBLE: Dan Dertz, Director of Open Space & Natural Resources

DESCRIPTION: Public Contract for Forest Maintenance on Dawson Butte Open Space in an Amount not to Exceed $185,700.00.

SUMMARY: Staff is requesting the approval of a public contract for forest maintenance on Dawson Butte Open Space. The contract is for work performed in 2024 for 75 acres and will not exceed $185,700. This contract includes the reduction in tree densities; fuels mitigation treatment; reduction of continuous Gambel Oak stands; removal of dead and down trees; mulching and spreading. The County Open Space Advisory Committee reviewed the funding for this project as part of the 2024 budget process. This contract is necessary to maintain forested areas on Dawson Butte Open Space.

RECOMMENDED ACTION: To Approve the Public Contract

REVIEW:

Dan Dertz	Approve	9/16/2024
Jeff Garcia	Approve	9/17/2024
Doug DeBord	Approve	9/17/2024
Scott McEldowney - FYI	Notified - FYI	9/17/2024

ATTACHMENTS:

BOCC Agenda Item - Deer Creek Forestry PCS Final.pdf

DOUGLAS COUNTY
COLORADO

Forest Maintenance PCS Deer Creek
Staff Report

DATE: SEPTEMBER 24, 2024

TO: DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS

THROUGH: DOUGLAS J. DEBORD, COUNTY MANAGER

FROM: DAN DERTZ, DIRECTOR OF OPEN SPACE AND NATURAL RESOURCES

CC: SCOTT McELDOWNEY, ASSISTANT DIRECTOR OF OPEN SPACE AND NATURAL RESOURCES
RYAN SMITH, SR. LAND MANAGEMENT SPECIALIST OF OPEN SPACE AND NATURAL RESOURCES

SUBJECT: **PUBLIC CONTRACT FOR FOREST MAINTENANCE ON DAWSON BUTTE OPEN SPACE**

BOARD OF COUNTY COMMISSIONERS' BUSINESS MEETING: SEPTEMBER 24, 2024

I. EXECUTIVE SUMMARY

Staff is requesting the approval of a public contract for forest maintenance on Dawson Butte Open Space. The contract is for work performed in 2024 for 75 acres and will not exceed $185,700. This contract includes the reduction in tree densities; fuels mitigation treatment; reduction of continuous Gambel Oak stands; removal of dead and down trees; mulching and spreading. The County Open Space Advisory Committee reviewed the funding for this project as part of the 2024 budget process. This contract is necessary to maintain forested areas on Dawson Butte Open Space.

II. PROJECT OVERVIEW OR REQUEST

A. Request

Staff is requesting Board approval of the Public Contract for Services (PCS) between the Board of County Commissioners (BOCC), and Deer Creek.

B. Process

a. A public invitation for bid was posted on the Rocky Mountain E-Bid system, on July 15, 2024.
b. A mandatory site visit was conducted on July 31, 2024 for all potential vendors.
c. All bids were reviewed by the Open Space staff and Colorado State Forest Service (CSFS) on August 21, 2024, and this bid was accepted by both parties.

III. BACKGROUND

Open Space conducted a competitive process (RFQ 027-24) for forest maintenance. By the due

date of August 16, 2024, we received five (5) separate bids. Aiming to maximize County funds for forest maintenance, Open Space staff worked with our partners at Colorado State Forest Service (CSFS) to select the top two (2) bids. The bid from Deer Creek is the most cost effective for Dawson Butte Open Space and is competitively priced for the other sections of the invitation for bid.

Deer Creek is a local company in Douglas County and comes highly recommended by CSFS.

Deer Creek will be able to start work immediately upon the approval of this contract.

IV. RECOMMENDED ACTION

It is staff's recommendation that the PCS between the BOCC and Deer Creek be approved as it meets the following objectives described in the 2030 Parks, Trails, and Open Space Master Plan:

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 3D
Design improvements and establish activities to protect and enhance wildlife habitat and ecosystems.

Objective OS 3E
Improve open space lands through resource management activities to support natural ecological processes and wildlife carrying capacity.

Objective OS 3G
Actively protect open space resources and enhance visitor safety.

Objective OS 3L
Provide safe and secure open space public facilities.

ATTACHMENTS
Public Contract for Services

PUBLIC CONTRACT FOR SERVICES
FOREST MANAGEMENT AND WILDFIRE MITIGATION

THIS PUBLIC CONTRACT FOR SERVICES (the "Contract") is made and entered into this _____ day of September 2024, by and between the **BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO** (the "County"), and **DEER CREEK FORESTRY**, a sole proprietorship, authorized to do business in Colorado (the "Consultant").

RECITALS

WHEREAS, the County is undertaking certain activities for forest stand improvements at Dawson Butte Open Space, as specified per all terms and conditions of Request for Qualifications (RFQ) #027-024, to include creation of shaded fuel breaks, forest thinning, mowing and masticating Gambel Oak and other shrubs, dead and downed tree removal, mulching, and spreading; and

WHEREAS, the County desires to engage the Consultant to render certain professional services and assistance in connection with such undertakings of the County; and

WHEREAS, the Consultant has the ability to assist the County through its professional expertise, knowledge, and experience and is ready, willing and able to provide such services, subject to the conditions hereinafter set forth.

NOW, THEREFORE, for and in consideration of the premises and other good and valuable consideration, the parties agree as follows:

1. LINE OF AUTHORITY: Ryan Smith is designated as the Authorized Representative of the County for the purpose of administering, coordinating and approving the work performed by the Consultant under this Contract.

2. SCOPE OF SERVICES: Consultant shall perform all services described under the Scope of Services as contained in RFQ #027-24, labeled **Exhibit A**, attached hereto and incorporated herein, and Consultant's response to RFQ #027-24, labeled **Exhibit B**, attached hereto and incorporated herein, 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 Consultant's compensation, which are mutually agreed upon between the County and Consultant, shall be in writing and shall become part of this Contract upon execution.

The Consultant agrees to diligently and professionally perform all the services described herein in a manner satisfactory to the Authorized Representative. It is also understood and agreed that the Consultant shall not, in performing services hereunder, undertake any action or activity prohibited by the terms of any lease, permit, license or other agreement in effect during the term

hereof between the Consultant and the County for the use and occupancy by the Consultant of any County facilities or space.

3. COMPENSATION: Subject to the maximum contract liability and all other provisions of this Contract, the County agrees to pay to the Consultant, and the Consultant agrees to accept payment as described in **Exhibit C**, 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 EIGHTY-FIVE THOUSAND, SEVEN HUNDRED DOLLARS AND ZERO CENTS, ($185,700.00) for fiscal year 2024**. 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 County shall pay Consultant for all work actually performed by Consultant pursuant to the terms of this Contract and incorporated Exhibits, which may result in an actual Contract expenditure that is less than the maximum Contract 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 September 1, 2024 and terminate at 11:59 p.m. on March 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 Consultant based upon invoices submitted by the Consultant, provided such invoices have been approved by the Authorized Representative. Payments will be made to the Consultant within thirty (30) days, or within a mutually agreed upon period after County has received complete invoices from the Consultant. The County reserves the right to require such additional documentation, including monthly activity reports detailing the Consultant's activities and services rendered, as the County deems appropriate to support the payments to the Consultant. The signature of an officer of the Consultant shall appear on all invoices certifying that the invoice has been examined and found to be correct.

7. CONFLICT OF INTEREST: The Consultant agrees that no official, officer or employee of the County shall have any personal or beneficial interest whatsoever in the services or property described herein, and the Consultant further agrees not to hire, pay, or contract for services of any official, officer or employee of the County. A conflict of interest shall include transactions, activities or conduct that would affect the judgment, actions or work of the Consultant by placing the Consultant's own interests, or the interest of any party with whom the Consultant has a contractual arrangement, in conflict with those of County.

8a. INDEMNIFICATION-GENERAL: The County cannot and by this Contract does not agree to indemnify, hold harmless, exonerate or assume the defense of the Consultant or any other person or entity whatsoever, for any purpose whatsoever. Provided that the claims, demands, suits, actions or proceedings of any kind are not the result of professional negligence, the

Consultant shall defend, indemnify and hold harmless the County, its commissioners, officials, officers, directors, agents and employees from any and all claims, demands, suits, actions or proceedings of any kind or nature whatsoever, including Workers' Compensation claims, in any way resulting from or arising from the services rendered under this Contract; provided, however, that the Consultant need not indemnify or save harmless the County, its officers, agents and employees from damages resulting from the negligence of the County's commissioners, officials, officers, directors, agents and employees.

8b. FOR PROFESSIONAL NEGLIGENCE: The Consultant shall indemnify and hold harmless the County and any of its commissioners, officials, officers, directors, agents and employees from and against damages, liability, losses, costs and expenses, including reasonable attorney's fees, but only to the extent caused by the negligent acts, errors or omissions of the Consultant, its employees, agents or subcontractors, or others for whom the Consultant is legally liable, in the performance of professional services under this Contract. The Consultant is not obligated under this sub-section 8b to indemnify the County for the negligent acts of the County or any of its commissioners, officials, officers, directors, agents and employees.

9. INDEPENDENT CONTRACTOR: The Consultant is an independent contractor and is free to perform services for other clients. Notwithstanding any provision of this Contract, all personnel assigned by the Consultant to perform work under this Contract shall be and remain at all times, employees of the Consultant for all purposes. THE INDEPENDENT CONTRACTOR IS NOT ENTITLED TO WORKERS' COMPENSATION OR UNEMPLOYMENT BENEFITS THROUGH THE COUNTY AND IS OBLIGATED TO PAY FEDERAL AND STATE INCOME TAX ON ANY MONIES EARNED PURSUANT TO THE CONTRACT RELATIONSHIP.

10. NO WAIVER OF GOVERNMENTAL IMMUNITY ACT: The parties hereto understand and agree that the County, its commissioners, officials, officers, directors, agents and employees, are relying on, and do not waive or intend to waive by any provisions of this Contract, the monetary limitations or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, §§ 24-10-101 to 120, C.R.S., or otherwise available to the County.

11. ASSIGNMENT: The Consultant covenants and agrees that it will not assign or transfer its rights hereunder, or subcontract any work hereunder, either in whole or in part without the prior written approval of the Authorized Representative. Any attempt by the Consultant to assign or transfer its rights hereunder shall, at the option of the Authorized Representative, void the assignment or automatically terminate this Contract and all rights of the Consultant hereunder.

12. COUNTY REVIEW OF RECORDS: The Consultant agrees that, upon request of the Authorized Representative, at any time during the term of this Contract, or three (3) years thereafter, it will make full disclosure to the County and make available for inspection and audit upon request by the Authorized Representative, the County Director of Finance, or any of their authorized representatives, all of its records associated with work performed under this Contract for the purpose of making an audit, examination or excerpts. The Consultant shall maintain such records until the expiration of three (3) years following the end of the term of this Contract.

13. OWNERSHIP OF DOCUMENTS: Drawings, specifications, guidelines and any other documents prepared by the Consultant in connection with this Contract shall be the property of the County.

14. ASSIGNMENT OF COPYRIGHTS: The Consultant assigns to the County the copyrights to all works prepared, developed, or created pursuant to this Contract, including the right to: 1) reproduce the work; 2) prepare derivative works; 3) distribute copies to the public by sale, rental, lease, or lending; 4) perform the works publicly; and 5) to display the work publicly. The Consultant waives its rights to claim authorship of the works, to prevent its name from being used wrongly in connection with the works, and to prevent distortion of the works.

15. TERMINATION: The County shall have the right to terminate this Contract, with or without cause, by giving written notice to the Consultant of such termination and specifying the effective date thereof, which notice shall be given at least ten (10) days before the effective date of such termination. In such event, all finished or unfinished documents, data, studies and reports prepared by the Consultant pursuant to this Contract shall become the County's property. The Consultant shall be entitled to receive compensation in accordance with this Contract for any satisfactory work completed pursuant to the terms of this Contract prior to the date of notice of termination. Notwithstanding the above, the Consultant shall not be relieved of liability to the County for damages sustained by the County by virtue of any breach of the Contract by the Consultant.

16. NOTICES: Notices concerning termination of this Contract, notices of alleged or actual violations of the terms or provisions of this Contract, and all other notices shall be made as follows:

by the Consultant to:	Douglas County Government Open Space & Natural Resources Attn: Scott McEldowney, Assistant Director 100 Third Street Castle Rock, CO 80104 (303) 356-0690 Email: SMcEldow@douglas.co.us
with a copy to:	Douglas County Attorney's Office 100 Third Street Castle Rock, CO 80104 (303) 660-7414
and by the County to:	Deer Creek Forestry Attn: Easton Eisele 3510 Hidden Valley Road Sedalia, CO 80135 720-940-1036 Email: easton108@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, or other method authorized in writing by the Authorized Representative. Mailed notices shall be deemed effective upon receipt or three (3) days after the date of mailing, whichever is earlier. The parties may from time-to-time designate

substitute addresses or persons where and to whom such notices are to be mailed or delivered, but such substitutions shall not be effective until actual receipt of written notification.

17. NONDISCRIMINATION: In connection with the performance of work under this Contract, the Consultant agrees not to refuse to hire, discharge, promote or demote, or to discriminate in matters of compensation against any person otherwise qualified, solely because of race, color, religion, national origin, gender, age, military status, sexual orientation, marital status, or physical or mental disability.

18. GOVERNING LAW; VENUE: This Contract shall be deemed to have been made in and construed in accordance with the laws of the State of Colorado. Venue for any action hereunder shall be in the District Court, County of Douglas, State of Colorado. The Consultant expressly waives the right to bring any action in or to remove any action to any other jurisdiction, whether state or federal.

19. COMPLIANCE WITH ALL LAWS AND REGULATIONS: All of the work performed under this Contract by the Consultant shall comply with all applicable laws, rules, regulations and codes of the United States and the State of Colorado. The Consultant shall also comply with all applicable ordinances, regulations, and resolutions of the County and shall commit no trespass on any public or private property in the performance of any of the work embraced by this Contract.

20. SEVERABILITY: In the event any of the provisions of this Contract are held to be unenforceable or invalid by any court of competent jurisdiction, the validity of the remaining provisions shall not be affected. Should either party fail to enforce a specific term of this Contract it shall not be a waiver of a subsequent right of enforcement, nor shall it be deemed a modification or alteration of the terms and conditions contained herein.

21. NO THIRD-PARTY BENEFICIARIES: The enforcement of the terms and conditions of this Contract and all rights of action relating to such enforcement, shall be strictly reserved to the County and the Consultant, and nothing contained in this Contract shall give or allow any such claim or right of action by any other or third person under such Contract.

22. ADVERTISING AND PUBLIC DISCLOSURE: The Consultant shall not include any reference to this Contract or services performed pursuant to this Contract in any of Consultant's advertising or public relations materials without first obtaining the written approval of the Douglas County Public Affairs Director. Nothing herein, however, shall preclude the transmittal of any information to officials of the County, including without limitation, the County Manager, Assistant County Manager, and the Board of County Commissioners.

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 A -- Request for Qualifications (RFQ) #027-024
3rd Exhibit D – Insurance Requirements
4th Exhibit B – Consultant's Response to RFQ #027-024

5th Exhibit C – 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 AGREEMENT: The parties acknowledge and agree that the provisions contained herein constitute the entire agreement and that all representations made by any commissioner, official, officer, director, agent or employee of the respective parties unless included herein are null and void and of no effect. No alterations, amendments, changes or modifications to this Contract, except those which are expressly reserved herein to the Authorized Representative, shall be valid unless they are contained in writing and executed by all the parties with the same formality as this Contract.

26. INSURANCE: The Consultant shall be required to maintain the insurance requirements provided in **Exhibit D**, attached hereto and incorporated herein by reference. The Consultant shall provide evidence that such requirements have been met and shall provide updated information to the County in the event any changes are made to the Consultant's insurance coverage during the term of this Contract.

27. COUNTY EXECUTION OF AGREEMENT: This Contract is expressly subject to and shall not be or become effective or binding on the County, until execution by all signatories of the County.

28. FORCE MAJEURE: No party shall be liable for failure to perform hereunder if such failure is the result of *force majeure*. Any time limit shall be extended for the period of any delay resulting from any *force majeure*, or this Contract may be terminated if such delay makes performance of the Contract impossible or impracticable. *Force majeure* shall mean causes beyond the reasonable control of a party 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 WORK
RFQ #027-24

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DOUGLAS COUNTY GOVERNMENT

Finance Department, Purchasing Division
100 Third Street, Suite 130
Castle Rock, Colorado 80104
Telephone: 303-660-7434
www.douglas.co.us

REQUEST FOR QUALIFICATIONS (RFQ)
NO. 027-24
OPEN SPACE and NATURAL RESOURCES
DAWSON BUTTE FOREST STAND IMPROVEMENT PROJECT

YOUR RFQ RESPONSE MUST BE RECEIVED NO LATER THAN
AUGUST 16, 2024 @ 3:00 P.M.

RFQ CERTIFICATION

We offer to furnish to Douglas County the information requested in accordance with the specifications and subject to the terms and conditions described herein:

NAME: _____

ADDRESS: _____

CITY: _____ **STATE:** _____ **ZIP:** _____

TELEPHONE NUMBER: _____ **FAX NUMBER:** _____

E-MAIL ADDRESS: _____

BY: _____
(Printed or Typed Name)

_____
(Written Signature)

TAXPAYER I.D. NUMBER: _____

Signature constitutes acceptance of all terms and conditions listed on this form and all documents attached.

Request for Qualifications (RFQ) shall be received **ELECTRONICALLY ONLY** through the Rocky Mountain E-Purchasing/BidNet System website at (www.bidnetdirect.com/colorado/douglas-county-government). All responses should consist of one (1) PDF document. The title of your document should reflect "**Company Name and RFQ Number".** It is the Contractors sole responsibility to ensure that their response is received on time.

Douglas County officially distributes solicitation documents through the Rocky Mountain E-Purchasing System only. Copies of solicitations obtained from other sources are not considered official copies and the County cannot attest to their accuracy. All BidNet website/system questions must be addressed with BidNet Vendor Support at 800-835-4603.

Douglas County Government reserves the right to reject any or all responses, to waive formalities, informalities, or irregularities contained in a said RFQ and furthermore, to award a contract for items herein, either in whole or in part, if it is deemed to be in the best interest of the County to do so. Additionally, we reserve the right to negotiate optional items and/or services with the successful respondent.

SECTION ONE ~ GENERAL AND DETAILED PROJECT INFORMATION:

A. Overview:

Through this Request for Qualifications (RFQ), the Department of Open Space and Natural Resources of Douglas County Government, hereinafter referred to as the County, respectfully requests qualifications and pricing from responsible and highly-qualified contractors for the provision of the services associated with the successful completion of the Dawson Butte Forest Stand Improvement Project, as specified.

B. MANDATORY Site Visit:

ON WEDNESDAY, JULY 31, 2024 @ 8:30 A.M. MDT, THERE WILL BE A MANDATORY SITE VISIT RELATED TO THIS PROJECT. THE MANDATORY SITE VISIT WILL ALLOW ALL POTENTIAL CONTRACTORS THE OPPORTUNITY TO VIEW THE WORK SITE LOCATION AND DISCUSS THE PROJECT DETAILS. THE MANDATORY SITE VISIT WILL BE HELD AT THE DAWSON BUTTE PROJECT SITE, 1753 TOMAH ROAD, CASTLE ROCK, COLORADO 80109. ONLY THOSE PROSPECTIVE CONTRACTORS, ATTENDING THE MANDATORY SITE VISIT, WILL BE ALLOWED TO SUBMIT A RESPONSE ON THIS PROJECT.

C. Time Requirements/Tentative RFQ Calendar:

July 15, 2024	Request for Qualifications (RFQ), Posted on the RME-Purchasing System
July 31, 2024	Request for Qualifications (RFQ), MANDATORY Site Visit
August 5, 2024	Deadline for the Submission of Vendor Questions
August 9, 2024	Posting of Vendor Questions & Answers
August 16, 2024	Request for Qualifications (RFQ), Due Date (see page 1)
August 2024	Interview of Finalists, if necessary
September 2024	Contract Award/Start Date
January 31, 2025	Project Completion Date

D. Profile of Douglas County:

Douglas County was formed in 1861 as one of the first sixteen Colorado counties originally stretching from the Rocky Mountains to the Kansas border. Today the County covers almost 844 square miles highlighting the beauty of the mountains, foothills and plains along the I-25 corridor between Denver and Colorado Springs. Urban areas, include unincorporated Highlands Ranch, the City of Lone Tree, the City of Castle Pines, and the towns of Castle Rock (county seat), Parker and Larkspur. We are recognized for being one of the most family friendly communities in Colorado. The County has an estimated population of 378,000 persons.

The County provides a wide range of services that include law enforcement and public safety, planning and zoning, parks and open space, highways and streets, culture and recreation, public health and human services, elections, and general administrative services.

The three-member Board of County Commissioners (BOCC) serves as the legislative, policy-making and administrative body governing the unincorporated area of the County. The commissioners are elected at large from one of three geographical districts and serve staggered four-year terms (term limited to two terms).

Budget authorization is one of the few oversight roles the Board can legally exercise with the other elected officials, who derive their responsibilities and authorities from statute. Those six elected offices include Assessor, Clerk and Recorder, Coroner, Sheriff, Surveyor and Treasurer.

The County is one of four counties, along with Arapahoe, Elbert and Lincoln counties in the Eighteenth Judicial District served by the District Attorney, an elected official responsible for prosecuting all criminal case filings. On March 3, 2020 Governor Polis signed House Bill 20-1026 which split the 18th Judicial District and created a new 23rd District. Until 2025 the 18th Judicial District encompasses Arapahoe, Douglas, Lincoln and Elbert Counties.

Pursuant to House Bill 20-1026, Douglas, Lincoln, and Elbert counties will encompass the new 23rd Judicial District, and Arapahoe County will remain as the sole county within the 18th Judicial District. The creation of the new judicial district is driven by the area's population growth: the four counties combined population now exceeds 1 million and is the largest district in the State. House Bill 20-1026 creates the 23rd Judicial District on January 7, 2025.

The Board is directly supported by the County Manager, and the County Attorney. Appointed officials manage the remainder of the County's functions, including a Deputy County Manager, Budget, Community Justice Services, Emergency Management, Engineering, Finance, Human Resources, Human Services, Information Technology, Facilities, Fleet and Emergency Support Services, Open Space and Natural Resources, Planning and Community Development, Public Affairs and Public Works.

The Board is charged with the responsibility of providing adequate budget appropriations to fund statutory functions, as well as responding to the service needs of the citizens. In turn, the other elected and appointed officials are charged with managing their authorized budgets to meet their statutory obligations and service demands as cost-effectively as possible. The Board is required to adopt a final budget by December 15th. The adopted budget becomes the County's annual financial plan and mechanism to control spending.

The Board is also financially accountable for five blended component units, the Douglas County Law Enforcement Authority, the Douglas County Woodmoor Mountain General Improvement District, the Lincoln Station Local Improvement District, the Douglas County Deputy Sheriff's Association and the Fallen Officers Fund. The Sheriff's Forfeiture Fund, the Deputy Sheriff's Association and the Fallen Officers Fund are subject to audit, but not to budget law, and are also included in the financial statements of the County.

E. Scope of Services:

Purpose:

- Improve overall forest health by improving tree crown spacing, reducing competition, and improving growing space for residual trees and oak.
- Reduce the threat of insect and disease outbreaks by reducing stand densities.
- Reduced crown fire potential by reducing tree densities, removal of ladder fuels, modifying stand structure and creating openings in the crowns in the overstory trees.
- Improve overall wildlife habitat by retaining larger patches of Gambel Oak along the unit boundary and interior where it makes sense ecologically.
- Retain culturally modified trees along with character trees that have unique shape and form.

Location and General Description of Work:

- The Dawson Butte Forest Stand Improvement Project is located in portions of the South ½ Southwest ¼ of Section 6, Township 9, Range 67 West, Sixth Principle Meridian, Douglas County, Colorado. The project area is located off of Tomah Road, approximately 7 miles southwest of the Town of Castle Rock, Colorado. Douglas County Open Space owns the property. CSFS will be the Project Administrator and an agreement is in place with Douglas County Open Space.
- A site inspection is required for this project. Work involves forest stand improvement and fuels reduction in a ponderosa pine and Gambel oak forest via mechanical mastication and hand felling.

Unit Description:

The 2024 Dawson Butte Forest Stand Improvement Project area consists of one (1) unit. The treatment area has a gross acreage of approximately **65 acres**, this includes a previously treated shaded fuel break.

- Unit 1 is approximately **65 acres** and consists of mid-large diameter (8-20" dbh) ponderosa pine, scattered Douglas-fir, and Gambel oak.

The treatment unit is shown on the attached maps and are described in the following tables:

Treatment Blocks:

Block Number	Acreage	Treatment Period
1- Tree crown spacing and ladder fuel removal	65	July 16, 2024 - January 31, 2025
Total Acres	**65**	

***Note:** The pricing and payments for the desired work will be based upon the listed acreage figures whether there is actually more or less acres treated as a part of the project.

Slope Distribution (Based on DEM maps):

Block Number	0-10%	11-20%	21-30%	Total Acres
1	34	30	1	**65**

Project Marking:

	Color
Boundary	Pink Flagging (N,S,E,W)
Trail Buffer	Orange Flagging (internal)
Habitat Trees (keep)	Orange Flagging
Isolated Seedlings and Saplings (keep)	Orange Flagging
Photo Points	Yellow and Black Striped Flagging
Trees for removal	Blue Paint

Forest Management Treatments:

- The project will involve performing forest stand improvement and fuels mitigation treatments. The desire is to ultimately develop stand structure to improve forest health and to reduce risk of epidemic levels of insect and disease infestation, improvement of existing fuelbreaks, improving tree crown spacing and reducing the risk of severe wildland fire behavior.
- Use of equipment that is comparable to a rubber tracked Bobcat with a Fecon masticating head (for mastication of oak and slash), tree shearer, and equipment capable of moving wood to logs decks is specified for this project. Large mastication equipment, such as a Hydro-axe, will not be allowed on this project. Crew members capable of using chainsaws to safely hand fell large diameter trees with minimal damage to residual trees. **Handwork is required for this project.**
- Trees greater than 8 inches in diameter will be harvested for firewood and sawlogs. Refer to the Harvest Inventory Summary below for further information on projected harvest statistics and wood volumes.
- Trees greater than 8 inches in diameter that are identified for removal will be placed in log decks. Log deck locations will be identified by the Project Administrator before project work begins. Logs will be cut into 16'-25' lengths and placed in decks approximately 6' high x 20' wide and 16-25' long. Final log lengths will be determined after the project has been awarded. Proposed larger decks may be possible in areas by agreement with the project administrator.
- Removal of all harvested trees off the property is required.
- Trees less than 8 inches in diameter that are not salvageable for firewood or other wood products, including oak will be thoroughly mulched/masticated. Chips and chunks will be well distributed across the project area with a desired average chip depth of 3-inches or less. All tops and slash must be processed within the treatment blocks via mechanical mastication.

Prescription:

- Masticate whole trees concentrating on sizes of 7 inches and less dbh that are acting as ladder fuels and that are overtopped, poorly formed (bent, broken topped, forked), damaged, diseased (bark beetle, mistletoe) and excessive (dense clumps).
- Trees greater than 8 inches in diameter marked for removal will be harvested for firewood or sawlogs, and placed in specific deck locations.
    - The trees will be felled, limbed, and slash masticated in the treatment block. Trees will be marked with blue paint by the Project Administrator prior to the work commencing in the block. Trees have been marked **blue** on at least two sides.

- All healthy single standing ponderosa pine will be retained in the 8 inch and less diameter range to maintain diversity and age structure if they are not considered a ladder fuel and are located 30 feet (stem spacing) from residual trees. These trees have been identified with **orange flagging**.
- Retain 2-3 snags per acre with a minimum diameter of 8 inches for cavity nesting birds. Larger whole tree snags on the ground will be retained for wildlife purposes (10" and greater). Vegetation with nests will be retained and left undisturbed. The project administrator will flag these with **orange flagging** when encountered. The contractor is expected to be observant for nest sites during treatment and avoid those when discovered.
- All tree stumps will be 4 inches or less in height as measured on the uphill side except for along the trail where all stumps will be cut flush to the ground within 15 feet of the trail. All Gambel oak must be processed to ground level.
- All down and dead, damaged, poor formed and wind thrown trees that are on the ground which are within the diameter limit (7 inches and less dbh) will be treated via mastication.
    - Downed trees already present within the unit that are greater than 8 inches in dbh will be left on site for habitat.
- Gambel oak removal and thinning will focus on vegetation that is within 15 feet of the dripline (the end of the farthest branch) of residual trees. Decadent, dead, and unhealthy Gambel oak will also be treated via mechanical mastication.
- Gambel oak will be treated using the following guidelines:
    - Target old, dead, decadent patches, especially those with significant top kill.
    - Remove all oak from underneath residual trees and within 15 feet of the dripline of residual trees.
    - Goal is to break up the continuous stands into a mosaic pattern with spacing at least 2.5 times the height of the remaining clumps.
    - Any healthy free-standing clumps (not underneath or near ponderosa pine) will be retained if it does not act as a ladder fuel. These clumps will be at least 15 feet away from residual trees.

Trail Buffer:

- There are areas along the trail in the treatment block where vegetation will be retained to provide a barrier to off trail use. These areas average 15-25 feet from the trail and will be shown to the Contractor before work commences. Within these buffers some handwork may be necessary to selectively remove insect and disease trees. These trees will be pulled back into the project area and limbs and tops processed. Boles will be decked and removed.
- The following rehabilitation requirements will apply.
    - **Skid Trails:**
        - Skid trails shall be closed, as directed by the Project Administrator, by constructing waterbars and brushing-in with slash or masticated material.
        - Waterbars will be placed at natural areas of drainage, but at no less than the minimum spacing determined by the formula: Spacing = 1,000/% Slope.
    - **Landings and Decks:**

      Landings and decks shall be restored by:
        - Masticating any residual slash and removing all unutilized wood (ex. butt ends).
        - Smoothing and shaping to remove ruts, berms and other surface disturbances; and to provide for drainage.
        - If deemed necessary by the project administrator the landing/deck areas may need to be re-seeded in with a local grass seed mix.
- Log deck areas, skid trails and turn-around points for log trucks or trailers will be determined before work begins by the Project Administrator.

Contract Period and Operational Period:

- Hours of operation are limited to daylight hours of 7:00 a.m. - 8:00 p.m.; five days a week (Monday-Friday).
- The startup of chainsaws and mechanized equipment is not allowed before 7:00 a.m.
- No work on holidays unless approved by the Project Administrator.
- Target Work start date is July 16, 2024 (dependent on contractor's availability) - January 31, 2025.

Additional Performance Standards:

- **This is a high recreational use area. Contractor will be responsible for posting signs along the trail when working in close proximity to the trails/roads. Any material masticated on the trails/roads will be removed at the end of each day. All access roads will be kept passable at all times. Care needs to be taken to minimize damage to the road/trails. Any damage to the road/trail will be repaired by the Contractor at the Project Administrator's discretion.**
- Camping **will not** be allowed on the property.
- Parking of trucks and equipment will be determined beforehand and will be agreed upon with the Contractor and Project Administrator before any work occurs.
- Trash and litter will not be left by the Contractor on the property. Daily hauling of any trash generated by the Contractor or crew is the Contractor's responsibility.
- Roads/trails and other improvements will be repaired to the same condition as found prior to the start of work. Prior to final acceptance of completion of the project all roads and trails will be inspected and in working condition. If deemed necessary by the Project Administrator roads will be graded and waterbars installed. If deemed necessary by the project administrator, side trails and roads created by the contractor will be rehabilitated by raking and or slashing into the trails/roads. If deemed necessary they may have to be re-seeded with a local grass seed mix.
- In areas where machines have used a path repeatedly waterbars will be installed if the Project Administrator determines necessary.
- Gates, fences, or signs damaged by the Contractor will be repaired to a like or better condition, or replaced by the Contractor, at the discretion of the Project Administrator and landowner.
- The Project Administrator may suspend or limit operations if excess damage is occurring due to mud, snow, extreme fire danger, etc. or due to the following situation(s): failure to meet contract specifications.
- The Contractor will wash the undercarriage of all trucks and equipment before entering the property to reduce the spread of noxious weeds from other projects.
- Any soil contaminated by loss of fuel, oil, grease, hydraulic fluid, coolant or other fluids shall be removed and placed in covered drums or other acceptable containers for proper disposal by the contractor.
- Areas with excessive rutting caused by the turning of tracked equipment, as determined by the Project Administrator, shall be raked smooth to the original slope of the ground.
- Smoking will only be allowed in vehicles. Each vehicle must have a properly serviced Class A, 10 pound fire extinguisher and a minimum of one fire tool per crew member. All vehicles must utilize effective manufacturer-certified spark arresters and muffler systems.
- The work site will be left in a safe manner at the end of every workday:
  - Equipment properly and safely stored; ignition keys removed from machinery.
  - All vehicles and equipment left on site will be safely parked on level ground with the wheels chocked.
  - Chainsaws, gasoline, and oil will be stored and locked inside a vehicle or secured in a locked metal box at the end of each workday.
- **All subcontractors must be approved by the Project Administrator in writing prior to contract signing and approval.**

Damage Penalty:

A damage deposit of $2,000 will be required prior to the project commencing. Excessive damage to the remaining forest stand or the removal of undesignated products will be paid for at the rate of $50.00 for each significantly-damaged tree that is 6 inches dbh or greater, this penalty will come out of the initial damage deposit provided by the Contractor. If excessive penalties cause the damage deposit to fall below $1,000 prior to the completion of the project the contractor will provide additional funds to bring the damage deposit back to the original $2,000 amount. Penalties may also be assessed for damages to soils, improvements or other elements of the forest stand. Determination of damage is at the sole discretion of the Project Administrator.

Plan of Operation:

Contractor **must submit a Plan of Operation <u>at the time of submittal</u>** that will describe how harvesting operations will be handled. Information to be included in the plan is as follows: equipment to be used (i.e., hand felling vs. mechanical felling, skidder, loader, log trucks), crews, how timber will be processed and removed, etc.

F. General Requirements:

All responses submitted shall become property of the County. All responses shall include all of the information requested in this RFQ and any additional data that the respondent deems pertinent to the understanding and evaluating of their response. All responses shall meet, at a minimum, all criteria outlined in the following sections. At the discretion of the County, firms submitting responses may be requested to make presentations as part of the evaluation process. The respondent should not withhold any information from their written response in anticipation of presenting the information orally, since oral presentations may not be solicited. The County will not reimburse the respondents to this RFQ for any costs associated with the preparation and submission of said response or in the preparation for and attendance at a presentation. The County reserves the right to request any firm submitting a response to clarify or to supply additional information necessary.

G. Mandatory Information to be Included in RFQ Response:

All responses must address each of the following. Do not exclude any major or minor items of information not specifically mentioned, but which would normally and reasonably be provided. Please be advised that the greater the degree of specificity, the more likely it will be for the County to review your response favorably.

1) Provide a detailed narrative of how your company would intend to embark upon this project. Provide specific project details, ideas, suggestions, proposed equipment, and project timeline.

2) Provide a complete description of your company to include the number of years you have been doing business in the State of Colorado and the prior experience your company has had with similar projects.

3) Include a detailed affirmation of your understanding of the scope of services, project specific details/location and general description of work, and all conditions or requirements contained in the RFQ.

4) Identify the key individuals that will be assigned to Douglas County. List, for each individual, all relevant experience. Include resumes with education and work experience for all personnel that have been identified and include a list of responsibilities for each type of work.

5) Explain why your company would stand out above all others and why your company would be a valuable resource to the County.

6) Explain the partnership that you would envision with Douglas County Open Space & Natural Resources as well as the Colorado State Forest Service.

7) Completed fee schedule, attached herein as Exhibit B.

8) Please describe a strategy of operations that will be used to achieve the treatment goals set forth in the Scope of Work. The Plan of Operations must also include a utilization plan for all wood products (sawlogs and firewood) that will be removed from the project area. Include proposed wood utilization businesses that will be utilized (Company name).

9) Crew Size & Equipment to be used:
   - Explain the type(s) of equipment that will be used for this project clearly addressing the specified equipment in the Scope of Work attached. A complete listing of equipment to be used is required.
   - Describing the full crew to be employed, with experience and background information. Indicate any/all subcontractors to be considered by your company on this project with contact information and phone numbers.

10) All responses shall include a list of three (3) current references. All references shall include name, title, address, telephone number, and e-mail address for which you are currently furnishing or have in the past furnished services on a same or similar contract or agreement. The failure to include references and/or the inability to contact the references shall be ample cause for rejection of your RFQ response.

11) All respondents must submit written disclosure of any known potential conflicts of interest that may result during the course of performance of the services listed herein.

12) List any and all legal disputes, mediations, arbitrations, and/or lawsuits in which you or your firm has been involved in the last ten (10) years, include details related to the current status and/or outcome. This information should be provided in a separate sealed envelope titled "Legal Dispute Information" and submitted with your RFQ response.

H. Questions/Inquires/Addendum:

All questions related to this RFQ must be submitted **ELECTRONICALLY ONLY** through the Rocky Mountain E-Purchasing System website at (www.bidnetdirect.com/colorado/douglas-county-government). Please enter only one (1) question per line.

Questions will be received until 5:00pm MDT on Monday, August 5, 2024. Responses to all questions will be posted on the Rocky Mountain E-Purchasing System no-later-than Friday, August 9, 2024.

If it becomes necessary to revise any part of this RFQ or if additional data is necessary to enable an exact interpretation of the provisions of this request, an addendum will be issued. It is the responsibility of the respondent to ensure that they have received all addendums prior to submitting their RFQ response.

SECTION TWO ~ RFQ CONDITIONS AND PROVISIONS:

All responses must be submitted on the forms provided and in accordance with all terms, conditions, specifications, and stipulations contained herein. Contractors shall carefully read and be familiar with all terms, conditions, specifications, and stipulations contained in this RFQ, which shall become part of the final contract.

All responses must be signed by a duly-authorized official of the company. The completed and signed documents (together with all required attachments) must be upload to the Rocky Mountain E-Purchasing System before the due date and time shown on Page 1.

All participating Contractors, by their signature hereunder, shall agree to comply with all of the conditions, requirements and instructions of this RFQ as stated or implied herein. Any alteration, erasure or interlineation by the respondent in this RFQ shall constitute cause for rejection by the County. Exceptions or deviations to this RFQ must not be added to the RFQ pages and must be on company letterhead and accompany your response.

All respondents are required to complete all the information requested in this RFQ. Failure to do so may result in the disqualification of your response.

Prices stated must be in the units specified. In the case of a discrepancy between the unit price and extension, the unit price shall be considered correct. Minor details omitted by oversight will not constitute an excuse for their omission.

RFQ responses shall be firm quotations subject to acceptance or rejection within ninety (90) days of the due date.

The County will not be responsible for any goods delivered or services performed without its purchase order, signed by an authorized representative of the County's Purchasing Division.

The County reserves the right to negotiate optional items and/or services with the successful Contractor.

The successful Contractor will be required to provide proof of and the required limits of liability insurance, including Workers' Compensation. This proof of insurance must be in the form of a "Certificate of Insurance" and must show coverage in the amounts specified by the Laws of the State of Colorado for the duration of a contract issued as a result of this RFQ. Additionally, the County must be notified of any changes occurring in this coverage and the successful Contractor must demonstrate to the County that such changes do not in any way affect the minimum liability insurance required for this project.

All information submitted in response to this RFQ may be subject to disclosure under the Open Records Act. Respondents are discouraged from providing information that they consider confidential and/or privileged as part of a response to this RFQ. If any portion of your response is identified as proprietary and/or confidential, a redacted copy must be uploaded to the Rocky Mountain E-Purchasing System with your original response.

The successful Contractor may be required, as a provision of this RFQ, to submit proof of compliance with governmental health and safety codes, regulations and standards, as appropriate.

The County reserves the right to waive any technical or formal errors or omissions and to reject any and all RFQ's, or to award a contract for the items herein, either in part or in whole, if it deems it to be in the best interest of the County to do so.

The successful Contractor shall be in complete compliance with all of the specifications, terms and conditions of this RFQ as outlined above. The County shall have the right to inspect the facilities and equipment of the successful Contractor to ensure such compliance.

No response shall be accepted from, and no contract will be awarded to, any person, firm or corporation that is in arrears to the County, upon debt or contract, or that is a defaulter, as surety or otherwise, upon any obligation to the County, or that has failed to attain or demonstrate compliance with any law, ordinance, regulation, or contract term or condition as may be provided for or required in any County contract, or that may be deemed irresponsible or unreliable by the County. Respondents may be required to submit satisfactory evidence that they have a practical

knowledge of the particular work and that they have the necessary financial resources to perform and complete the work outlined in this RFQ.

The contractor agrees to abide by all the laws, regulations and administrative rulings of the United States, the State of Colorado and the County of Douglas, securing all necessary licenses and permits in connection with this RFQ.

All materials furnished or services performed under the terms of a contractual agreement issued as a result of this RFQ shall comply with the requirements and standards specified in the Williams-Steiger Occupational Safety and Health Act of 1970 (Public Law 91-596), as well as with other applicable federal, state and local codes.

This RFQ requires a formal contract to be prepared by the County. The successful Contractor will properly sign and furnish any bonds, insurance, Workers' Compensation, etc. as may be required by the County within ten (10) days (unless a longer period is allowed by the County) from the date of receipt of the formal contract forms.

All respondents must take into consideration that only the County's contract documents will be used in the finalization of any agreement issued as a result of this RFQ. All Contractors are responsible for reviewing such documents prior to submitting their response.

ETHICAL STANDARDS:

It shall be a breach of ethical standards for any person to offer, give, or agree to give any employee or former employee, or for any employee or former employee to solicit, demand, accept, or agree to accept from another person, a gratuity or an offer of employment in connection with any decision, approval, disapproval, recommendation, preparation of any part of a program requirement or a purchase request, influencing the content of any specification or procurement standard, rendering of advice, investigation, auditing, or in any other capacity in any proceeding of application, request for ruling, determination, claim or controversy, or other particular matter, pertaining to any program requirement or a contract or subcontract, or to any solicitation or RFQ therefore.

It shall be a breach of ethical standards for any payment, gratuity, or offer of employment to be made by or on behalf of a subcontractor under a contract to the prime contractor or higher tier subcontractor or any person associated therewith, as an inducement for the award of a subcontract or order.

In the event that any gratuities or kickbacks are offered or tendered to any County employee or representative, the RFQ response shall be disqualified and shall not be reinstated.

ETHICSPOINT/NAVEX GLOBAL:

Douglas County is committed to an environment where open, honest communications are the expectation, not the exception. Douglas County has implemented a phone and Internet-based reporting system called EthicsPoint/Navex Global. The reporting system allows employees to report issues or concerns that they may have in an anonymous and confidential manner. We consider it a critical component in providing a safe, secure, and ethical workplace.

An option within the system allows for vendors to also report an issue. As a vendor, you are in a position to observe not only questionable or unethical behavior by our employees but also identify areas that you would like to make a suggestion for change. By calling 1-888-337-3094 or logging-in on the Internet to www.ethicspoint.com and entering Douglas County Government, you can file a report, offer a suggestion or voice a concern. Online instructions are available on how to use the system. The EthicsPoint/Navex Global system also offers a follow-up/response mechanism. You can be assured that this is a fast, easy, and confidential system.

NON-COLLUSIVE BIDDING CERTIFICATION:

By the submission of this RFQ, the respondent certifies that:

1) The RFQ has been arrived at independently and has been submitted without collusion with any other company.

2) The contents of the response have not been communicated by the company; nor, to its best knowledge and belief, by any of its employees or agents, to any person not an employee or agent of the company or its surety on any bond furnished herewith, and will not be communicated to any such person prior to the official opening of this RFQ.

3) No company shall submit more than one response, to include an alternate responses for this work.

NON-DISCRIMINATION IN EMPLOYMENT:

In connection with the performance of work under a contract issued as a result of this RFQ, the successful Contractor must agree 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. The successful Contractor must further agree to insert the foregoing provision in all subcontracts hereunder.

INDEMNIFICATION:

Indemnification by the County. The County cannot and by this agreement does not agree to indemnify, hold harmless, exonerate or assume the defense of the bidder or any other person or entity whatsoever, for any purpose whatsoever.

Indemnification by the Respondent. The company shall defend, indemnify and hold harmless the County, its officers, 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 out of any agreement issued as a result of this RFQ; provided, however, that the company need not indemnify or save harmless the County, its officers, agents and employees from damages resulting from the negligence of the County's officers, agents and employees.

INDEPENDENT CONTRACTOR:

The respondent is an independent contractor. Notwithstanding any provision of this Agreement, all personnel assigned by the company to perform work under this Agreement shall be and remain at all times, employees of the company for all purposes. THE INDEPENDENT CONTRACTOR IS NOT ENTITLED TO WORKERS' COMPENSATION BENEFITS THROUGH THE COUNTY AND IS OBLIGATED TO PAY FEDERAL AND STATE INCOME TAX ON ANY MONIES EARNED PURSUANT TO THE CONTRACT RELATIONSHIP.

ASSIGNMENT OF PURCHASE ORDER OR CONTRACT:

A Contractor may not assign or otherwise transfer any of its rights or obligations under any purchase order or contract made and entered into pursuant to the County RFQ without the prior written approval of the County Purchasing Division.

CANCELLATION:

The County reserves the right to cancel the whole or any part of a contract issued as a result of this RFQ due to failure of the Contractor to carry out any term, promise or condition of the contract. The County will issue a written notice of default to the company for failing to act in compliance with the terms and conditions of such contract.

EXAMINATION OF RECORDS:

The company agrees that the County shall, until the expiration of three (3) years after the final payment under an

agreement issued as a result of this RFQ, have access to and the right to examine any directly pertinent books, documents, papers and records of the Contractor involving transactions of such agreement.

PRICE, PAYMENT, AND DELIVERY:

1) All prices shall be firm and fixed for the specified time frame.

2) All payment terms shall be "Net 30"; consideration will be given to any discounts offered for payments made earlier than "Net 30", please explain.

3) In an effort to improve efficiency, Douglas County encourages the use of purchasing cards to make payments. Under this method, payments are made after the verification of the receipt of the goods and services and following the receipt of a proper invoice. Please confirm if this would be an acceptable payment option.

4) All deliveries will be "F.O.B. ~ Destination"

TAXES:

All price quotations shall reflect all applicable tax exemptions for Douglas County:

1) Federal Registration Number: 84-6000761

2) State Registration Number: 98-04428

COOPERATIVE PURCHASING:

Douglas County encourages cooperative purchasing in an effort to assist other agencies to reduce their cost of bidding and to make better use of taxpayer dollars through volume purchasing. Contractor(s) may, at their discretion, agree to extend the prices and/or terms of the resulting award to other state or local government agencies, school districts, or political subdivisions in the event they would have a need for the same product/service. Usage by any entity shall not have a negative impact on Douglas County in the current term or in any future terms. The Contractor(s) must deal directly with any governmental agency concerning the placement of purchase orders/agreements, freight/delivery charges, contractual disputes, invoices, and payments. Douglas County shall not be liable for any costs or damages incurred by any other entity.

EXHIBITS:

1) Exhibit "A" ~ Harvest Inventory Summary & Maps

2) Exhibit "B" ~ Fee Schedule

3) Exhibit "C" ~ Standard Public Contract for Services (for information only)

EXHIBIT "A"

REQUEST FOR QUALIFICATIONS (RFQ) #027-24
DAWSON BUTTE FOREST STAND IMPROVEMENT PROJECT

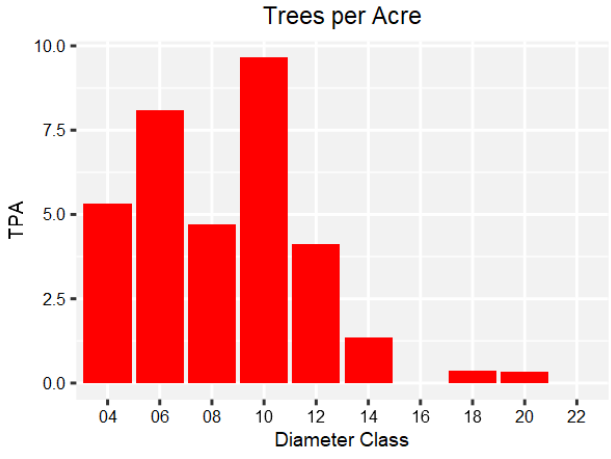
HARVEST INVENTORY SUMMARY & MAPS

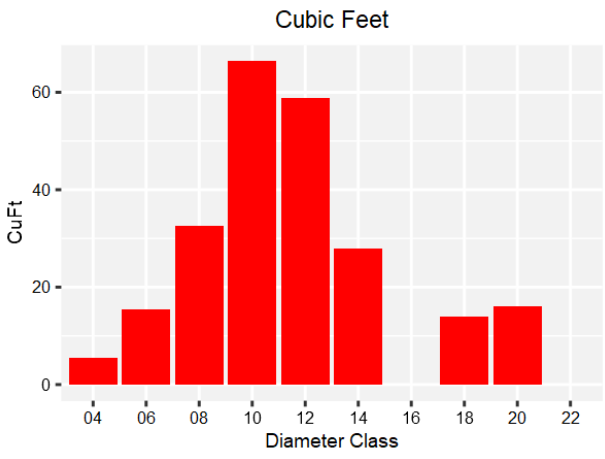
Note: The following information is derived from a limited sample size, and all numbers are provided as estimates. Actual forest conditions and harvest metrics may differ from what is listed below. The data does not include seedlings and saplings under 3.6 inches in diameter.

Harvest Statistics (per acre):

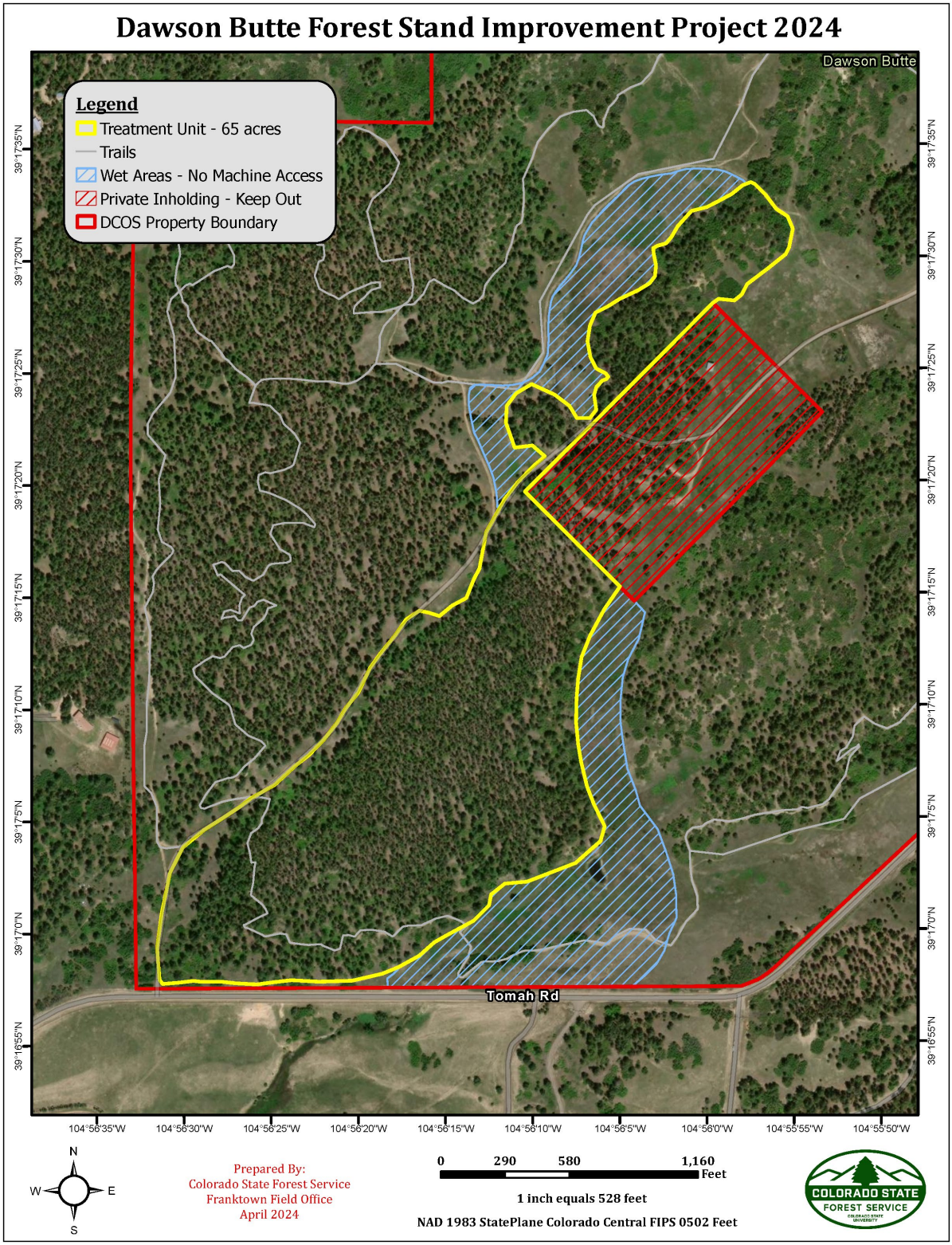
- Trees per acre (TPA)
  - **33.8**
- Basal area (BA)
  - **14.7**
- Quadratic Mead Diameter (QMD)
  - **8.9** inches
- Cubic Feet (CuFt)
  - **235.8**
- Merchantable Cubic Feet (MCuFt)
  - **209.8**
- Board feet (BdFt)
  - **624.3**

Figures:





Maps:


Dawson Butte Forest Stand Improvement Project 2024
Dawson Butte
Legend
Treatment Unit - 65 acres
Trails
Wet Areas - No Machine Access
Private Inholding - Keep Out
DCOS Property Boundary
Tomah Rd
39°17'35"N
39°17'30"N
39°17'25"N
39°17'20"N
39°17'15"N
39°17'10"N
39°17'5"N
39°17'0"N
39°16'55"N
104°56'35"W
104°56'30"W
104°56'25"W
104°56'20"W
104°56'15"W
104°56'10"W
104°56'5"W
104°56'0"W
104°55'55"W
104°55'50"W
N
W
E
S
Prepared By:
Colorado State Forest Service
Franktown Field Office
April 2024
0 290 580 1,160
Feet
1 inch equals 528 feet
NAD 1983 StatePlane Colorado Central FIPS 0502 Feet
COLORADO STATE FOREST SERVICE

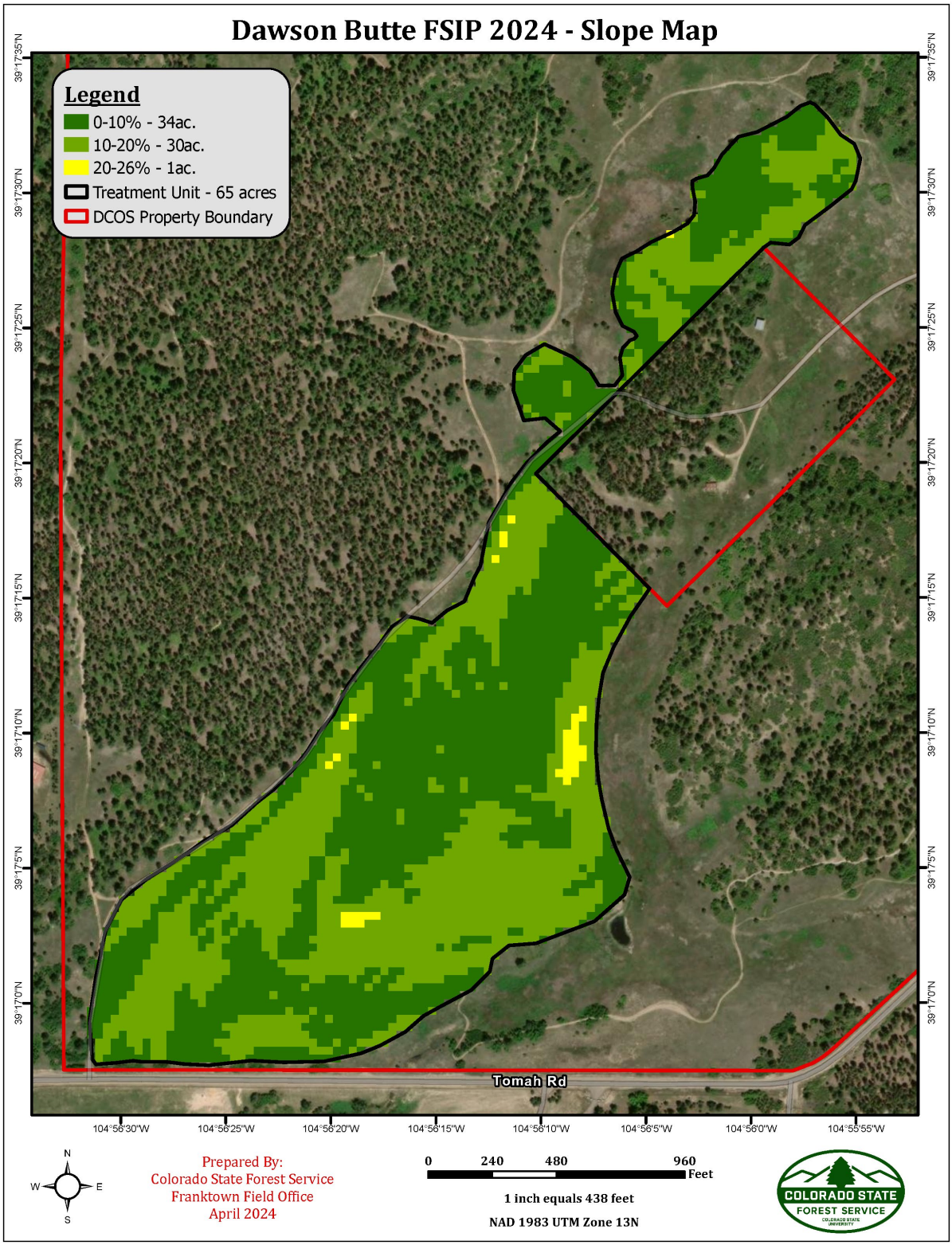

Dawson Butte FSIP 2024 - Slope Map
Legend
0-10% - 34ac.
10-20% - 30ac.
20-26% - 1ac.
Treatment Unit - 65 acres
DCOS Property Boundary
Tomah Rd
39°17'35"N
39°17'30"N
39°17'25"N
39°17'20"N
39°17'15"N
39°17'10"N
39°17'5"N
39°17'0"N
104°56'30"W
104°56'25"W
104°56'20"W
104°56'15"W
104°56'10"W
104°56'5"W
104°56'0"W
104°55'55"W
N
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Prepared By:
Colorado State Forest Service
Franktown Field Office
April 2024
0 240 480 960
Feet
1 inch equals 438 feet
NAD 1983 UTM Zone 13N
COLORADO STATE
FOREST SERVICE

EXHIBIT "B"

REQUEST FOR QUALIFICATIONS (RFQ) #027-24
DAWSON BUTTE FOREST STAND IMPROVEMENT PROJECT

FEE SCHEDULE

The Department of Open Space and Natural Resources of Douglas County Government, hereinafter referred to as the County, respectfully requests qualifications and pricing from responsible and highly-qualified contractors for the provision of the services associated with the successful completion of the Dawson Butte Forest Stand Improvement Project, as specified. All responses shall be submitted on the following fee schedule. The County will select one (1) contractor only in its final decision. Douglas County Government reserves the right to reject any or all responses or accept any presented which meet or exceed the specifications which are deemed to be in the best interest of Douglas County. Douglas County will not be bound to accept the lowest response. Douglas County reserves the right to waive formalities or informalities contained in said RFQ and to negotiate any optional items with the successful Contractor.

Dawson Butte 2024 Treatment Unit

Acreage: 65

Cost/acre: $_____

Total Cost: $_____

Project Timing:
Enter your estimated Start and Ending Dates. (Project Administrators have specified when the contractor may begin work, acceptable operational periods, and the project end date during the site inspection and within the scope of work. When determining the start/end dates, please allow 2-4 weeks to allow time for contractor selection and to prepare and then sign the contract. Please refer to the scope of work for any other special circumstances.)

Note: Emphasis in contractor selection, in addition total project cost, will also take into account the purposed start and end dates for project implementation and completion.

Start Date: _____

End Date: _____

EXHIBIT B
SCOPE OF WORK
RESPONSE TO RFQ #027-24

(Remainder of Page Intentionally Blank**)**



DAWSON BUTTE **PROPOSAL**

DEER CREEK
FORESTRY

FUELED BY **PASSION**

Welcome to Deer Creek Forestry! I'm Easton Eisele, and I've been involved with forestry and equipment since I was 10 years old. Growing up on a property in Sedalia, Colorado, where active fire mitigation has been ongoing for 25 years, I gained hands-on knowledge and expertise in the field. My passion and skills led me to take on some of the work myself, and our efforts caught the attention of the local forest service. Their encouragement and support were the foundation for Deer Creek Forestry's establishment.

Our company has grown through our commitment to being easy to work with, delivering high-quality results, and providing exceptional finish work. We take pride in our strong reputation and invite you to reach out to our references to learn more about our capabilities and the quality of our work.

I personally manage each project alongside my foreman, Josh, to ensure that every detail aligns with the project requirements. Our team is skilled and equipped to handle any challenge.

Thank you for considering Deer Creek Forestry. We look forward to the opportunity to work with you.

Easton Eisele
Owner
Deer Creek Forestry
3510 Hidden Valley Road
Sedalia CO, 80135
(720) 940-1036
easton108@gmail.com
deercreekforestry.com



PROJECT DETAILS

PLANS OF OPERATION

Our approach to executing this project revolves around our specialized machinery and the expertise of our operators. Here's how we plan to proceed:

Initial Focus:

- Technical/Steep Areas: We will begin by tackling challenging and steep areas. This strategy allows us to address the harder-to-reach zones efficiently before winter conditions complicate access.

Machinery and Techniques:

- Mastication: We will use our two CAT 299 rubber-tracked skid steers equipped with high-performance mulching heads. This will process all specified fuels in the scope of work, creating open areas that facilitate easier falling, bucking, and skidding of harvested trees.
- Tree Harvesting: Trees will be felled either by hand or using a tree shear mounted on our CAT 279 rubber-tracked skid steer. Most trees will be bucked where they fall unless chip depth becomes excessive. If so slash will be moved to a nearby area for mastication.
- Skidding Logs: Using our log grapple on our skid steer, we will skid logs with minimal ground disturbance, keeping them elevated to avoid damage. Logs will be moved to 1 or 2 log decks, minimizing project disturbance. We will coordinate the log deck locations with project administration.
- Log Processing: Logs will be loaded onto our log truck and trailer from the southern entrance for transportation to our saw mill. These logs will primarily be utilized for our cabin kits.

Final Touches:

- Final Finish Mulch: We will perform a final pass to cover machine tracks, process any remaining fuels, and ensure a clean, manicured mulch finish across the project area.

Project Management:

- Oversight: I will personally manage the project alongside my lead foreman, Josh Milz. Together, we will oversee our crew daily to ensure the project runs smoothly and meets all expectations.

Timeline:

- Start Date: We aim to start in September, contingent on project award and approval to proceed.
- Completion: We anticipate finishing the project by December.

This carefully coordinated plan ensures that we efficiently execute the scope of work while maintaining high standards of quality and minimal disruption. We look forward to the opportunityworkon this project.

PROJECT OVERVIEW

Project Overview: 75-Acre Fuel Reduction

Objective: To improve forest health, reduce the threat of disease, and mitigate crown fire potential through mastication and strategic tree utilization.

Mastication

Equipment Used:
- Two 2022 CAT 299 Skid Steers: Equipped with Dennis Cimaf knife blade mulching heads. These low ground pressure machines with rubber tracks are ideal for this type of work.

Tree Mastication :
- Tree Size: Masticate trees 7 inches or less that act as ladder fuels or are diseased.

Gambel Oak:
- Masticate Gambel oak beneath drip lines to manage ladder fuels.
- Create a mosaic clumping pattern to improve spacing between residual clumps.
- Focus on removing dead or unhealthy oak.

Chip Depth: Maintain a chip depth of 3 inches or less.

Slash Management: Masticate all slash from harvested trees and process all stumps.

Ground Fuels: Masticate all down or dead fuels on the ground 8 inches or less.

Skid Trails & Machine Tracks: Masticate over all skid trails or machine tracks to leave a clean, manicured finish of mulch.

Tree Utilization

- Felling and Skidding: Marked trees greater than 8 inches will be felled, limbed, and skidded to the log deck.
- Log Processing: Most logs will be transported to our sawmill to be processed into logs for our cabin kits.
- Slash and Tops: Masticate all slash and tops of felled trees.

Tree Retention:
- Retain healthy single-standing ponderosa pine, even if under 8 inches. These trees will be marked with orange flagging.
- Retain 2-3 snags per acre, as well as whole tree snags on the ground, for habitat purposes. Snags will be marked with orange flagging.

Trail Buffer

- Buffer Zones: Retain a 15 to 25-foot buffer on each side of trails running through the unit.
- Hand Work: Conduct hand work if necessary to remove specific fuels within the buffer zones.

Final Finish

- Machine Tracks & Skid Trails: Cover all machine tracks, skid trails, log decks, and landings with mulch from our mastication equipment.
- Quality Check: Review all treated acres to ensure that all designated fuels in the scope of work have been thoroughly processed and that the area has a polished, manicured finish of mulch.

PROJECT PRICING

01.

Dawson Butte Treatment Unit

75 acres
$2,250 per acre
Total: $168,750

PROJECT TOTAL

$168,750



PROJECT **TIMELINE**

Start Date: September 2024

Finish Date: December 2024



MEET THE **CREW**



EASTON EISELE

Deer Creek Forestry Owner
15 years of experience running equipment
Associates degree in business
CDL



MIGUEL VEGA

Ranch hand on an equestrian ranch
15 years of experience running equipment
Head operator

JOSH MILZ

Deer Creek head foreman
Deer Creek safety coordinator
Deer Creek logistics coordinator
Bachelors in Special Education
Baseball coach
Ranch Hand



NEVIN GORDON

Second in line foreman
CDL
10 years of experience running equipment
Worked for multiple excavation companies
House remodel contractor



NATHAN LEE

Multiple years of experience running equipment
Ranch hand on cattle ranch



COLTON FITCH

CDL
10 Years of experience running equipment
Managed a party rental business.
Mechanic experience

ADDITIONAL INFORMATION

Trail Signage and Closure: We will post clear signage on trails and close areas where we are actively working to ensure safety and minimize disturbances.

Subcontractors: We will manage the entire project with our crew and will not use any subcontractors.

Damage Deposit: We will pay the required $2,000 damage deposit as specified.

Insurance: We have the required insurance coverage in place as requested for this project.

If you have any further questions or need additional information, please feel free to reach out.

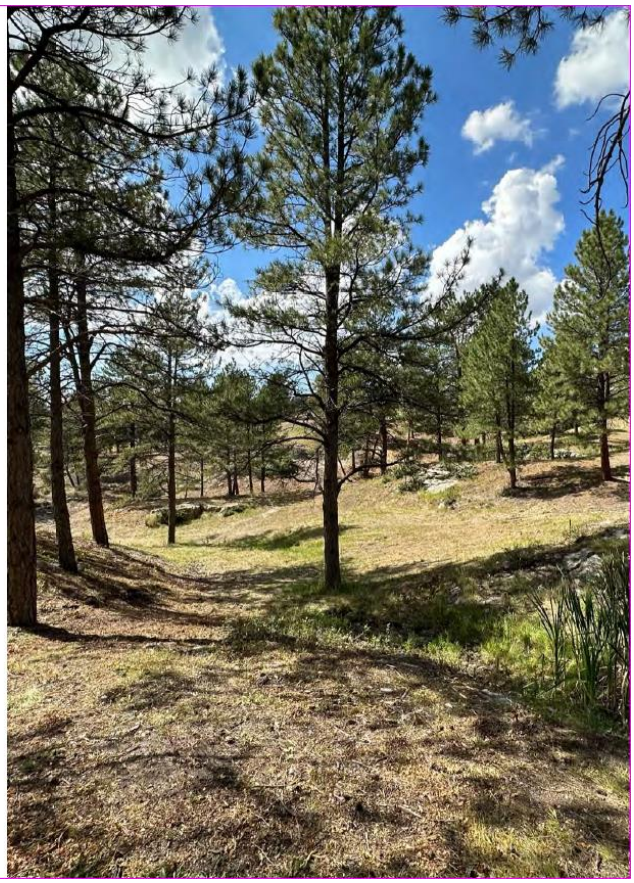
Addendum: Addendums have have been reviewed.



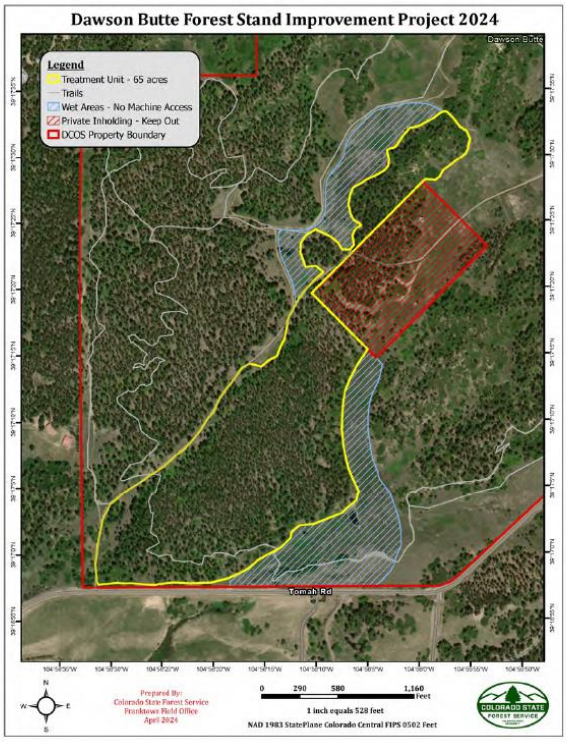
OUR EQUIPMENT

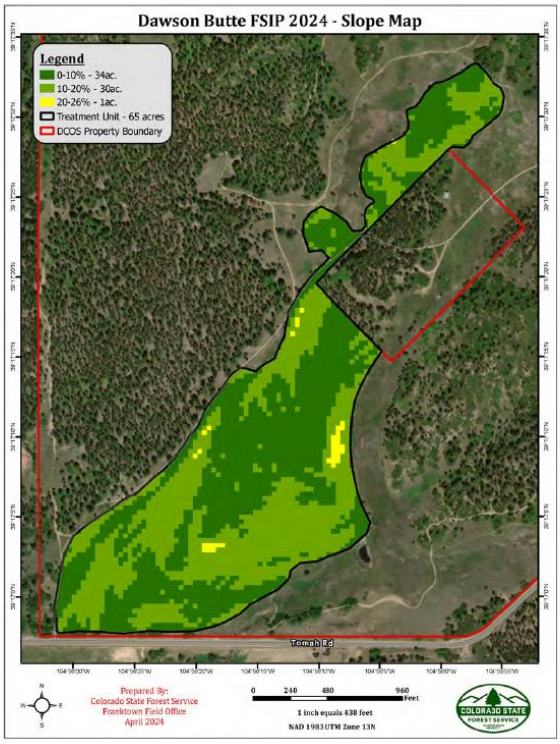
2023 Barko 930B
2023 Cat 299 Skid Steer
2022 Cat 299 Skid Steer
2024 Cat 299 Skid Steer
2020 Cat 279 Skid Steer
2021 Cat 309 Excavator
2023 Cat D1 Dozer
Chipper

Additional Equipment
Army Fuel Trailer
Army Fuel Trailer
Log Truck and Trailer
Log Grapple
Tree Sheer
Chain Saws and Hand Equipment



Maps:


Dawson Butte Forest Stand Improvement Project 2024
Legend
Treatment Unit - 65 acres
Trails
Wet Areas - No Machine Access
Private Inholding - Keep Out
DCOS Property Boundary
Dawson Butte
Tomah Rd
Prepared By:
Colorado State Forest Service
Franktown Field Office
April 2024
0 290 580 1,160 Feet
1 inch equals 528 feet
NAD 1983 StatePlane Colorado Central FIPS 0502 Feet


Dawson Butte FSIP 2024 - Slope Map
Legend
0-10% - 34ac.
10-20% - 30ac.
20-26% - 1ac.
Treatment Unit - 65 acres
DCOS Property Boundary
Tomah Rd
Prepared By:
Colorado State Forest Service
Franktown Field Office
April 2024
0 240 480 960 Feet
1 inch equals 438 feet
NAD 1983 UTM Zone 13N

2


PAST PROJECTS

Grapevine Hollar Project

This project, situated in the foothills of Sedalia, involved fuel management t argeting pine, gambel oak, and juniper. Our approach included several key activities to reduce fuel densities:

- Mastication: Applied primarily to pine and oak to reduce fuel densities and manage undergrowth.
- Falling Trees: Approximately 10 trees per acre were felled, skidded, and sold to our buyer, focusing on thinning out the forest.
- Mosaic Gambel Oak Treatment: This treatment was applied to create a varied and effective fuel reduction pattern.
- Spacing Between Drip Lines: We ensured proper spacing to improve firebreak effectiveness.
- Focus on Diseased or Unhealthy Trees: Prioritizing these trees helps in maintaining forest health.

Additionally, we treated 3 acres via the lop-and-scatter method around a riparian area.

Machinery used on this project included:

- D1 Dozer: For technical and steep clearing.

299 and 279 Skid Steers: Versatile machines used for various ground operations.

- 309 Excavator: Used for technical mastication.

Our targeted efforts and specialized equipment ensured effective fuel management and contributed to the overall health and safety of the forested area.

01.

Spencer Weston
Franktown CSFS
(303)489-3126

Matt Harris
(503) 330-5682
63 Acres





Brown Mitigation Project

This project, located in the foothills of Sedalia, involved targeted fuel management to enhance forest health and reduce fire risk. Here's an overview of the work completed:

Fuel Types Targeted: Pine, gambel oak, and juniper.

Methods Used:

- Mastication: Applied primarily to pine and oak to reduce fuel densities and manage undergrowth.
- Falling Trees: Approximately 10 trees per acre were felled, skidded, and decked, focusing on thinning dense areas.
- Mosaic Gambel Oak Treatment: Applied to create varied fuel reduction patterns.
- Spacing Between Drip Lines: Implemented to improve firebreak effectiveness.
- Focus on Diseased or Unhealthy Trees: Prioritized for removal to maintain forest health.

The project covered a mix of steep and technical terrain. The majority of the work was conducted using mechanical methods, while hand treatments were applied to specific areas using the lop-and-scatter technique.

Machinery utilized for this project included:

- D1 Dozer: For technical and steep clearing.
- 299 and 279 Skid Steers: Versatile machines used for various ground operations.
- 309 Excavator: Used for technical mastication.

This approach ensured effective fuel management and addressed the complex terrain while maintaining forest health and safety.

02.

Joe Gray
Franktown CSFS
(636) 675-6878

Ken Brown
(720) 560-5426
30 Acres





Austin Bluffs Project

This project, located in Colorado Springs, focused on fuel management to enhance forest health and reduce fire risk. Here's a detailed overview:

Fuel Types Targeted: Pine and gambel oak.

Methods Used:

- Mastication: Applied primarily to pine to reduce fuel densities and manage undergrowth.
- Mosaic Gambel Oak Treatment: Implemented to create a varied fuel reduction pattern and improve forest health.
- Spacing Between Drip Lines: Established to enhance firebreak effectiveness and create defensible space.
- Focus on Diseased or Unhealthy Trees: Prioritized to maintain forest health and reduce potential hazards.

The project area predominantly featured moderate terrain with a significant presence of gambel oak. In more challenging areas, such as drainages and steep slopes, we hand-felled the fuels and then transported them to mechanically accessible areas for processing.

Machinery used for this project included:

- 299 Skid Steer: Utilized for a range of ground operations and processing tasks.
- 309 Excavator: Used for handling materials, particularly in complex terrain.
- CAT D1 Dozer: For steep and technical terrain.
- Barko 930B: Heavy duty mulching.

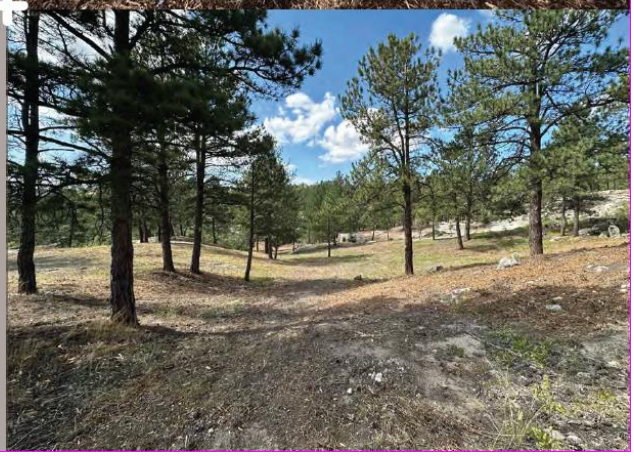
This combination of methods and equipment allowed us to effectively manage fuel loads, address varying terrain conditions, and enhance the overall safety and health of the forested area..

03.

Overseen by City of Colorado Springs

Cory Ashby
(719) 440-6736
67 Acres



















PAST PROJECTS

01.

Turtle Rock Ranch

- 34 acres, Managed by Jille Welle
- 30 acres project, overseen by property owner
- Bob Sexton 402-520-2264

Q&D Property

- 60 Acres Managed by Joe Gray CSFS
- Douglas County Open Space
- 200 acres
- Majority is a retreat with mild mastication.

Roxborough Properties

- 4 Separate properties.
- Tight and technical treatments around homes.
- Lots of gamble oak hand work
- Water Line Project
- Masicated all fuels over water line construction
- Around 10 acres

Woodmoor Mountain Properties

- 7 acre steep and technical property
- 5 acre property
- Pine Ridge HOA
- 20 acres
- Mastication and mowing, lots of rock and hand work drug intomechanical area

City of Castle Pines

- 20 Acres
- All oak in a community common area



REFERENCES

02.

For references, please reach out to the following below for their experience working with Deer Creek Forestry.

- **Spencer Weston at CSFS (Franktown field office) (303)489-3126**

- **Jill Welle (Douglas County Fire Mitigation Program) (303)880-5252**

- **Cory Ashby (Colorado Springs Fire Mitigation) (719)440-6736**

Below are contacts for our past jobs, providing references to our work and reputation:

- **Grapevine Hollar Project: Matt Harris (503)-330-5682**

- **Brown mitigation Project: Ken Brown (720)-560-5426**

- **Pine Cliff Ranch Project: Kurt Walker (303)-587-0102**

- **Jaksch mitigation Project: Claudine Jaksch (303)-814-3050**

- **Turtle Rock Ranch : Bob Sexton (402)-520-2264**

We would be thrilled to have the opportunity to work with you. If selected, we are confident in our ability to meet and exceed your expectations. While we strive to be competitive with our pricing, we believe our strong reputation and quality of work will speak for itself.

Should you wish to visit any of our past job sites, I would be more than happy to arrange a meeting and show you our work firsthand. Thank you for considering Deer Creek Forestry for your project.

EXHIBIT C
METHOD OF PAYMENT

Payments shall be made to the Consultant based upon invoices submitted by the Consultant, provided such invoices have been approved by the Authorized Representative. Payments will be made to the Consultant within thirty (30) days, or within a mutually agreed upon period after County has received complete invoices from the Consultant. The County reserves the right to require such additional documentation, including monthly activity reports detailing the Consultant's activities and services rendered, as the County deems appropriate to support the payments to the Consultant. The signature of an officer of the Consultant shall appear on all invoices certifying that the invoice has been examined and found to be correct.

Full payment will be made upon receipt of an invoice when the completion of a project is to the satisfaction of the county.

EXHIBIT D
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 email to:

Douglas County Government
Attn: Risk Management
100 Third Street
Castle Rock, Colorado 80104
risk@douglas.co.us

Subcontractors Consultant or Consultant shall require and verify that all subcontractors maintain insurance meeting all the requirements stated herein, and CONSULTANT or CONTRACTOR shall ensure Douglas County is an additional insured on insurance required from subcontractors.

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: September 24, 2024

STAFF PERSON RESPONSIBLE: Brittany Cassell, Curator

DESCRIPTION: Construction Contract for Services with Empire Carpentry for $350,000.00.

SUMMARY: The request is for approval of a public contract with Empire Carpentry for preservation work.

STAFF ASSESSMENT: Staff recommends approving the construction contract for services between Empire and the Board for $350,000 as it complies with all County approval standards and policies.

REVIEW:

Terence T Quinn - FYI	Notified - FYI	9/11/2024
Kati Carter	Approve	9/11/2024
Jeff Garcia	Approve	9/17/2024
Andrew Copland	Approve	9/18/2024
Doug DeBord	Approve	9/19/2024
Samantha Hutchison - FYI	Notified - FYI	9/19/2024

ATTACHMENTS:

Staff Report- Empire Carpentry Construction Contract

DOUGLAS COUNTY
COLORADO

Construction Contract Staff Report

DATE: SEPTEMBER 12, 2024

TO: DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS

THROUGH: DOUGLAS J. DEBORD, COUNTY MANAGER

FROM: TERENCE T. QUINN, AICP, DIRECTOR OF COMMUNITY DEVELOPMENT

CC: BRITTANY CASSELL, CURATOR
LAUREN PULVER, PLANNING SUPERVISOR
KATI CARTER, AICP, ASSISTANT DIRECTOR OF PLANNING RESOURCES

SUBJECT: **CONSTRUCTION CONTRACT FOR SERVICES WITH EMPIRE CARPENTRY FOR $350,000**

BOARD OF COUNTY COMMISSIONER BUSINESS MEETING: SEPTEMBER 24, 2024 @ 1:30 PM

I. EXECUTIVE SUMMARY

This is a request to execute a contract between the Board of County Commissioners (Board) and Empire Carpentry (Empire) for $350,000. The contract is for continued stabilization of the Evans Homestead. The project is funded from the 2024 Parks, Trails, Historic Resources, and Open Space (PTHROS) Sales Tax fund.

II. REQUEST

Approval of a public contract with Empire for preservation work.

III. BACKGROUND

Evans Gandy is a County owned structure that was in critical need of major stabilization and restoration when Phase 1 of preservation work began in 2022. The homestead was listed on the National Register of Historic Places in 2012.

In 2020, temporary emergency stabilization was performed inside the structure to keep it from collapsing. In April 2022, a request for proposals (RFP) was issued for this restoration project which included work on the foundation stabilization, first and second floor framing stabilization, reconstruction of an addition, attic floor framing stabilization and roof joist framing stabilization. Empire was selected for the project because they have expertise for the requirements of this project and have demonstrated success in

preservation work on other County assets. The cost of the previous phase with Empire was $359,165.40.

Empire will perform the next phase of work to keep continuity in the project. This phase will focus on exterior restoration which will include siding, windows, doors, and reconstructing the historic porch.

The Evans Homestead plays an important role in the future development of Lincoln Mountain Open Space as a trail is planned to extend to this structure. As part of this, interpretive signage about the historic structure will be installed so that it could be highlighted for the public to enjoy.

IV. RECOMMENDED ACTION

Staff recommends approving the construction contract for services between Empire and the Board for $350,000 as it complies with all County approval standards and policies.

ATTACHMENTS

Construction Contract.....3-19

CONSTRUCTION CONTRACT

2024 EVANS HOMESTEAD REHABILITATION PROJECT
RFP #009-22

THIS CONTRACT made and entered into this _____ day of **September 2024**, by and between the **Board of County Commissioners of the County of Douglas, State of Colorado**, hereinafter referred to as the "County," and **Empire Carpentry LLC**, a corporation organized and existing under and by virtue of the laws of the State of Colorado, hereinafter referred to as the "Contractor."

WITNESSETH:

WHEREAS, the County advertised that sealed bids would be received for furnishing all labor, tools, supplies, equipment, materials and everything necessary and required for the restoration of the **Evans Homestead** of Douglas County, located at 12325 S. State Highway 83, Franktown, Colorado; and

WHEREAS, bids from said advertisement have been received by the County, and it has been recommended that a contract for said work be made and entered into with the above-named Contractor who was the lowest, responsive, responsible, qualified bidder therefore; and

WHEREAS, said Contractor is now willing and able to perform all of said work in accordance with the Contract Documents and its bid;

NOW, THEREFORE, for and in consideration of the compensation to be paid the Contractor, the mutual agreements hereinafter contained, and subject to the terms hereinafter stated, it is mutually agreed as follows:

ARTICLE I – CONTRACT DOCUMENTS: It is agreed by the parties hereto that the following list of instruments, drawings and documents which are attached hereto and bound herewith or incorporated herein by reference constitute and shall be referred to either as the Contract Documents or the Contract, and all of said instruments, drawings and documents taken

together as a whole constitute the Contract between the parties hereto, and they are as fully a part of and incorporated into this Agreement as if they were set out verbatim and in full herein:

Contract
Performance Bond
Payment Bond
Notices to Proceed
General Contract Conditions (Standard Specifications for Construction)
Invitation to Bid
Contractor Bid
Technical Specifications (if any)
Special Conditions (if any)
Addenda (if any)
Contract Drawings (if any)
Change Directives (if any)
Change Orders (if any)
Shop Drawings (if any)

ARTICLE II – SCOPE OF WORK: The Contractor agrees to and shall furnish all labor and tools, supplies, equipment, superintendence, materials and everything necessary for and required to do, perform and complete all of the work described, drawn, set forth, shown and included in said Contract Documents.

ARTICLE III – TERMS OF PERFORMANCE: The Contractor agrees to begin the performance of the work required under this Contract within ten (10) days after being notified to commence work by the County's Authorized Representative pursuant to a Notice to Proceed and agrees to substantially complete said work in its entirety by **August 31, 2025** exact number of days for completion to be determined upon Notice to Proceed. This period of performance is also referred to as the Contract Time. The Contractor is not authorized to commence work prior to its receipt of the Notice to Proceed.

ARTICLE IV – LIQUIDATED DAMAGES: There will be no liquidated damages for this Contract.

ARTICLE V – TERMS OF PAYMENT: The County agrees to pay the Contractor for the performance and completion of all of the work as required by the Contract Documents, and the Contractor agrees to accept as its full and only compensation therefore, subject to additions and

deletions pursuant to Change Order and other provisions of the Contract Documents, the total lump sum amount of **Three Hundred and Forty-Nine Thousand, Six Hundred and Eighty, and 18/100 dollars ($349,680.18)** payable pursuant to the Contract Documents. Any work accomplished and put in place by the Contractor above and beyond the appropriated and allocated funds for each budget year will be done at the Contractor's risk.

ARTICLE VI – ANNUAL APPROPRIATIONS:

This appropriation is for the fiscal year ending December 31, 2024. The County is not under obligation to make any future apportionment or allocation to this Contract. Any work performed in excess of amounts appropriated shall be solely the risk of the Contractor. Notwithstanding any other term of this Contract, it is expressly understood and agreed that: (1) any County financial obligation, whether direct or contingent, for all or any part of the work under this Contract, shall extend only to monies duly and lawfully appropriated and budgeted by the County and encumbered for the purposes of this Contract; (2) County does not by this Contract irrevocably pledge present cash reserves for payments in this or future fiscal years; (3) this Contract is not intended to create a multiple-fiscal year direct or indirect debt or financial obligation of County; (4) the obligation of County for expenditure obligations, if any, arising during any subsequent fiscal year in which this Contract could be extended and be in effect shall only extend to utilization and payment of monies appropriated and budgeted and encumbered for the purpose of this Contract in the fiscal year in which obligations arise; and (5) no change order may be issued requiring compensation work which causes the aggregate amount payable under the Contract to exceed the amounts appropriated, budgeted and encumbered for the payment of this Contract in the fiscal year in which such obligations arise, unless the Contractor is given written assurance by the County that lawful appropriations to cover the cost of the additional work have been made or unless such work is covered under a remedy-granting provision in the Contract. Any work completed for this Contract shall be secured from harm until future moneys are appropriated so that additional work may

commence. In the event a future appropriation is made by the County, County will inform contractor in writing of any amounts appropriated for work proposed herein.

ARTICLE VII - GOVERNING LAW; VENUE: This Agreement 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. Contractor expressly waives the right to bring any action in or to remove any action to any other jurisdiction, whether state or federal. All of the work performed under this Agreement by the Contractor shall comply with all applicable laws, rules, regulations and codes of the United States and the State of Colorado. 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 Agreement.

ARTICLE VIII – CONTRACT BINDING: It is agreed that this Contract shall be binding on and inure to the benefit of the parties hereto, their heirs, executors, administrators, assigns and successors.

ARTICLE IX – SEVERABILITY: If any part, portion or provision of this Contract shall be found or declared null, void, or unenforceable for any reason whatsoever by any court of competent jurisdiction or any governmental agency having authority thereover, only such part, portion or provision shall be affected thereby and all other parts, portions and provisions of this Contract shall remain in full force and effect.

ARTICLE X – ASSIGNMENT: The Contractor shall not assign the whole or any part of its duties, rights and interest in this Contract without first obtaining the written consent of the County.

ARTICLE XI – JOINT VENTURE: If the Contractor is a Joint Venture, the partners to the Joint Venture shall be jointly and severally liable to the County for the performance of all duties and obligations of the Contractor which are set forth in the Contract.

ARTICLE XII - 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.

ARTICLE XIII - 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 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.

ARTICLE XIV - INDEPENDENT CONTRACTOR: Contractor is an independent contractor. Notwithstanding any provision of this Contract, all personnel assigned by Contractor to perform work under this Contract shall be and remain at all times, employees of Contractor for all purposes. It is not intended nor shall it be construed that the Contractor, its employees or volunteers are agents, employees or officers of the County for any purpose whatsoever.

ARTICLE XV – OWNERSHIP OF DOCUMENTS: Drawings, specifications, guidelines and any other documents prepared by Contractor in connection with this Agreement shall be the property of the County.

ARTICLE XVI – INSURANCE: The Consultant shall be required to maintain the insurance requirements provided in Exhibit C, attached hereto and incorporated herein by reference.

ARTICLE XVII – POLITICAL CONTRIBUTIONS PROHIBITED: Pursuant to Section 15 of Article XXVIII of the Colorado Constitution, there is a presumption of impropriety between contributions to any campaign and sole source government contracts. Therefore, the Consultant agrees, that in the event Consultant is awarded sole source contracts by the State or any

of its political subdivisions exceeding One Hundred Thousand Dollars ($100,000.00) cumulatively from any and all governmental entities within a calendar year, Consultant shall, for the duration of this Agreement and for two (2) years thereafter, cease making, causing to be made, or inducing by any means, a contribution, directly or indirectly, on behalf of any political party or for the benefit of any candidate for any elected office of the State or any of its political subdivisions. Further, pursuant to Section 16 of Article XXVIII of the Colorado Constitution, in the event that the Consultant is awarded sole source contracts in excel of the amounts discussed herein, Consultant shall promptly prepare and deliver to the executive director of the Colorado Department of Personnel, a true and correct "Government Contract Summary," for this Agreement in a form acceptable to that office.

ARTICLE XVIII - COLORADO LABOR PREFERENCE: The provisions of Sections 8-17-101 and 102, 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 of each type or class of labor in the several classifications of skilled and common labor employed on the Project. "Colorado labor" means any person who is a resident of the State of Colorado, at the time of employment, without discrimination as to race, color, creed, sex, age, or religion except when sex or age is a bona fide occupational qualification.

ARTICLE XIX - 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.

ARTICLE XX – 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.

IN WITNESS WHEREOF, the County and Contractor have executed this Contract as of the above date.

Empire Carpentry LLC

BY:_____ **ATTEST: (if a corporation)**

Printed Name:_____ **_____**

Title:_____ **Title: _____**

DATE: _____

Signature of Notary Public Required:

STATE OF COLORADO)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 202___, by _____.

Witness my hand and official seal

_____
Notary Public
My commission expires: _____

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

BY:_____
George Teal, Chair

ATTEST:

_____
Clerk to the Board

APPROVED AS TO CONTENT:

_____
Douglas J. DeBord, County Manager

Date:_____

APPROVED AS TO FORM:

_____
Terence T. Quinn, Director
Department of Community Development

Date:_____

APPROVED AS TO FISCAL CONTENT:

_____
Andrew Copland, Director of Finance

Date:_____

APPROVED AS TO LEGAL FORM:

_____
Chris Pratt, Managing County Attorney

Date:_____

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned **Empire Carpentry LLC**, 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 _____[Bond company state], and authorized to transact business in the State of Colorado, hereinafter referred to as 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 and Forty-Nine Thousand, Six Hundred and Eighty, and 18/100 dollars ($349,680.18)** 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 Contract No. _____, in accordance with the all Contract Documents therefor 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.

(End of Page)

IN WITNESS WHEREOF, said Contractor and said Surety have executed these presents as of this ____ day of _____, _____.

_____
CONTRACTOR

By:_____
President

_____
SURETY

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.)

PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned **Empire Carpentry LLC**, a corporation organized under the laws of the State of Colorado hereinafter referred to as the "Contractor" and _____[Bonding company name], a corporation organized under the laws of the State of _____[Bonding company state], and authorized to transact business in the State of Colorado, hereinafter referred to as 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 and Forty-Nine Thousand, Six Hundred and Eighty, and 18/100 dollars ($349,680.18)** 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 Contract No._____, in accordance with all Contract Documents therefor 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.

[END OF PAGE]

IN WITNESS WHEREOF, said Contractor and said Surety have executed these presents as of this ____ day of _____, _____.

_____
CONTRACTOR

By:_____
President

_____
SURETY

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 Services

A.	**Exterior Finishes**	**$129,495.00**
	Siding & Trims, Repair / Replace, Install New Vapor Barrier & Flashings, Frame New Porch	$93,575.00
	Demo Existing Chimney / Repair Roof Framing at Chimney Opening	$9,920.00
	New Porch Excavation / Concrete, Stone Veneer	$11,100.00
	Roofing - Porch Roof, Chimney Patch, Chimney Flashing	$4,700.00
	Hauling, Install Dry Zone,	$7,300.00
	Redo Lightning Protection	$2,900.00
B.	**Exterior Doors**	**$17,500.00**
	Provide and install Replica exterior doors, Hardware and Trims	$17,500.00
		$0.00
C.	**Chimneys**	**$19,900.00**
	Concrete Pad for Chimney	$3,200.00
	1 Structural Steel Chimney Support System Installed	$3,400.00
	Construct 2 Brick Masonry Chimneys to Historic Height	$11,300.00
	Haul off Debris	$2,000.00
D.	**Windows**	**$49,950.00**
	Restore / Replicate Wood Windows, Frames, Sills, Stools, Hardware, & Trims to Match Historic	$49,950.00
E.	**Painting**	$29,930.00
	Exterior Paint 2 Colors, Includes Siding, Trims, Windows, Storm Windows, Exterior Doors (both sides) Interior Walls and Trims Are Not Included	$29,930.00
I.	**NOTES:**	$0.00
	Permits to be provided by Owner	

	Construction Subtotal	$246,775.00
General Conditions (EC only)		$37,016.25
Permits		$0.00
Bonding		$12,338.75
Overhead & Profit (EC only)		$24,677.50
	Construction Total	$320,807.50
Contingency (9%)		$28,872.68
	Project Total	$349,680.18

EXHIBIT B

Fee Schedule

Evans Homestead
Cost Proposal

Preservation Activities:	$ 246,775.00
General Conditions	$ 37,016.25
Permitting	$ 0000
Bonding	$ 2,338.75
Overhead and Profit	$ 24,677.50
ESTIMATED TOTAL:	**$ 349,680.18**

EXHIBIT C

INSURANCE REQUIREMENTS

1. The Contractor agrees to procure and maintain with insurers with an A- or better rating as determined by Best's Key Rating Guide, at its own expense, the following policies of insurance:

(a) Workers' Compensation insurance to cover obligations imposed by applicable laws for any employee engaged in the performance of work under this contract, and Employers' Liability insurance with the following limits:

Workers' Compensation:	Statutory
Employers' Liability:	$1,000,000

(b) Commercial General Liability insurance with minimum combined single limits of ONE MILLION DOLLARS ($1,000,000) each occurrence and TWO MILLION DOLLARS ($2,000,000) aggregate. The policy will be applicable to all premises and operations. The policy will include coverage for bodily injury, broad form property damage (including completed operations), personal injury (including coverage for contractual and employee acts), blanket contractual, independent contractors, products, and completed operations. The policy will include coverage for explosion, collapse and underground hazards. The policy will contain a severability of interests provision.

(c) Commercial Automobile Liability insurance with minimum combined single limits for bodily injury and property damage of not less than ONE MILLION DOLLARS ($1,000,000) each occurrence with respect to each of Contractor's owned, hired and non-owned vehicles assigned to or used in performance of the services. The policy will contain a severability of interests provision.

2. The required Commercial General Liability and Commercial Automobile Liability policies will be endorsed to include Douglas County as a Certificate Holder and name Douglas County, its officers and employees as additional insureds. The required Workers' Compensation policy will be endorsed to include Douglas County as a Certificate Holder. Douglas County reserves the right to request and receive a certified copy of any policy and any endorsement thereto.

3. The certificates of insurance will be provided to Douglas County by the Contractor's insurance agent or carrier as evidence that policies providing the required coverages, conditions, and minimum limits are in full force and effect. The completed certificates of insurance and any notices, within 20 days of cancellation, termination, or material change will be sent to:

Megan Datwyler
Douglas County
Risk Management
100 Third Street
Castle Rock, Colorado 80104

4. 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.

5. Failure on the part of the Contractor to procure or maintain policies providing the required coverages, conditions and minimum limits will constitute a material breach of contract upon which Douglas County may immediately terminate this contract.

6. 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 contract, the monetary limitations (presently $150,000 per person and $600,000 per occurrence) or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, Sections 24-10-101 et seq., C.R.S., as from time to time amended, or otherwise available to Douglas County, its officers, or its employees.

Approved by: _____

Megan Datwyler
Risk Manager

MEETING DATE: September 24, 2024

STAFF PERSON RESPONSIBLE: Brittany Cassell, Curator

DESCRIPTION: State Historical Fund Grant Application for Greenland Post Office Restoration in the Amount of $170,099.00 and a County Contribution of $56,700.00.

SUMMARY: The request is for approval of a $170,099 State Historical Fund (SHF) grant application for restoration and stabilization work at the Greenland Post Office.

STAFF ASSESSMENT: The SHF grant application for Greenland Post Office in the amount of $170,099, with a County contribution of $56,700 may be approved for submission by the Board of County Commissioners as it complies with County approval standards and policies. Technical corrections will be made to the application prior to the October 1, 2024, submittal deadline.

REVIEW:

Terence T Quinn - FYI	Notified - FYI	9/11/2024
Kati Carter	Approve	9/11/2024
Jeff Garcia	Approve	9/18/2024
Andrew Copland	Approve	9/18/2024
Doug DeBord	Approve	9/19/2024
Sabrina Bach - FYI	Notified - FYI	9/19/2024

ATTACHMENTS:

Staff Report- SHF Grant Application

DOUGLAS COUNTY
COLORADO

Grant Application
Staff Report

DATE: SEPTEMBER 12, 2024

TO: DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS

THROUGH: DOUGLAS J. DEBORD, COUNTY MANAGER

FROM: TERENCE T. QUINN, AICP, DIRECTOR OF COMMUNITY DEVELOPMENT

CC: BRITTANY CASSELL, CURATOR
LAUREN PULVER, PLANNING SUPERVISOR
KATI CARTER, AICP, ASSISTANT DIRECTOR OF PLANNING RESOURCES

SUBJECT: **STATE HISTORICAL FUND GRANT APPLICATION FOR GREENLAND POST OFFICE RESTORATION IN THE AMOUNT OF $170,099 AND A COUNTY CONTRIBUTION OF $56,700**

BOARD OF COUNTY COMMISSIONERS MEETING: **SEPTEMBER 24, 2024 @ 1:30 PM**

I. EXECUTIVE SUMMARY

Staff is requesting approval to apply for a State Historical Fund (SHF) grant to continue restoration work at the Greenland Post Office in the amount of $170,099, requiring a cash match from the County of $56,700. The application is due on October 1, 2024.

II. REQUEST

A. Request

This is a request for approval of a $170,099 SHF grant application for restoration and stabilization work at the Greenland Post Office. The County's cash match is projected to be $56,700, which is 25% of the total project funding. The total funding for the project is $226,799. The funds for the cash match have been requested from the 2025 Parks, Trails, Historic Resources and Open Space (PTHROS) sales tax fund and are waiting for approval. The cash match will not be required until early 2025 if a grant is awarded in December 2024. The County has the ability to not accept the award should funding not be available.

B. Location

The property is located at 1524 E Noe Road, in the southeastern portion of Douglas County. The attached maps show the general vicinity and zoning of the property.

III. BACKGROUND

The County was awarded a SHF grant in 2019 in the amount of $156,160, with total project funding at $208,213. The previous grant focused on foundation, floor, and wall stabilization. The grant also funded an asphalt shingle siding study.

The next phase, and purpose of this application, is to continue restoration on the Greenland Post Office and focus on restoration of the windows and doors.

The post office was a significant contributor to the growth and development of the Town of Greenland from 1925 to 1959. It was a significant element of the cultural and social growth of the community, as the citizens came to the post office to catch up on the local news and learn about what was going on elsewhere in the County. The post office was located in a rural part of the County, serving Greenland and several large ranches in the area.

The post office, along with its outbuildings, are some of the only remaining buildings in the Greenland Townsite that are considered to be historically significant. The Townsite was designated as a County landmark in 2011.

IV. RECOMMENDED ACTION

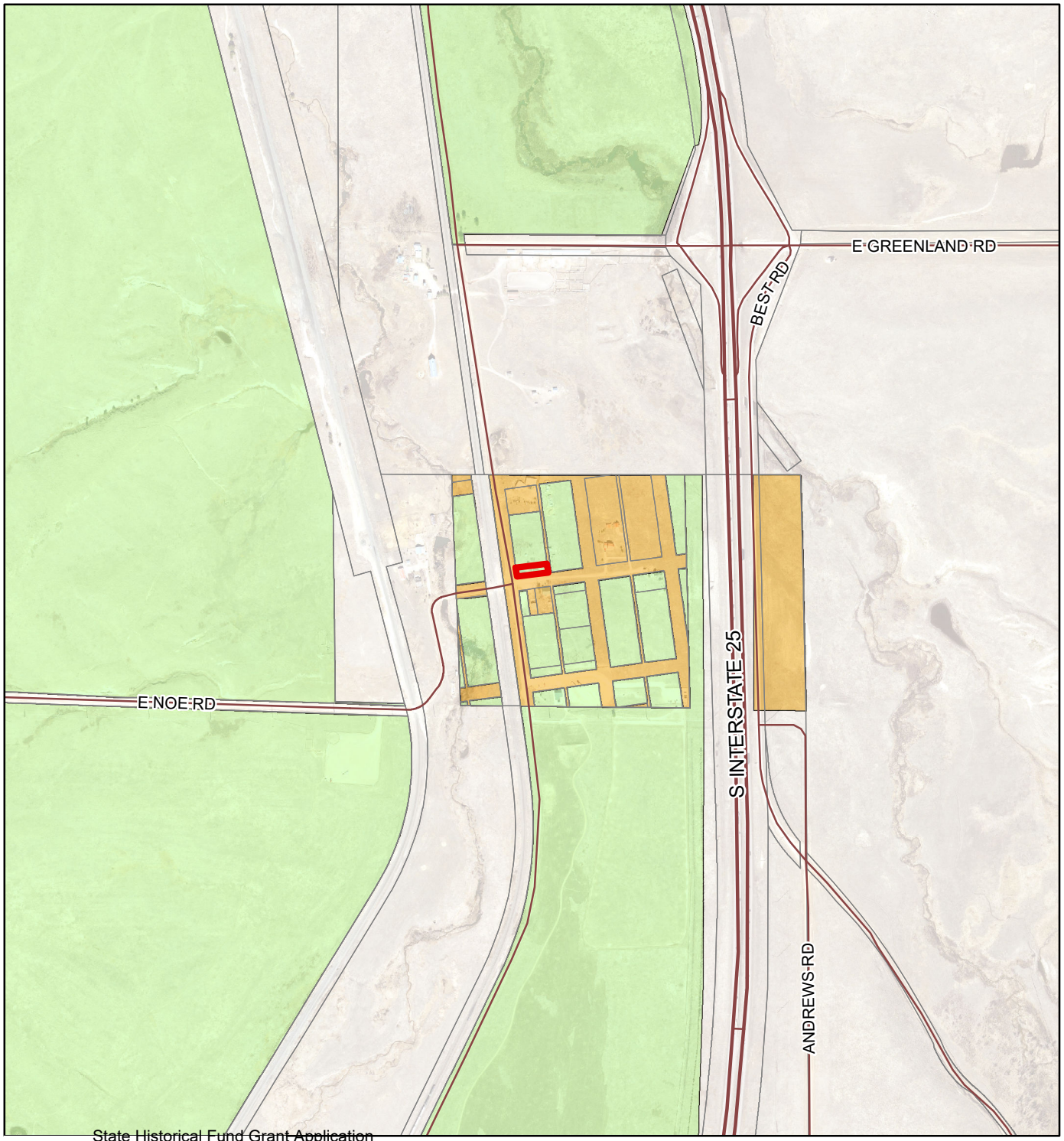
The SHF grant application for Greenland Post Office in the amount of $170,099, with a County contribution of $56,700 may be approved for submission by the Board of County Commissioners as it complies with County approval standards and policies. Technical corrections will be made to the application prior to the October 1, 2024, submittal deadline.

ATTACHMENTS **PAGE**

Site maps 3-4
State Historical Fund Grant Application 5-22

STATE HISTORICAL FUND GRANT REQUEST GREENLAND POST OFFICE

ZONING & VICINITY MAP



N

LEGEND

- PROJECT SITE
- MAJOR ROADS
- OTHER ROADS

ZONE DISTRICT

- A1 - AGRICULTURAL ONE
- LRR - LARGE RURAL RESIDENTIAL
- RR - RURAL RESIDENTIAL
- ER - ESTATE RESIDENTIAL
- SR - SUBURBAN RESIDENTIAL
- MF - MULTIFAMILY
- LSB - LIMITED SERVICE BUSINESS
- B - BUSINESS
- C - COMMERCIAL
- LI - LIGHT INDUSTRIAL
- GI - GENERAL INDUSTRIAL
- CMTY - SEDALIA COMMUNITY
- D - SEDALIA DOWNTOWN
- HC - SEDALIA HIGHWAY COMMERCIAL
- MI - SEDALIA MIXED INDUSTRIAL
- PD - PLANNED DEVELOPMENT
- OS - OPEN SPACE CONSERVATION
- NF - NATIONAL FOREST
- INCORPORATED AREAS

STATE HISTORICAL FUND GRANT REQUEST GREENLAND POST OFFICE

AERIAL MAP



N

LEGEND

- PROJECT SITE
- MAJOR ROADS
- OTHER ROADS

Competitive Grant Application - October 2024

Organization and Contact Information

Questions about the grant application? Please refer to the State Historical Fund Guidebook or email SHF staff at hc_shf@state.co.us.

History Colorado State Historical Fund is committed to providing equitable access to our grants to everyone. If you require an accommodation to fill out the grant application, please viewHistory Colorado's accessibility statement to make an accommodation request, or contact HC_SHF@state.co.us.

Applicant Organization

Applicant Organization Name
Douglas County Department of Community Development (the County)

Federal Tax ID Number
Please enter the 9-digit Tax ID #. Please do not include spaces or dashes.
84-6000761

First Time Applying?
Please check box below if this is the first time your organization is applying for an SHF grant
No

Black, Indigenous, People of Color (BIPOC) Information

To help us gather data about our applicants and measure our progress in our diversity, equity and inclusion work, please answer all of the following questions.

Does your organization work with or for BIPOC communities?
Yes

Does your organization's Board of Directors include people who identify as BIPOC?
No

Does your staff include people who identify as BIPOC?
Yes

Does your mission statement address diversity, equity and inclusion?
No

Applicant Organization Representative

This individual is the legal contact between the State Historical Fund and the Applicant organization, and should have the legal authority to sign contracts.

First Name
Brittany

Last Name
Cassell

Title
Grant Administrator, Administrator for the Douglas County Historic Preservation Board, Douglas Count

Mailing Address
Include floor number, suite number, etc.
100 Third Street

City
Castle Rock

State
CO

Zip Code
80104

Telephone
Ex. xxx-xxx-xxxx
720-661-9103

E-mail Address
bcassell@douglas.co.us

Grant Recipient Contact

This individual will be the primary point of contact between the State Historical Fund and the grant recipient organization throughout the project. Private owners can not be the grant recipient contact.

Prefix
Ms.

Contact First Name
Brittany

Contact Last Name

Cassell

Title
Grant Administrator, Administrator for the Douglas County Historic Preservation Board, Douglas Count

Grant Recipient Contact's Organization
Douglas County Department of Community Development

Mailing Address
Include floor number, suite number, etc.
100 Third Street

City
Castle Rock

State
CO

Zip Code
80104

Primary Phone
Ex. xxx-xxx-xxxx
720-661-9103

E-mail Address
bcassell@douglas.co.us

Property and Project Information

Questions about the grant application? Please refer to the State Historical Fund Guidebook or email SHF staff at hc_shf@state.co.us.

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Property Owner Information

Does your Survey or Planning project require access to private property? If so, please attach property owner permission in a signed letter of support or on the property owner signature page attachment.

Is the Property owned by the Applicant Organization?
Yes

Legal Property Owner Name

Douglas County Government

Property Owner Tax Status
Public Entity

Property Owner First Name

Property Owner Last Name

Mailing Address
Include floor number, suite number, etc.
100 Third St.

City
Castle Rock

State
CO

Zip Code
80104

Telephone
Ex. xxx-xxx-xxxx
720-661-9103

Email
bcassell@douglas.co.us

Geographic Information

County and City where Project is located
Douglas-Rural

In 2021, new Colorado state legislative districts were drawn. Your district may have changed, please verify!Select legislative districts where the property/resource is located. If project benefits the entire state, select "Statewide". Don't know your legislative districts? Click here.

Colorado State Senate District
S-02

Colorado State House District
R-45

US Representative District
US-04

Property Information

Property Street Address

1524 E. Noe Road

Property City
Larkspur

State
CO

Zip Code
80118

Property Legal Description
Contact your County Assessor or visit http://publicrecords.netronline.com/state/CO/.
Section 14, T10S, R67W, Block 1, Lot 10, Greenland

Project Information

Project Title
Please give us a brief title that explains what you want to do. Examples are: Interior Restoration, Exterior Rehabilitation, Cultural Resource Survey, Construction Documents, etc.
Greenland Post Office Window and Door Restoration

Brief Summary of Project (150 words or less)
Expanding upon the Project Title, please summarize the proposed project. Please include the applicant organization, property name, and a brief summary of the proposed work.
Douglas County Government is applying for the window and door restoration for the Greenland Post Office. The building is located in the Town of Greenland, now a ghost town, located between Larkspur and Monument, alongside Interstate 25. Greenland

Revised Application

Is this a revised application for this scope of work?
Indicate if you are reapplying for all or any part of a previously declined grant.
No

If this is a revised application, please explain how this application addresses the previous reviewers' concerns and include the declined SHF project number. (500 words or less)

Diversity, Equity, and Inclusion

Questions about the grant application? Please refer to the State Historical Fund Guidebook or email SHF staff at hc_shf@state.co.us.

History Colorado State Historical Fund is committed to providing equitable access to our grants to everyone. If you require an accommodation to fill out the grant application, please viewHistory Colorado's accessibility statement to make an accommodation request, or contact HC_SHF@state.co.us.

Diversity, Equity, and Inclusion (0-10 points)

The State Historical Fund is committed to diversity, equity, and inclusion rooted in History Colorado's Anti-Racism Grounding Virtues. To address the preservation needs for Colorado communities that have been traditionally marginalized and underserved, there is an opportunity to score additional points if your grant request directly benefits AND involves communities of color in Colorado, including African American, Indigenous, Latino, and Asian American Pacific Islander communities (also referred to by the acronym BIPOC). Grant requests that do qualify can:

- **Receive up to 10 points on their score**
- **Be eligible for a reduced cash match**

To be eligible to complete this section, you must meet and demonstrate both of the criteria below:

- **Community Involvement**
- **Project Benefit**

Eligibility Criteria
To qualify for BIPOC points and the reduced cash match, you must meet the following two criteria:

Criteria 1: Community Involvement - Active participation and engagement in the project's development and execution. One or more BIPOC communities must be involved in your proposed project. You must be able to demonstrate ONE of the following:

The BIPOC community is directly and materially involved in project planning and/or implementation.

(or)

The applicant organization identifies as a BIPOC organization and/or primarily serves the BIPOC community.

(or)

The property is owned by a BIPOC organization or individual.

Supporting Attachments for Criteria 1

- **Documented partnerships with BIPOC-led or focused organizations in application i.e. Memorandum of Understanding (See the glossary in the guidebook for definitions) or testimonials.**
- **Ownership by a BIPOC individual or organization.**

- **Local demographic data included in the application and evidence that BIPOC community(ies) reflected in the data are actively participating in the project or program.**
- **Documented partnerships with BIPOC-led or focused organizations in application i.e. stated partners and their current role (aspirational and/or possible future partnership do not qualify) or a recommendation letter.**
- **A mission statement committed to primarily serving BIPOC communities i.e. specified community is centered on the organization's mission, programs for BIPOC communities, diverse leadership, partnerships with BIPOC groups, and impact**

You must ALSO meet Criteria 2, below.

<u>Criteria 2: Project Benefit</u> - Demonstrate how the project will make a real and positive difference for specified communities.You must be able to show that the completed project will directly benefit one or more BIPOC communities.

Supporting Attachments for Criteria 2:

Two letters of support from BIPOC community members atively impacted by the project are mandatory upon submission of the application.

Note:

- **Any grant proposal that does not include these letters of support in their grant application will<u>automatically be ineligible as a BIPOC Project.</u>**
- **These letters should be authentic, clearly identifiable as coming from the specific BIPOC community benefiting, and detailed expressions from the community. They should not be boilerplate letters.**

No **Check the box if this project meets the two criteria listed above.**

If this project does not meet the two criteria listed above, please skip the 3 questions below and proceed to the next section.

Diversity, Equity, and Inclusion Questions:

1. How has and/or how will the BIPOC community be involved in this project? (500 words or less)

Include BIPOC partnerships, consultation, reference letters of support, etc.

2. Which communities will benefit from the project and/or will be involved?

Select all that apply

Prefer to Self-describe

3. How will BIPOC communities directly benefit from the completed project? (500 words or less)

Project Team

Questions about the grant application? Please refer to the State Historical Fund Guidebook or email SHF staff at hc_shf@state.co.us.

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Project Team (0-10 points) (1000 words or less)

Provide the following information, as it may apply to your project:

1. **Briefly describe similar projects or grants the applicant has completed or managed.**

2. **List your project team members and include:**

- **Each person's role and responsibilities for this project.**
- **Their qualifications that are applicable to this project.**
- **Any other relevant experience with historic preservation, and/or grant finance and management, etc.**

INTRODUCTION
Douglas County Government's mission is to govern with excellence, reflecting community values through fiscal responsibility, transparency, and accountability to safeguard the quality of life for all generations. One of the six core priorities the Board of County Commissioners has identified to further its mission is to protect historic and natural resources, which promotes the responsible stewardship of historic and natural resources in both rural and suburban areas.

The Department of Community Development administers support to the historic preservation program, including the Historic Preservation Board, the Landmark program, preserving historic structures and operating the History Repository.

STATE HISTORICAL FUND PROJECTS FOR GREENLAND POST OFFICE
2020-01-024 Foundation Stabilization, Wall and Floor Stabilization, Asphalt Shingle Siding Study. Grant Award: $156,160, Cash Match: $52,053. Complete.

2016-01-008 Foundation Stabilization, Roof and Wall Stabilization, Roof Replacement. Grant Request: $70,572, Cash Match: $29,000. Complete.

2014-M1-017 Construction Documents. Grant Request: $14,175, Cash Match: $11,815. Complete.

2001-HA-027 Historic Structure Assessment. Grant Request: $10,000. Cash Match: $0.

Douglas County has received over $1.8 million dollars in SHF funding for our ten historic properties and multiple archaeological surveys.

SELF-FUNDED GREENLAND POST OFFICE PRESERVATION PROJECTS
2024 – 2025 Greenland Post Office Siding Rehabilitation. We have received bids to complete the rehabilitation of the exterior siding for the Greenland Post Office. We have met with Anne McCleave with the State Historical Fund to discuss our approach and how it meets the Secretary of the Interior's Standards. She has agreed to confer with us as needed during the rehabilitation work. Cost: $118,500.

2016 Historic Structure Assessment update. We use the HSA's to prioritize rehabilitation and stabilization of our ten historic properties. Cost: $14,270.

2012 Temporary Stabilization of the roof and foundation. Cost: $7,500.

2008 Stabilization work and mothballing. Cost: $5,000.

2000 Greenland Ranch purchase of a conservation easement preserving the Greenland Townsite where this building is located. Cost: $10,175,000.

1996 Purchase of 96 lots at the Greenland Townsite, which included the Greenland Post Office. Cost: $209,900.

Douglas County has self-funded over 2 million dollars on their ten historic properties and archaeological sites. They have a historic preservation budget that is funded every year because the citizens of Douglas County feel that historic preservation should be a top priority. Additionally, in 2023, Douglas County citizens voted to implement a historic preservation and open space tax to assist with the preservation of our historic properties and sites and our open space properties.

PROJECT TEAM
Brittany Cassell, Curator, Douglas County—Grant Administrator; Brittany manages the Douglas County History Repository and is the Administrator for the Douglas County Historic Preservation Board. She was the grant administrator on the previous Greenland Post Office project (2020-01-024). She has also been the grant administrator on numerous other SHF grants. She will manage this grant and ensure that the project is on schedule and submit the required SHF deliverables, progress reports and financial reports. She will also be responsible for the Financial Reporting.

Barbara Darden, Scheuber + Darden Architects – Preservation Architect; Barbara has been working on the rehabilitation of this property since 2001. The firm has completed over 75 HSAs and 100 rehabilitation projects with SHF. The firm will be responsible for the updating of the construction documents to reflect current conditions and construction administration to assure compliance with the Secretary of the Interior's Standards.

Preservation Contractor – The preservation contractor for this project will be selected from a competitive bid process including a prequalification round that will select three to five contractors with preservation experience that are familiar with the Secretary of the Interior's Standards and State Historical Fund grants. We asked Jon Sargent with Deep Roots Craftsmen to provide the estimate for this grant. Deep Roots Craftsmen has completed over 50 SHF funded restoration/rehabilitation projects. The selected contractor will be responsible for implementing the construction documents and meeting the Secretary of the

Interior's Standards.

Resource Description & Significance

Questions about the grant application? Please refer to the State Historical Fund Guidebook or email SHF staff at hc_shf@state.co.us.

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Resource Description and Significance (0-10 points)

Historic Designation
Select all levels of designation that apply to the property. Please note that designation is required for all Acquisition & Development grant projects.
County Designated

Designation Area
If the property is historically designated, indicate the general boundary of the designation (i.e., the building footprint only, the building and surrounding property, or if the building is contributing to a historic district). If you are unsure of the designation boundary, please contact State Historical Fund staff at 303-866-2825. NOTE: SHF cannot fund work outside the designation boundary.
Historic District

Resource Historic District Name
Please list the name of the historic district. If this does not apply to your project, please fill in with N/A.
Greenland Townsite District

Resource Historic Name
Property historic name can be found on the state or national nomination form or certification of local designation.
Greenland Post Office

Resource Site Number (e.g., 5DV.1234)
If you do not know the Smithsonian site number for your property, contact the Cultural Resource Support Services office at 303-866-3392. If this does not apply to your project, please fill in with N/A.
5DA.1869

Resource Period of Significance
Provide period(s) of significance as listed in your historic designation. NOTE: Some older or local nominations may not include a period of significance, type N/A if this does not apply.
1890 - 1959

Resource Description and Significance (500 words or less)
Provide the following information, as it may apply to your project:

1. Briefly describe the prehistory or history of the resource, survey area or archaeological site. If applicable, describe how the resource represents a historically excluded history or community. (For example, LGBTQ+,

women's history, religious minorities, etc.)
2. In your own words, briefly explain why the resource, survey area or archaeological site is important. (For example, the importance to a community, architectural or archaeological value).
3. Briefly describe the appearance of the resource and how it has changed over time (refer to construction history on survey/site forms or nominations, if available).

HISTORY AND ARCHITECTURE

Frederick Z. Salomon purchased the Greenland area along the Denver & Rio Grande right-of-way and established the 20-acre Greenland town plat in 1875. By the 1880s, cattle ranching began to grow in this area and several large ranches headquartered in Greenland. Ranching was first and foremost in importance to Greenland's development as was the proximity of the railroad. The trains carried mail, passengers, cargo and coal, and local farmers brought cream, wheat, potatoes and other goods from their farms to the town for shipping. Visitors from Denver would ride the train out to this beautiful valley for a respite from the more urban area.

Henry Lamar, a blacksmith, purchased this property in 1899 and is believed to have constructed the house. The building was constructed with a false front, front gable roof, clad with horizontal siding with double hung windows. Henry lived in the residence until 1902 when it was sold to B. J. Neff. The house was sold numerous times until it was purchased by Henry Barrett in 1918. He constructed the north addition of the house. The property was sold several more times before being purchased by Lucy Carrie Taylor in 1928.

Lucy Carrie and her husband Malrie Taylor began lived in the house in October 1925. It is believed the south addition was constructed at this time and the building was clad with asphalt shingle siding. The double hung windows on the original building were relocated to the south addition wall and rotated to become hopper windows. Carrie became postmistress of the Town of Greenland in 1927 and ran the Post Office, along with a restaurant, out of the front room of the house. The Post Office operated in the house until it was closed by the Federal Government in 1959. Carrie and Taylor remained living in the property until the early 1970s.

IMPORTANCE

In the 1920s, asphalt shingle siding was marketed specifically for renovation projects and was very popular during the Depression, as an option to make affordable improvements without using the more costly brick. By 1925, an old photograph of the building, shows the historic wood clapboarding as very deteriorated with no paint and the wood dry and split. The Taylors not only wanted to minimize their expense, as seen by the reuse of the historic windows, but they also dramatically "updated" the appearance of the building by covering the board siding with the more "contemporary" asphalt shingle siding when the south addition was constructed in 1925.

The Post Office is an important element in the interpretation of the Greenland Townsite and the interpretation of how rural communities utilized what they had on hand when rehabilitating their buildings. The building currently sits at the crossroads of three trailheads and a dog park that is visited by over 30,000 visitors every year. This building, currently an element on the landscape helps our visitors understand the history of our County with interpretation at the picnic shelter down the street.

Scope of Work/Budget

Questions about the grant application? Please refer to the State Historical Fund Guidebook or email SHF staff at hc_shf@state.co.us.

History Colorado State Historical Fund is committed to providing equitable access to our grants to everyone. If you require an accommodation to fill out the grant application, please viewHistory Colorado's accessibility statement to make an accommodation request, or contact HC_SHF@state.co.us.

Scope of Work and Budget (0-15 points)

For all boxes that require a cash amount, use numerals only. Do not include decimal points, commas, or dollar signs. Provide a clear list of tasks and reasonable costs.

All of the boxes may not apply to your project.

Task A

Title
Window Restoration

Description
a) Reconstruct Window Frames/Openings – A, H, I, J1, J2
b) Restore Windows – B1, B2, B3, C1, C2, C3, D1, D2, D3, G1, G2, I, J2
c) Construct Replica Windows – A, E, F, H, J1
d) Construct New Storms and Screens for all Windows.

$ Amount
104900

Task B

Title
Exterior Door Restoration

Description
Reconstruct Doors to Match Historic – 100, 107, 115
b) New Threshold and Under framing – 100, 107, 115
c) Restore Historic Door – 116
d) Install Replica Door Hardware and Weatherstripping.
e) Replica Screen Doors - 4

$ Amount
30965

Task C

Title

Description

$ Amount

Task D

Title

Description

$ Amount

Task E

Title

Description

$ Amount

Task F

Title

Description

$ Amount

Task G

Title

Description

$ Amount

Task H

Title

Description

$ Amount

Task I

Title

Description

$ Amount

Scope
Subtotal
Click on calculator
135865

For construction projects only.

General Conditions

$ Amount
20375

$ Amount

Permits

Bonding

$ Amount
5425

Overhead and Profit

$ Amount
13585

Scope Total
Click on calculator
175250

Architectural/Engineering Fees (For construction projects only)
Calculation Details
1. Update Construction Documents

2. Provide Bidding Services

3. Construction Administration
Grant Kickoff Meeting
Pre-Construction Meeting
Requests for Information (Questions)
Change Orders Assistance
Construction Site Meetings
Submittal and Mockup Reviews
Before, Historic and After Photos

$ Amount
20004

Archaeological Monitoring
*Only for ground-disturbing construction projects

N/A

$ Amount

Project Subtotal
Click on calculator
195254

Grant Administration & Indirect Costs
Calculation Details
Must not exceed 15% of project subtotal
Pro Bono By Douglas County

$ Amount

Contingency

$ Amount
31545

Project Total
Click on calculator
226799.00

Grant Request

$ Amount
170099

Grant Request Percentage of Project Total
Click on calculator
75.00%

Cash Match

If no cash match, enter a zero.

$ Amount
56700

Cash Match Percentage of Project Total
Click on calculator
25.00%

Scope of Work and Budget Comments (200 words or less)

Grant Request + Cash Match = Project Total
Please verify that your grant request and cash match percentages add up to 100%

Cash Match Requirements
In alignment with our Diversity, Equity, and Inclusion work, lower cash match requirements are available for projects that directly support or focus on BIPOC communities. Questions? Please refer to the State Historical Fund Program Guidebook, under Grant Programs (page 9). **Cash Match for BIPOC Projects** If your project qualifies as a BIPOC Project and your project total allows, you are eligible to request the lower BIPOC cash match (0% for nonprofit and public owners, 10% for private owners). The scope of work above must include this lower cash match, and two letters of support must be attached as the “BIPOC Letters of Support” at the end of the application.

Indicate if you are requesting a waiver for the Cash Match requirement
No Waiver

Waiver Justification (150 words or less)

If you are unable to provide the minimum cash match required (25% of the project total for no

MEETING DATE: September 24, 2024

STAFF PERSON RESPONSIBLE: Phil Domenico, Captain

DESCRIPTION: 2024-2025 Colorado Department of Human Services, Jail Based Behavioral Health Services Program Amendment #5 in the Amount of $688,550.00.

SUMMARY: On June 11, 2024, the Board accepted the JBBHS program Amendment #4, from the Colorado Department of Human Services (CDHS), Behavioral Health Administration to fund JBBHS inmate re-entry services in the amount of $696,550 for the period of July 1, 2024 through June 30, 2025. This Amendment #5 reduces the original award by $8,000 to enable the JBBHS Program to redirect those funds to smaller counties not eligible to receive SOR (State Opioid Response Grant) federal funds. Douglas County will, therefore, be receiving an award in the amount of $81,139 for the period of October 1, 2024 through September 30, 2025. Such funding will be provided through a separate contract to be presented to the BOCC for approval at a later date. The reduction in funding from Amendment #5 does not affect the funding for JBBHS subrecipient, AllHealth Network.

RECOMMENDED ACTION: Request that the Board accept the funding award and sign the JBBHS Program Amendment #5 through DocuSign.

REVIEW:

Darren Weekly	Approve	9/13/2024
Jeff Garcia	Approve	9/17/2024
Andrew Copland	Approve	9/18/2024
Doug DeBord	Approve	9/19/2024

ATTACHMENTS:

23 IBEH 174449- Am 5 - (193632) - Douglas County - BHAS - JBBS

CONTRACT AMENDMENT #5

SIGNATURE AND COVER PAGE

State Agency Colorado Department of Human Services Behavioral Health Administration	**Original Contract Number** 23 IBEH 174449
Contractor Douglas County Colorado for the use and benefit of Douglas County Sheriff's Department	**Amendment Contract Number** 25 IBEH 193632
Current Contract Maximum Amount Initial Term State Fiscal Year 2023 $885,366.28 Extension Terms State Fiscal Year 2024 $778,624.00 State Fiscal Year 2025 $688,550.00 Total for All State Fiscal Years $2,352,540.28	**Contract Performance Beginning Date** July 1, 2022 **Current Contract Expiration Date** June 30, 2025

THE PARTIES HERETO HAVE EXECUTED THIS AMENDMENT

Each person signing this Amendment represents and warrants that he or she is duly authorized to execute this Amendment and to bind the Party authorizing his or her signature.

CONTRACTOR	**STATE OF COLORADO**
Douglas County Colorado for the use and benefit of Douglas County Sheriff's Department	Jared Polis, Governor Colorado Department of Human Services Michelle Barnes, Executive Director
_____ By: George P. Teal, Chair, Board of County Commissioners Date: _____	_____ By: Dannette R. Smith, Commissioner, Behavioral Health Administration Date: _____

In accordance with §24-30-202 C.R.S., this Amendment is not valid until signed and dated below by the State Controller or an authorized delegate.

STATE CONTROLLER
Robert Jaros, CPA, MBA, JD

By:_____
Toni Williamson / Telly Belton / Amanda Rios

Amendment Effective Date: _____

1. PARTIES

This Amendment (the "Amendment") to the Original Contract shown on the Signature and Cover Page for this Amendment (the "Contract") is entered into by and between the Contractor, and the State.

2. TERMINOLOGY

Except as specifically modified by this Amendment, all terms used in this Amendment that are defined in the Contract shall be construed and interpreted in accordance with the Contract.

3. AMENDMENT EFFECTIVE DATE AND TERM

A. Amendment Effective Date

This Amendment shall not be valid or enforceable until the Amendment Effective Date shown on the Signature and Cover Page for this Amendment. The State shall not be bound by any provision of this Amendment before that Amendment Effective Date, and shall have no obligation to pay Contractor for any Work performed or expense incurred under this Amendment either before or after of the Amendment term shown in **§3.B** of this Amendment.

B. Amendment Term

The Parties' respective performances under this Amendment and the changes to the Contract contained herein shall commence on the Amendment Effective Date shown on the Signature and Cover Page for this Amendment and shall terminate on the termination of the Contract.

4. PURPOSE

In accordance with the provisions of this Contract and its exhibits and attachments, the Contractor shall provide substance abuse and mental health treatment in the Douglas County jail.

The purpose of this amendment is to update and replace the following exhibit with the most current version for Fiscal Year 2025: the Exhibit B-4, Budget.

This amendment reduces the FY25 Budget by $8,000 for Substance Use Disorder Treatment funds resulting in a new FY25 Budget of $688,550.00.

5. MODIFICATIONS

The Contract and all prior amendments thereto, if any, are modified as follows:

A. The Contract Maximum Amount table on the Contract's Signature and Cover Page is hereby deleted and replaced with the Current Contract Maximum Amount table shown on the Signature and Cover Page for this Amendment.

B. REPLACE Exhibit B-4, Budget, with Exhibit B-5, Budget, attached and incorporated by reference.

6. LIMITS OF EFFECT AND ORDER OF PRECEDENCE

This Amendment is incorporated by reference into the Contract, and the Contract and all prior amendments or other modifications to the Contract, if any, remain in full force and effect except as specifically modified in this Amendment. Except for the Special Provisions contained in the Contract, in the event of any conflict, inconsistency, variance, or contradiction between the

provisions of this Amendment and any of the provisions of the Contract or any prior modification to the Contract, the provisions of this Amendment shall in all respects supersede, govern, and control. The provisions of this Amendment shall only supersede, govern, and control over the Special Provisions contained in the Contract to the extent that this Amendment specifically modifies those Special Provisions.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

COLORADO
Office of Behavioral Health
Department of Human Services

EXHIBIT B-5, FY25 ANNUAL BUDGET

BHA Program	JBBS

Agency Name	Douglas County
Budget Period	July 1, 2024 - June 30, 2025
Project Name	JBBS

Program Contact, Title	San Castillo, Program Administrator
Phone	303-814-7024
Email	scastillo@dcsheriff.net
Fiscal Contract, Title	Andrew Coplant, Director of Finance
Phone	303-663-6175
Email	acopoland@douglas.co.us
Date Completed	August 21, 2024

SERVICE CATEGORIES		
Services (Fixed Price per rate Schedule)	**Funding Source**	**Total**
Substance Use Disorder Treatment	State General Fund	$332,034.00
Mental Health Treatment	State General Fund	$256,516.00
Competancy Enhacement Services	State General Fund	$100,000.00
	Total Contract	**$688,550.00**

JBBS RATE SCHEDULE	
Statewide Maximum Salaries	
Positions should be hired at salary levels indicative of qualifications, experience, and organization pay schedules. This table indicates a maximum salary only. It is understood that many positions will be hired at lower salary levels than the state maximum.	
Licensed Therapist (LPC/LCSW/LAC/LMFT)*	$84,872/year
Unlicensed Master's Level Therapist or Substance Abuse Counselor (example CAS)*	$68,959/year
Unlicensed Bachelor's Level Therapist or Substance Abuse Counselor (example CAS)*	$63,654/year
Case Manager (CM) *	$58,349/year
Certified Addiction Technician (CAT)	$44,558/year
Physician Assistance (PA) *	$127,308/year
MD/DO *	$266,569/year
JBBS Program Administrator (Primary responsibility of managing the jail's JBBS program.) *	$103,538/year
Pre-sentence Coordinator *	$72,100/year
Pharmascist (Pharm-D)	$135,891/year
Registered Nurse *	$76,385/year
Data Entry Clerk	$42,436/year
Peer Support Specialist	$36,050/year
Qualified Medication Administration Person (QMAP)	$15.97/hour
***BHA will reimburse salaries up to the state maximum**	
***BHA may consider rates 10% above statewide maximum salaries pending justification from jails and written pre-approval by BHA**	
Travel	
Mileage (IRS rate)	$0.67/mile
Operating Expenses	
Maximum total percentage of contract budget	10%
Training and continuing education for jail employees/clinicians (including but not limited to QMAP, CIT, Motivational Interviewing, Mental Health First Aid, Trauma Informed Care, (Certified Addiction Specialist -Classes only) may be included in the operating expenses	
BHA may pay for one licensing test per clinician (NCE, MAC, NCAC). Up to $200 per clinician, per test.	
BHA may consider operating expenses above 10% of total contract budget pending justification from jails and written pre-approval by BHA	
Indirect Expenses	
Maximum total percentage of contract budget	10%
BHA may consider operating expenses above 10% of total contract budget pending justification from jails and written pre-approval by BHA	
RECOVERY SUPPORT SERVICES	
Allowed Services *	**Additional Notes**
Application Fees ID / Birth Certificates	
Indigent Backpacks	
Basic Hygiene Items	
Bicycles	May be provided if client is engaged in treatment services for 2 + months post release. 1 bike per person.
Bus Pass – Daily, Monthly	
Child Care	1 month limit per client, per child

Clothing	
Educational Costs (books, supplies, and fees)	
Emergency Housing/Rental Assistance	90 day limit per person
Food Assistance	
Gas Vouchers	
GED Program / Testing	
Job Placement Training	
Life Skills Training	
Medical Assistance – copays / infectious disease testing	Limit of $250.00 per person
Medications	30 day limit per person
Personal Care (eg. haircuts)	
Phone Cards	Limit of $15.00 per person
Pre-paid Cell Phones	To be paid for upon release and after client attends 2 appointments in the community. Cost of the phone and up to 2 months of bills.
Printed Resources	
Transportation Assistance	
Transportation to Residential Treatment	Out of state travel to treatment will need prior approval by BHA
UA / BAs	Limit of $100.00 per person
Utilities	1 month limit per client
*** BHA may consider other expenses pending justification from jails and written pre-approval by BHA**	
MEDICATIONS	
Medication reimbursement will be based on a) providers established rate or b) jail purchase agreement rate or c) in the absence of an established rate or jail purchase agreement rate the following BHA rate schedule.	
Psychotropic Medication will be reimbursed at rate established on Preferred Drug List (PDL) which can be found at https://www.colorado.gov/hcpf/pharmacy resources	
Medication	**Rate**
Methadone	$18/day. Methodone treatment, including medication and integrated psychosocial and
Naltrexone (oral)	Monthly Medication Rate: $85. Monthly Prescriber Rate: $150
Depot-naltrexone (injectable) (Vivitrol)	$1,376/unit; 380mg injection (extended release) per month
Buprenorphine (pregnancy) - 8mg	$41/month
Buprenorphine (pregnancy) - 2mg	$31/month
Buprenorphine/naloxone sublingual film (suboxone) - 12mg/3mg	$275/month
Buprenorphine/naloxone sublingual film (suboxone) - 8mg/2mg	$140/month
Buprenorphine/naloxone sublingual film (suboxone) - 4mg/1mg	$140/month
Buprenorphine/naloxone sublingual film (suboxone) - 2mg/0.5mg	$80/month
Naloxone (Narcan)	Unit Cost: $75. Prescriber Rate: $35
Suboxone and generics	$5.55 / unit @30 days = $166.50 for a 2mg-0.5mg dose; range can increase from 4mg-
Buprenorphine - 8mg	$41/month
Buprenorphine - 2mg	$31/month
Sublocade (injectable)	$1,376/unit; 380mg injection (extended release) per month

Revised 03_04_2024

a

MEETING DATE: September 24, 2024

STAFF PERSON RESPONSIBLE: Tommy Barrella, Captain

DESCRIPTION: Resolution Adopting a Revised Fee Schedule for the Douglas County Sheriff's Office Pursuant to Section 30-1-104, C.R.S. - Fees for Sheriff, Section 18-1.2-106(4) C.R.S. - Work Release Fees, and Section 24-72-306, C.R.S. - Copies, Printouts or Photographs of Criminal Justice Records - Fees Authorized

SUMMARY: The purpose of the attached resolution is to request that the Douglas County Board of County Commissioners approve the updated Sheriff's Office Fee Schedule for certain services and fees as outlined. This updated fee schedule reflects three changes (reflected in bold italics) to fee schedule previously approved by the BOCC in June of 2023. The changes pertain to the charge for VIN verifications performed on site, the hourly cost for Criminal Justice Records Act (CJRA) research, and acknowledging that concealed handgun permit (CHP) instructor registrations and renewals will be no cost.

RECOMMENDED ACTION: Request that the Board review and approve the updated fee schedule and related resolution

REVIEW:

Darren Weekly	Approve	9/13/2024
Jeff Garcia	Approve	9/17/2024
Andrew Copland	Approve	9/17/2024
Doug DeBord	Approve	9/17/2024

ATTACHMENTS:

Sheriff Fees Resolution for BOCC Meeting 092424
GOP-A-805 - Fee Schedules Update for September BOCC Meeting 092424 FINAL

RESOLUTION NO. R-024-

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

A RESOLUTION ADOPTING FEE SCHEDULES FOR THE DOUGLAS COUNTY SHERIFF'S OFFICE PURSUANT TO SECTION 30-1-104, C.R.S. – FEES FOR SHERIFF, SECTION 18-1.3-106(4) C.R.S.—WORK RELEASE FEES, AND SECTION 24-72-306, C.R.S. – COPIES, PRINTOUTS OR PHOTOGRAPHS OF CRIMINAL JUSTICE RECORDS-FEES AUTHORIZED

WHEREAS, the Douglas County Sheriff's Office has requested that the Board of County Commissioners ("Board") adopt a revised fee schedule in order to collect fees for certain services performed by the Douglas County Sheriff's Office ("Sheriff's Office"); and

WHEREAS, pursuant to section 30-1-104, C.R.S., Fees for Sheriff, section 18-1.3-106(4), C.R.S., Work Release Fees, and 24-72-306, C.R.S., Copies, Printouts, or Photographs of Criminal Justice Records-Fees Authorized, the Sheriff's Office is authorized to collect fees for the performance of certain services; and

WHEREAS, the Sheriff's Office has recommended that the Board adopt the fee schedules in the forms attached hereto as Exhibits A, B, C and D; now, therefore,

BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO, AS FOLLOWS:

The fee schedules for those services provided by the Sheriff's Office, in the form attached hereto as Exhibits A, B, C and D, are hereby approved; and

FURTHER RESOLVED, that the fee schedules adopted herein shall become effective as of September 24, 2024, and any prior adopted fee schedules for the Douglas County Sheriff's Office are hereby repealed by the adoption of this resolution.

PASSED AND ADOPTED this _____ day of _____, 2024, in Castle Rock, Douglas County, Colorado.

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

BY: _____
GEORGE TEAL, Chair

ATTEST:

_____
Clerk to the Board

DOUGLAS COUNTY SHERIFF'S OFFICE		General Office Procedures
Administration		**GOP-A-805**
Fee Schedules		
Effective Date: Supersedes: 06/13/23	Approval: Undersheriff	Number of Pages: 11
References:	Reevaluation Date: Annually	Standards:

FEE SCHEDULES BY DIVISION

Detentions

- Inmate Housing Fee (see individual agreements)……..Varies
- Booking Fee $30.00
- Bond Fee (per bond) $10.00
- Dental Co-pay..... $5.00
- Medical Co-pay..... $5.00
- DNA Testing Fee (convicted individuals only)..... $4.45
- Notary Fee..... $5.00
- Pay-to-Stay Fee (per day) $80.00
- Photocopying ..... $1.00 for first 5 pages; $0.25 for each additional page
- Power of Attorney Form $1.00
- Property Destruction ..... Varies Depending Upon Item Destroyed
- Records Request..... See Records Schedule B
- Returned Check Fee..... $20.00
- Work Release Fees..... **See Schedule D**

Administration

- Explosives Permit (Buckley Powder is exempt from permit fees – Contact Bomb Team for details)
  - 2 Fingerprint Cards $10.00
  - 1 Hour Background / Research Time..... $15.00
- VIN Verifications
  - Off-Site $30.00
  - On-Site (at Justice Center or Highlands Ranch Substation)..... ***$20.00***

Civil ..... **See Schedule A**

Records, Criminal Justice Records Act (CJRA), Concealed Handgun Permits (CHP), Investigations, and Technology ..... **See Schedule B**

Radio Service Fees ..... **See Schedule C**

NOTE: All fees and any modifications are presented to the Board of County Commissioners for official approval in accordance with C.R.S. 30-1-104 Fees for Sheriff, C.R.S. 18-1.3-106(4) Work Release Fees, and C.R.S. 24-72-306 Copies, Printouts or Photographs of Criminal Justice Records-Fees Authorized.

Schedule A
DCSO CIVIL FEE SCHEDULE

(a)	For serving and returning summons or other writ of process in a criminal action not specified in this section, with or without complaint attached, on each party served:	$ 15.00
(a.5)	For serving and returning a summons or other writ of process in other than a criminal action not specified in this section, with or without complaint attached, on each party served:	$ 35.00
(b)	For making a return on a summons in a criminal action not served, for each party:	$ 5.00
(b.5)	For making a return on a summons in other than a criminal action not served, for each party:	$ 20.00
(c)	For serving and returning each subpoena in a criminal action on each witness:	$ 7.50
(c.5)	For serving and returning each subpoena in other than a criminal action on each witness:	$ 40.00
(d)	For making return on a subpoena in a criminal action not served:	$ 5.00
(d.5)	For making return on a subpoena in other than a criminal action not served:	$ 20.00
(e)	For serving each juror:	$ 10.00
(f)	For serving and returning writ of attachment or replevin on each party:	$ 50.00
(g)	For serving garnishee summons on each party:	$ 20.00
(h)	Mileage for each mile actually and necessarily traveled in serving each writ, subpoena, or other process in a criminal action.	$ 6.00

Note: All non-criminal serves are $10.00 each for not found returned (NFR). Including 2nd and subsequent serves same address same case number.

(h.5) Mileage for the service of a writ, subpoena or other process in other than a criminal action will be charged at the mileage rate authorized for County officials and employees pursuant to C.R.S. 30-11-107(1) (t), as amended and Douglas County Travel Policy III 6.2, as revised. The Sheriff's Office will post the current rate in a location accessible to the public pursuant to C.R.S. 30-1-108, as amended.

The Douglas County Sheriff's Office may establish a zone or zip code- based mileage fee structure. The zone or zip code-based mileage fee structure shall establish a single mileage fee for the service of any writ, subpoena or other process in an action, other than a criminal action, in each separate zone or zip code, as applicable, in Douglas County. The applicable single mileage fee shall be charged for all papers served in the zone or zip code regardless of the number of attempts or actual mileage traveled by a Sheriff. The Douglas County Sheriff's Office has established a zone or zip code -based mileage fee structure as set forth in Exhibit "C" and are hereby set by resolution and approved by the Board of County Commissioners. The Sheriff's Office will post Exhibit "C" in a location accessible to the public pursuant to C.R.S. 30-1-108, as amended.

Pursuant to C.R.S. 30-1-105.5, as amended, in situations when two or more papers are served on the same person or different persons at the same time and place and in the same action, the Sheriff shall charge the highest individual fee allowable pursuant to C.R.S. 30-1-104, as amended, for the first process and an additional ten dollars ($10.00) for each subsequent process served. The Sheriff shall charge the single zone or zip code-based/mileage-based fee for the first process.

(i)	In making demand for payment on executions when payment is not made:	$ 1.00
(j)	For levying execution or writ of attachment, besides actual custodial and transportation costs necessarily incurred:	$ 50.00
(k)	For levying writ of replevin, besides actual custodial and transportation costs necessarily incurred:	$ 50.00
(l)	Not applicable.	
(m)	For making and filing for record a certificate of levy on attachment or other cases:	$ 30.00
(n)	For committing and discharging convicted prisoners to and from the jail:	$ 30.00
(o)	For serving writ with aid of posse comitatus with actual expenses necessarily incurred in executing said writ: For serving same without aid:	$ 60.00 $ 4.00
(p)	For attending before any judge, court not being in session, with prisoners with writ of habeas corpus for each day of twelve hours, or fraction thereof:	$ 12.00
(q)	For attending courts of record when in session, per diem of twelve hours, or fraction thereof, but the attendance upon the county court shall be certified by the judge of said court at the close of each month:	$ 12.00
(r)	For advertising property for sale, besides the actual cost of the advertising:	$ 30.00

(s) For making certificates of sale previous to execution of deed, or on sales of personal property: $ 30.00
For each additional certificate of sale on personal property: $ 5.00

(t) For executing and acknowledging deed of sale of real estate: $ 40.00

(u) For taking, approving, and returning bond in any case: $ 10.00

(v) For executing capias or warrant in criminal cases, on each prisoner named: $ 2.00

(w) For transporting insane or other prisoners, besides the actual expenses necessarily incurred, except as provided in section 30-1-104(w) C.R.S. Current rate pursuant to Douglas County Travel Policy III 6.2, as revised, is 50 cents per mile. $ .50/mile

(x) For services in sales of real estate on an execution or decree, order of court, or other court process, besides actual expenses:
(i) On all bids under three thousand dollars: $ 20.00
(ii) On all bids over three thousand dollars, but such commission shall not exceed the sum of $100.00: 1.0%

(y) For money collected by sale of personal property, except as provided in section 30-1-104(y) C.R.S.:
(i) On all sums bid under five hundred dollars: 5.0%
(ii) On all sums bid over five hundred dollars, but under one thousand dollars: 6.0%
(iii) On all sums bid over one thousand dollars, but such commission shall not exceed the sum of $100.00: 7.0%

(z) For money collected or settlements made without sale, after writ of execution, attachment, or replevin has been placed in the Sheriff's hands and levy or demand for payment has been made on the proper party, except as provided in section 30-1-104(z) C.R.S.:
(i) On all amounts under five hundred dollars: 3.0%
(ii) On all amounts over five hundred dollars, but under one thousand dollars: 2.0%
(iii) On all amounts over one thousand dollars, but in no case shall such fee exceed the sum of $150.00: 1.5%

(aa) Not applicable.

(bb) For serving and returning writ of ne exeat or body attachment: $ 20.00

(cc) For serving copy of execution when making levy on shares of stock under execution, on each party served: $ 60.00

(dd)	For making certificates of levy on shares, or otherwise:	$ 30.00
(ee)	For making return on execution:	$ 40.00
(ff)	For executing certificate of redemption:	$ 30.00
(gg)	For service of any writ of restitution or order of possession of premises, besides actual transportation costs necessarily incurred, except as provided in section 30-1-104(gg) C.R.S.:	$ 35.00
	If execution of any such writ or order is required, then an additional fee of (maximum):	$100.00
	If execution exceeds two hours in duration, then for each additional hour or fraction thereof:	$ 40.00
(hh)	Civil assist, first hour:	$ 60.00
	Each additional hour, or fraction thereof:	$ 40.00
(ii)	Alias return of service, notary, or civil file review:	$ 5.00

Schedule A1
DCSO CIVIL FEE SCHEDULE MILEAGE BY ZIP CODE

ZIP CODE	TOWN	FEE
80104	CASTLE ROCK	$ 6.00
80108	CASTLE ROCK	$ 6.00
80109	CASTLE ROCK	$ 6.00
80106	ELBERT	$10.00
80112	ENGLEWOOD	$13.00
80116	FRANKTOWN	$10.00
80118	LARKSPUR	$ 9.00
80124	LONE TREE	$ 9.00
80125	LITTLETON	$10.00
80120	LITTLETON	$10.00
80131	LOUVIERS	$ 8.00
80126	HIGHLANDS RANCH	$11.00
80129	HIGHLANDS RANCH	$12.00
80130	HIGHLANDS RANCH	$11.00
80133	PALMER LAKE	$ 9.00
80134	PARKER	$10.00
80138	PARKER	$14.00
80016	AURORA	$14.00
80135	SEDALIA	$13.00
80863	WOODLAND PARK	$13.00

Schedule B
DCSO RECORDS, CRIMINAL JUSTICE RECORDS ACT (CJRA), CONCEALED HANDGUN PERMITS (CHP), INVESTIGATIONS, AND TECHNOLOGY FEE SCHEDULE

The following fees have been established to offset the actual costs for releasing records and photographs, duplicating evidence, and researching requests by all personnel involved. Fees shall be posted at the public assistance counter located at the Douglas County Sheriff's Office.

Item		Cost
Copies of Report (Incident / Offense / Accident) Fee for personnel cost, equipment cost, research, retrieval and redaction. Includes up to 10 pages of copies		$ 10.00
	Each additional page	$ 0.25
Sex Offender List		Free
Copy of Traffic Ticket (includes fee for personnel cost, equipment cost, research, retrieval and redaction)	Front and back only (does not include any attachments)	$ 5.00
CAD (Computer Aided Dispatch) Printout	Per page	$ 1.00
Field Interview Cards	Each	$ 1.00
Mug Photo	Each	$ 2.00
Criminal History Letter / Background Check Letter	First copy	$ 10.00
	2nd copy	No charge
	3rd copy (for notary)	$ 5.00
Fingerprints	1 to 2 Cards	$ 10.00
	Each additional card	$ 3.00
Sex Offender Registration	Annual	$ 25.00
	Quarterly	$ 5.00
Concealed Handgun Permit (CHP)	Application fee	$152.50
	Notary (if needed)	$ 5.00
	Renewal	$ 63.00
The combined fee of $152.50 or $63.00 includes the CBI processing fee of $52.50 or $13.00 respectively		
Concealed Handgun Instructor Registration (New and Renewals)		***No charge***

Solicitor's Permit (fee is per permit whether individual or company)		$ 15.00
DUI / Detentions Audio / Video	Each	$ 30.00
Photographs (price per print)	4x6	$ 3.00
	5x7	$ 3.00
	8x10	$ 8.00
	Mug photo	$ 3.00
Photo to digital (includes CD and processing)		$ 25.00

Criminal Justice Records Act (CJRA) Fees.....**See Schedule B1**

Schedule B1
DCSO CJRA FEE SCHEDULE

The following fees have been established to offset the actual costs for releasing records, and photographs, duplicating evidence, and researching requests by all personnel involved. Fees shall be posted at the public assistance counter located at the Douglas County Sheriff's Office. All research fees and/or redaction fees will be estimated and collected before the research or redaction starts. If the citizen refuses to pay in advance, the records/videos/audio documents/discs will not be provided.

Item	Cost
Fee for research, retrieval of reports and audio/video, redaction and preparation of records for release	***$41.37 per hour***
Cost of printing report	$ 0.25 per page
Cost of printing color copies	$ 1.00 per page
Cost of electronic copy on CD	$ 0.25 per disc
Cost of electronic copy on DVD	$ 0.25 per disc
Cost of electronic copy on Blu-ray	$ 1.25 per disc
Cost of Flash Drive	$ 5.00-15.00 each
Cost of External Hard Drive	$ 100.00 each
Cost of mailing envelope for CD, DVD or Blu-ray	$2.25/envelope
Cost of mailing of CD, DVD, and Blu-ray	$ 2.00 per disc

Schedule C
DCSO RADIO SERVICE FEE SCHEDULE

Item	Cost
Initial radio setup and turn on. This includes building the radio code plug, radio system ID management, initial programming of the radio, initial alignment of the radio, building the system level radio and user alias files, alias maintenance for the life of the device, and labor cost for minor repairs for the first year.	$325.00
Cost per ID for radios programmed by another agency that require a Douglas County radio ID. This cost covers the radio system ID management, building the system level radio and user alias files, and alias maintenance for the life of the radio.	$ 35.00
Cost per radio for reprogramming and realignment if the reprogramming is not system driven. This rate also applies to the labor cost for minor repairs of the radio such as basic troubleshooting, knobs, switches, seals, displays, and reprogramming due to corrupt code plugs. The cost of the parts and materials used to make the repairs will be billed in addition to the labor charge. This does not include Motorola service shop, depot, or board level repairs.	$ 35.00
Any other services for technical advisement or systems repairs in lieu of maintenance contracts will be billed at the rate of $90 per hour. Time is billed from the time of response and trip completion, not the time of onsite arrival and departure.	
Returned Check Fee	$ 20.00

These rates do not apply to partner agencies where resources, equipment and technician time is shared.

The Douglas County Sheriff's Office reserves the right to waive these fees as it sees fit.

Schedule D
WORK RELEASE FEES

Hourly Wage	Daily Fee*	Weekly Fee**
$ 10.00 - $ 10.99	$ 25.00	$ 175.00
$ 11.00 - $ 11.99	$ 28.00	$ 196.00
$ 12.00 - $ 12.99	$ 30.00	$ 210.00
$ 13.00 - $ 13.99	$ 33.00	$ 231.00
$ 14.00 - $ 14.99	$ 35.00	$ 245.00
$ 15.00 - $ 15.99	$ 38.00	$ 266.00
$ 16.00 - $ 16.99	$ 40.00	$ 280.00
$ 17.00 - $ 17.99	$ 43.00	$ 301.00
$ 18.00 - $ 18.99	$ 45.00	$ 315.00
$ 19.00 - $ 19.99	$ 48.00	$ 336.00
$ 20.00 - $ 20.99	$ 50.00	$ 350.00
$ 21.00 - $ 21.99	$ 53.00	$ 371.00
$ 22.00 - $ 22.99	$ 55.00	$ 385.00
$ 23.00 - $ 23.99	$ 58.00	$ 406.00
$ 24.00 - $ 24.99	$ 60.00	$ 420.00
$ 25.00 - $ 25.99	$ 63.00	$ 441.00
$ 26.00 - $ 26.99	$ 65.00	$ 455.00
$ 27.00 - $ 27.99	$ 68.00	$ 476.00
$ 28.00 - $ 28.99	$ 70.00	$ 490.00
$ 29.00 - $ 29.99	$ 73.00	$ 511.00
$ 30.00 - $ 30.99	$ 75.00	$ 525.00
$ 31.00 - $ 31.99	$ 78.00	$ 546.00
$ 32.00 - $ 32.99	$ 80.00	$ 560.00
$ 33.00 - $ 33.99	$ 83.00	$ 581.00
$ 34.00 - $ 34.99	$ 85.00	$ 595.00
$ 35.00 - $ 35.99	$ 88.00	$ 616.00
Over $35.99 = daily rate of 2.5% of hourly wage rounded to nearest dollar		
Out of County	$ 55.00	$ 385.00
Out of State	$ 80.00	$ 560.00

**Based upon 2.5 times the lowest hourly wage in the range rounded to the nearest whole dollar*

***Based upon seven days per week to offset the cost of housing (bedding, clothing, meals, consumables, etc.), emergency healthcare, GPS monitoring, and oversight of program participants. For participants working less than 40 hours per week, the fees will be prorated as appropriate.*

MEETING DATE: September 24, 2024

STAFF PERSON RESPONSIBLE: Laura Ciancone, Douglas County Mental Health Division Manager

DESCRIPTION: Contract with Savio for In-Home Services Funded by a Substance Abuse and Mental Health Services Administration Grant for an Enhanced Model of Mental/Behavioral Service Delivery for a Term Ending September 29, 2025, with a Maximum Amount of $382,920.00 of Congressional Directive Spending with Oversight from Substance Abuse and Mental Health Services Administration.

SUMMARY: The County received $629,970.00 through Representative Crow's Community Project Fund which is now managed by the federal Substance Abuse and Mental Health Services Administration (SAMHSA). The grant funds the development of an Enhanced Model of Service to support children, youth and families during and following a crisis. The Model outlines a network of care of mental health and substance use treatment and recovery services that will reduce future reliance on, and utilization of, the crisis system and increase connection to ongoing, non-crisis, behavioral health treatment. Part of this wrap model of care are various intensive in-home services.

Douglas County issued a competitive, multi-scope Request for Proposals (RFP #001-24) to solicit applications from qualified vendors for the Enhanced Model of Service. Savio applied and was selected for the in-home treatment scope of work. Savio will provide expedited access to intensive in-home services for up to 40 family units over the course of the contract term ending September 29, 2025. The County will reimburse Savio for services provided. In-home services tend to be prohibitively expensive and not covered by insurance. This funding will alleviate the financial burden of paying for this level of care when indicated. Throughout the course of the contract term, Savio will collaborate with the Community Response Team (CRT) and Youth Care Compact (YCC) programs, the Douglas County Department of Human Services (DHS) and other partners to implement a rapid referral and intake process for referred youth and family units.

This contract, for a term ending September 29, 2025, will be paid through up to $382,920.00 of Congressional Directive Spending with oversight from SAMHSA. There is no match requirement.

RECOMMENDED ACTION: Approval of the contract with Savio for intensive in-home services. Board signature requested.

REVIEW:

Doug DeBord	Approve	9/10/2024
Jeff Garcia	Approve	9/17/2024
Andrew Copland	Approve	9/18/2024

ATTACHMENTS:

PCS_SAVIO_SAMHSA
6H79FG001006-01M002-Noa
Enhanced Model of Services RFP
SAVIO_SAMHSA RFP Response 2024

PUBLIC CONTRACT FOR SERVICES

THIS PUBLIC CONTRACT FOR SERVICES (the "Contract") is made and entered into this _____ day of _____, 2024, by and between the **BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO** (the "County"), and SAVIO HOUSE, a nonprofit licensed Behavioral Health Entity authorized to do business in Colorado (the "Subgrantee" or "Savio"). The County and the Subgrantee hereinafter collectively referred to as the "Parties" and individually to as a "Party."

RECITALS

WHEREAS, the County is undertaking certain activities to create an enhanced model of service to wrap children, youth and families in community-based treatment, recovery and support following a crisis; and

WHEREAS, Savio responded to Request for Proposal (RFP) #001-24; and

WHEREAS, the County desires to engage the Subgrantee to render certain professional services and assistance in connection with such undertakings of the County related to the Model, specifically in-home services for children and youth who have recently experienced a mental/behavioral health crisis and need rapid access to in-home services; and

WHEREAS, the Douglas County Mental Health Initiative (DCMHI) and its staff will work together with the Subgrantee to successfully implement the terms of this contract; and

WHEREAS, the Subgrantee 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: Barbara Drake, (the "Authorized Representative"), is designated as Authorized Representative of the County for the purpose of administering, coordinating and approving the work performed by the Subgrantee under this Contract.

2. SCOPE OF SERVICES: All services described in Exhibit A, attached hereto and incorporated herein, shall be performed by Subgrantee.

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 Subgrantee's compensation, which are mutually agreed upon between the County and Subgrantee, shall be in writing and shall become part of this Contract upon execution.

The Subgrantee 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 Subgrantee 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 Subgrantee and the County for the use and occupancy by the Subgrantee 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 Subgrantee, and the Subgrantee 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 up to THREE HUNDRED EIGHTY-TWO THOUSAND NINE HUNDRED TWENTY DOLLARS AND 00/100 ($382,920.00) for the term. 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 Subgrantee. 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 _____, 2024, and terminate at 11:59 p.m. on September 29, 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 Subgrantee based upon invoices submitted by the Subgrantee, provided such invoices have been approved by the Authorized Representative. Payments will be made to the Subgrantee within thirty (30) days, or within a mutually agreed upon period after County has received complete invoices from the Subgrantee. The County reserves the right to require such additional documentation, including monthly activity reports detailing the Subgrantee's activities and services rendered, as the County deems appropriate to support the payments to the Subgrantee. The signature of an officer of the Subgrantee shall appear on all invoices certifying that the invoice has been examined and found to be correct.

7. CONFLICT OF INTEREST: The Subgrantee 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 Subgrantee 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 Subgrantee by placing the Subgrantee's own interests, or the interest of any party with whom the Subgrantee has a contractual arrangement, in conflict with those of County.

8a. INDEMNIFICATION-GENERAL: The County cannot and by this Contract does not agree to indemnify, hold harmless, exonerate or assume the defense of the Subgrantee or any other person or entity whatsoever, for any purpose whatsoever. Provided that the claims, demands, suits, actions or proceedings of any kind are not the result of professional negligence, the Subgrantee 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 Subgrantee need not indemnify or save harmless the County, its officers, agents and employees from damages resulting from the negligence of the County's commissioners, officials, officers, directors, agents and employees.

8b. FOR PROFESSIONAL NEGLIGENCE: The Subgrantee shall indemnify and hold harmless the County and any of its commissioners, officials, officers, directors, agents and employees from and against damages, liability, losses, costs and expenses, including reasonable attorney's fees, but only to the extent caused by the negligent acts, errors or omissions of the Subgrantee, its employees, agents or Subgrantees, or others for whom the Subgrantee is legally liable, in the performance of professional services under this Contract. The Subgrantee is not obligated under this sub-section 8b to indemnify the County for the negligent acts of the County or any of its commissioners, officials, officers, directors, agents and employees.

9. INDEPENDENT SUBGRANTEE: The Subgrantee is an independent Subgrantee and is free to perform services for other clients. Notwithstanding any provision of this Contract, all personnel assigned by the Subgrantee to perform work under this Contract shall be and remain at all times, employees of the Subgrantee for all purposes. The Subgrantee and its employees are not entitled to Workers' Compensation or Unemployment Benefits through the County. The Subgrantee 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: 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 Subgrantee 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 Subgrantee 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 Subgrantee hereunder.

12. COUNTY REVIEW OF RECORDS: The Subgrantee 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 Subgrantee 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 Subgrantee in connection with this Contract shall be the property of the County.

14. ASSIGNMENT OF COPYRIGHTS: The Subgrantee 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 Subgrantee 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 Subgrantee 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 Subgrantee pursuant to this Contract shall become the County's property. The Subgrantee 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 Subgrantee 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 Subgrantee.

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 Subgrantee to:	Laura Ciancone Mental Health Division Manager 4400 Castleton Court Castle Rock, CO 80109 Email: lciancone@douglas.co.us
with a copy to:	Douglas County Attorney's Office 100 Third Street Castle Rock, CO 80104 (303) 660-7414
and by the County to:	Norma Aguilar-Dave Savio House 325 King Street Denver, CO 80219 naguilar-dave@saviohouse.org Phone: 303-225-4040

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 Subgrantee 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 Subgrantee 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 Subgrantee shall comply with all applicable laws, rules, regulations and codes of the United States and the State of Colorado. The Subgrantee 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 Subgrantee, 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 Subgrantee shall not include any reference to this Contract or services performed pursuant to this Contract in any of Subgrantee'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 28
2nd Request for Proposal (if applicable)
3rd Exhibit C- Insurance Requirements
4th Exhibit A- Scope of Services
5th Exhibit B- Method of Payment
6th Federal Award 6H79FG001006-01M002, Congressional Directive Spending. Enhanced Model of Mental/Behavioral Health Service Delivery - Care Coordination for Youth and Families, Supportive Mental/Behavioral Health Services, and Technology Enhancements
7th SAMHSA Notice of Funding Opportunity (NOFO) Appendix C: Confidentiality and SAMHSA participant Protection/Human Subjects Guidelines and associated attachments.
8th Response to Request for Proposal (if applicable).

24. HEADINGS; RECITALS: The headings contained in this Contract are for reference purposes only and shall not in any way affect the meaning or interpretation of this Contract. The Recitals to this Contract are incorporated herein.

25. ENTIRE AGREEMENT: The Parties acknowledge and agree that the provisions contained herein constitute the entire agreement and that all representations made by any commissioner, official, officer, director, agent or employee of the respective parties unless included herein are null and void and of no effect. No alterations, amendments, changes or modifications to this Contract, except those which are expressly reserved herein to the Authorized Representative, shall be valid unless they are contained in writing and executed by all the Parties with the same formality as this Contract.

26. INSURANCE: The Subgrantee shall be required to maintain the insurance requirements provided in Exhibit C, attached hereto and incorporated herein by reference. The Subgrantee 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 Subgrantee's insurance coverage during the Term of this Contract.

27. COUNTY EXECUTION OF AGREEMENT: This Contract is expressly subject to and shall not be or become effective or binding on the County, until execution by all signatories of the County.

28. FORCE MAJEURE: No Party shall be liable for failure to perform hereunder if such failure is the result of *force majeure*. Any time limit shall be extended for the period of any delay resulting from any *force majeure*, or this Contract may be terminated if such delay makes performance of the Contract impossible or impracticable. *Force majeure* shall mean causes beyond the reasonable control of a party 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

Subgrantees, Subgrantees, utility companies or third parties, fire or other casualty or action of government authorities.

(Remainder of Page Intentionally Blank)

IN WITNESS WHEREOF, the County and the Subgrantee have executed this Contract as of the above date.

SAVIO HOUSE

BY:_____ **ATTEST: (if a corporation)**

Norma Aguilar-Dave, Executive Director

Title:_____

DATE:_____

Signature of Notary Public Required:

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by _____.

Witness my hand and official seal

_____
Notary Public

My commission expires: _____

BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS

BY:_____
George Teal
Commissioner

DATE:_____ **DATE:** _____

APPROVED AS TO FISCAL CONTENT: **APPROVED AS TO LEGAL FORM:**

_____ _____
Andrew Copland **Jeffrey Garcia**
Director of Finance **County Attorney**

DATE:_____ **DATE:**_____

Exhibit A
SCOPE OF WORK

Douglas County is developing and implementing an Enhanced Model of Service (The Model) to support children, youth and families during and following a crisis. The Model outlines a network of care to wrap the target populations, children, youth, families, and clients of the Community Response Teams (CRT) and Youth Care Compact (YCC) program (currently piloting) in mental health and substance use treatment and recovery services that will reduce future reliance on, and utilization of, the crisis system and increase connection to ongoing, non-crisis, behavioral health treatment. The Model includes intensive in-home service, case management and care coordination through the YCC, technology enhancements streamlining connection to agencies who fulfill unmet basic needs, and access to treatment.

Douglas County is partnering with Savio for the in-home treatment component of the model, for youth and families who need higher levels of support, help stabilizing during or following a crisis and rapid access to care. Wrap around support in a comfortable and familiar setting with specialized, evidence-based treatment modalities can be especially effective for youth and families who have not responded to therapy in other settings. Through a partnership between the County and Savio, and funding through Congressional Directive Spending, sessions will be made available for up to 40 family units who qualify, alleviating the expense barrier common with this level of care.

1. General Provisions

a. The Subgrantee will comply with all applicable federal and state laws including Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973; Title II of the Americans with Disabilities Act of 1990; the Age Discrimination Act of 1975; and the regulations of the U.S. Department of Health and Human Services issued pursuant to the above statutes at Title 45 Code of Federal Regulations (CFR) Parts 80, 84, and 91, and Title 28 CFR Part 35.

b. The Subgrantee will comply with all mandatory child abuse and neglect reporting laws and policies outlined in §§ 19-3-307 and 19-3-304, C.R.S.

c. The Subgrantee's staff will attend periodic meetings or calls to discuss overall service delivery, utilization, and specific case issues as requested. The Subgrantee as listed under the term Notices in paragraph 16 of this Contract, and/or senior member(s) of Subgrantee's organization, will attend meetings as requested by the County to review contract performance or related issues should they arise.

d. The Subgrantee's internal policies do not supersede or replace any terms contained within this Contract.

2. Staff Background Checks

a. Various required checks are outlined in this section. The County reserves the right to review all background checks at any time. The costs of the background checks are not reimbursable under this Contract. The Subgrantee accepts the disqualifying offenses as listed in 12 CCR 2509-8 and Colorado Department of Human Services Volume VII, 7.701.33, D. 7. The Subgrantee will notify the County within two (2) business days of any staff charged with a disqualifying crime.

b. The Subgrantee will complete Colorado Bureau of Investigations (CBI) and Federal Bureau of Investigations (FBI) background checks as follows:
    i. The Subgrantee shall ensure all employees, Subcontractors, interns, mentors and volunteers who may have client contact or provide services under this Contract have submitted to and passed a fingerprint-based CBI and FBI criminal background check prior to commencing provision of services under this Contract.
    ii. Any items listed in the results of the background checks must be communicated by the Subgrantee to the Authorized Representative (or their designee) and cleared prior to allowing the subject of the background check to have contact with clients.
    iii. Confirmation of results or clearance letters of these criminal background checks must be kept by the Subgrantee in a secure location as directed by CBI and FBI guidance. Results must be made available for review by the County upon request and maintained for three (3) calendar years after the date of the Subgrantee's final payment from the County under this Contract.
    iv. Subgrantees eligible for automatic CBI and FBI updates, i.e., with five (5) or more employees, will timely review updates and inform the County of any changes. Subgrantees that are not eligible for or are not receiving automatic CBI and FBI updates for any reason will ensure that every five (5) years an updated fingerprint-based CBI and FBI criminal background check will be run on each employee, Subcontractor, intern, mentor and volunteer, and kept in their secure file for review by the County.
    v. If these conditions cannot be met, the Subgrantee will immediately notify the County's Authorized Representative.
c. The Subgrantee shall retain copies of employee credentialing qualifications from Colorado Department of Regulatory Affairs (DORA) in personnel files and make such records available to the County Representative upon request. The Subgrantee shall immediately notify the County of any suspension or revocation by DORA of an employee or Subcontractor.
d. The Subgrantee will complete a Sexual Offender Registry check and receive, at minimum, preliminary results before assigning and/or hiring employees, Subcontractors, interns, mentors or volunteers to perform under this Contract.

3. Staff Assignments and Performance

a. The County has the right to approve or disapprove the Subgrantee's employees, Subcontractors, interns, mentors or volunteers performing services under this Contract prior to the commencement of the work and shall have the right to review the employment files prior to granting approval. The Subgrantee will ensure said staff are familiar with the term Conflict of Interest in paragraph 8 of this Contract prior to commencing work under this Contract.
b. If the County becomes dissatisfied with the Subgrantee's performance (inclusive of employees, Subcontractors, interns, mentors or volunteers), the County will notify the Subgrantee. Disciplinary measures, if any, will be the sole responsibility of the Subgrantee. However, if the concerns are not resolved to the County's satisfaction, the Subgrantee's staff will not be allowed to provide services under this Contract.

c. The Subgrantee and its employees, Subcontractors, interns, mentors or volunteers shall remain in good standing with the appropriate licensing authority(ies) if applicable to performance of service provided. Temporary suspension, permanent loss, or any change of a license status that renders the person ineligible to provide service at any time during this Contract is considered a Breach of Contract, and payment will not be rendered for any services performed when required licensure was not in effect and good standing and may result in Contract termination.

I. Subgrantee Obligations

a. Provision of intensive in-home services

Savio will participate in the Model by providing intensive in-home treatment for up to 40 families utilizing four programs, Multisystemic Therapy (MST), Functional Family Therapy (FFT), Eye Movement Desensitization and Reprocessing (EMDR) and Trauma Focused Cognitive Behavioral Therapy (TFCBT). Savio may provide model adaptations to meet the specific needs of families such as MST Contingency Management for youth misusing substances, MST Problem Sexual Behavior for youth whose behavioral health problems include problematic sexual behavior, and FFT Gang tailored to meet the needs of youth involved in gangs.

The above-mentioned programs are intensive in-home treatments that can be appropriate treatment options for children, youth and families served by the Douglas County Youth Care Compact, including those utilizing a Walk-in Crisis Center (WIC), Crisis Stabilization Unit (CSU), and/or those accessing other emergency and crisis services such as emergency departments and Co-Responder units, or care coordination services such as Youth Care Compact. These homebased services allow youth to return to and/or remain in their homes and communities while still receiving intensive support from professional therapists.

Savio will seek County approval for changes to the service allotment below outlined in Table 2 Exhibit B, for example, if a youth and/or family screens for a service that

Table 1: In-home services and descriptions

Service	Description
(1) Multi-Systemic Therapy (MST)	An intensive home-based, evidence-based program for adolescents 11 to 18 exhibiting antisocial behavior such as repeated legal involvement (truancy, serios defiance and rule violation, aggression, property destruction, running away) and/or illegal substance use. Model assesses various areas to include school, family, peers and community. The key is full family cooperation and effective communication with other systemic areas. Adolescents and family members should NOT be actively involved in additional treatment, e.g., substance abuse, individual/family therapy, during MST unless clinically indicated and agreed upon by the treatment team.
(2) Functional Family Therapy (FFT)	An evidence-based, community and/or in-home intervention designed to increase family skills to promote positive family relationships. This is a phasic model designed to engage and motivate families to reduce or eliminate the problem behaviors, negative family relational patterns through individualized family interventions. The program serves are adolescents ages 12-17 at

	imminent risk of placement or are in out-of-home placement and may be returned home within 2 weeks from the service begin date.
(3) Eye Movement Desensitization and Reprocessing (EMDR)	Focuses on traumatic memories. Intended to change the way memories are stored thus reducing and eliminating problematic symptoms. An accelerated learning process is stimulated by EDMR's standardized procedures which incorporate the use of eye movements and other forms of rhythmic bilateral stimulation. While client focuses on trauma memory and simultaneously experience bilateral stimulation, vividness and emotion of memory are reduced. Insights gained are more from client's own accelerated intellectual and emotional processes.
(4) Trauma Focused Cognitive Behavioral Therapy (TFCBT)	An evidenced-based treatment for children 3 – 18 years experiencing trauma-related difficulties as the result of one or multiple traumatic events and their non-offending parent/caretaker. Can be delivered in a variety of settings including an office, family home, kinship home, adoptive home, residential treatment facility, group home, etc. Designed to be a relatively short intervention lasting 12 – 20 sessions typically. Longer lengths of stay do occur with more complex trauma symptoms. One 90-minute session each week.

b. Referral & Assessment

i. Upon contract execution, members of Savio's senior program staff will:

1. Work with the County, CRT leaders, TCC, YCC, DHS and other partners to implement a rapid referral and intake process for youth referred for intensive in-home. Ideally, outreach to the referred family unit occurs within 24 hours of a crisis and within five days for non-crisis referrals.
2. Assist these partners in identifying appropriate cases for referrals
3. Schedule an assessment during initial outreach.
4. Conduct assessments to ensure families are matched with the correct program model.
5. Provide indicated services based on assessment.
6. Act as primary points of contact for the County to address questions, concerns, discuss barriers to success, and facilitate partnerships with other treatment providers or agencies if opportunities to collaborate arise.
7. Conduct evaluations.

c. Reporting

i. Douglas County is the recipient of Federal Congressional Directive Spending (CDS) funding managed by the Substance Abuse and Mental Health Services Administration (SAMHSA). As a Subgrantee of this funding, Savio will observe the reporting requirements and schedule outlined on pages 12 and 13 of the Notice of Funding Opportunity (NOFO) included as Exhibit TBD. Douglas County will submit the Final Financial Report (FFR) within 120 days of the end of the grant term and will rely on Savio's observance of the requirements in the NOFO in order to meet this deadline.

ii. Specific metrics:

1. Number of referrals per month
2. Status of referrals
3. Number of family units actively receiving services per month
4. Running total of family units served

d. Other Subgrantee Requirements

i. Savio will review the NOFO with attention Subgrantee/Subrecipient requirements and agrees that these roles and responsibilities are able to be met and executed under this contract.

Exhibit B
METHOD OF PAYMENT

1. The Subgrantee will provide service(s) in Table one (1) for the rate(s) listed in Table two (2).
2. The Subgrantee will only be paid for services actually provided. Services never provided will result in non-payment, reduction of future payment, or reimbursement to the County.
3. The rates and total contract amount outlined in Table 2 constitutes payment in full and the Subgrantee will not be paid for any additional fees, amounts or costs. The Subgrantee will not charge the County rates greater than those charged to other persons in the same geographic area. The Subgrantee will not be paid more than the Maximum Contract Expenditure as outlined in paragraph four (4) of this Contract.
4. If the Subgrantee or client misses an appointment or service, it will not be paid. Monthly rates will be pro-rated depending on when services begin or end in the month.
5. The Subgrantee will not charge any fees or co-pays for services to clients or use any part of payment made under this Contract as a co-pay or partial payment to any third-party unless otherwise noted in the referral.
6. Invoices submitted must reflect actual services rendered and cannot be estimates or requests for pre-payment. Monthly rates will be pro-rated to accurately reflect when clients begin services and end dates for services in partial months. Partial payment for services rendered without full completion of the service may be provided at the County's discretion.
7. Invoices must be submitted by the 15th of each month after the month in which service(s) were rendered. Completed invoices will only use the service names listed in Table 1. Services provided should be listed as separate line items. Failure to submit invoices timely or in correct format may result in delay of payment or non-payment.

Table 2: Service, monthly rate, estimated case load and cost per service

		Estimated	Estimated
	Monthly	Monthly	Total
Service	**Rate**	**Case Load**	**Cost**
MST	$2,250.00	**6**-8	$162,000.00
FFT	$1,250.00	**4**-6	$60,000.00
EMDR	$1,834.00	2-**4**	$88,032.00
TFCBT	$1,834.00	**3**-4	$66,024.00
Additional funding to cover the cost of in-home	$6,864.00	As needed	$6,864.00
		TOTAL	**$382,920.00**

The monthly rates included in this budget are Savio's standard contracted rates to provide the proposed services. These rates include all associated administrative costs.

This budget assumes Savio will serve 40 children over a 12-month period at average case lengths (based on treatment model standards and Savio's norms). The bolded figure in the estimated

monthly caseloads reflects how each estimated total cost was reached. The actual monthly caseloads for each service will depend on how the referred cases are assessed and assigned between the four offered treatment models. The total reflects the "up-to" contract amount, and may or may not be reached.

Savio will provide the County with additional detail upon request

8. Invoices and back-up documentation may only be sent via: a) secure email to MHAccounting@douglas.co.us, or b) mailed to:

    Douglas County Human Services
    Attn: Business Office
    4400 Castleton Court
    Castle Rock, CO 80109

Exhibit C
INSURANCE REQUIREMENTS

The Subgrantee 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 Subgrantee, 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 Subgrantee 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 Subgrantee'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 Subgrantee 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 Subgrantee 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 Subgrantee'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 Subgrantee'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 Subgrantee'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 Subgrantee hereby grants to the County a waiver of any right to subrogation which any insurer of said Subgrantee may acquire against the County by virtue of the payment of any loss under such insurance. The Subgrantee 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 Subgrantee 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 Subgrantee 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 Subgrantee 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 Subgrantee must purchase "extended reporting" coverage for a minimum of three (3) years after completion of Contract work.

Verification of Coverage. The Subgrantee 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 Subgrantee'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 Subgrantee 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

Subgrantees. The Subgrantee shall require and verify that all Subgrantees maintain insurance meeting all the requirements stated herein, and the Subgrantee shall ensure the County is an additional insured on insurance required from Subgrantees.

Failure to Procure or Maintain Insurance. The Subgrantee 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 Subgrantee 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.

Department of Health and Human Services
Substance Abuse and Mental Health Services Administration
Center for Flex Grants

Notice of Award
FAIN# H79FG001006
Federal Award Date
08/15/2024

Recipient Information

1. Recipient Name
DOUGLAS COUNTY GOVERNMENT
100 3RD ST
CASTLE ROCK, CO 80104

2. Congressional District of Recipient
04

3. Payment System Identifier (ID)
1846000761A2

4. Employer Identification Number (EIN)
846000761

5. Data Universal Numbering System (DUNS)
014842934

6. Recipient's Unique Entity Identifier
LXE5XEA44AH6

7. Project Director or Principal Investigator
Laura Ciancone

lciancone@douglas.co.us
720-520-2497

8. Authorized Official
Mrs. Barbara Drake
bdrake@douglas.co.us
303-660-7372

Federal Agency Information

9. Awarding Agency Contact Information
David Foote
Grants Specialist
David.Foote@samhsa.hhs.gov
240-276-0767

10. Program Official Contact Information
Enid Osborne
Program Official
enid.osborne@samhsa.hhs.gov
(240) 276-1624

Federal Award Information

11. Award Number
6H79FG001006-01M002 (No-Cost Extension)

12. Unique Federal Award Identification Number (FAIN)
H79FG001006

13. Statutory Authority
Consolidated Appropriation Act, 2023 [P.L. 117-328]

14. Federal Award Project Title
Enhanced Model of Mental/Behavioral Health Service Delivery - Care Coordination for Youth and Families, Supportive Mental/Behavioral Health Services, and Technology Enhancements

15. Assistance Listing Number
93.493

16. Assistance Listing Program Title
Community Funded Projects

17. Award Action Type
Amendment

18. Is the Award R&D?
No

Summary Federal Award Financial Information	
19. Budget Period Start Date 09/30/2023 **– End Date** 09/29/2025	
20. Total Amount of Federal Funds Obligated by this Action	$0
20a. Direct Cost Amount	$0
20b. Indirect Cost Amount	$0
21. Authorized Carryover	$0
22. Offset	$0
23. Total Amount of Federal Funds Obligated this budget period	$629,970
24. Total Approved Cost Sharing or Matching, where applicable	$0
25. Total Federal and Non-Federal Approved this Budget Period	$629,970
26. Project Period Start Date 09/30/2023 **– End Date** 09/29/2025	
27. Total Amount of the Federal Award including Approved Cost Sharing or Matching this Project Period	$629,970

28. Authorized Treatment of Program Income
Additional Costs

29. Grants Management Officer - Signature
David Foote

30. Remarks

Acceptance of this award, including the "Terms and Conditions," is acknowledged by the recipient when funds are drawn down or otherwise requested from the grant payment system.

Version: 201 - 12/14/2023 2:33 PM | Generated on: 8/16/2024 12:26 AM

Award Number: 6H79FG001006-01M002
FAIN: H79FG001006
Program Director: Laura Ciancone

Project Title: Enhanced Model of Mental/Behavioral Health Service Delivery - Care Coordination for Youth and Families, Supportive Mental/Behavioral Health Services, and Technology Enhancements

Organization Name: DOUGLAS COUNTY GOVERNMENT

Authorized Official: Mrs. Barbara Drake

Authorized Official e-mail address: bdrake@douglas.co.us

Budget Period: 09/30/2023 – 09/29/2025
Project Period: 09/30/2023 – 09/29/2025

Dear Grantee:

The Substance Abuse and Mental Health Services Administration hereby awards a grant in the amount of $0 (see "Award Calculation" in Section I and "Terms and Conditions" in Section III) to DOUGLAS COUNTY GOVERNMENT in support of the above referenced project. This award is pursuant to the authority of Consolidated Appropriation Act, 2023 [P.L. 117-328] and is subject to the requirements of this statute and regulation and of other referenced, incorporated or attached terms and conditions.

This award addresses the following Amendment requests:

- No-Cost Extension (6H79FG001006-01L003)

Award recipients may access the SAMHSA website at www.samhsa.gov (click on "Grants" then SAMHSA Grants Management), which provides information relating to the Division of Payment Management System, HHS Division of Cost Allocation and Postaward Administration Requirements. Please use your grant number for reference.

Acceptance of this award including the "Terms and Conditions" is acknowledged by the grantee when funds are drawn down or otherwise obtained from the grant payment system.

If you have any questions about this award, please contact your Grants Management Specialist and your Government Project Officer listed in your terms and conditions.

Sincerely yours,
David Foote
Grants Management Officer
Division of Grants Management
David.Foote@samhsa.hhs.gov
See additional information below

SECTION I – AWARD DATA – 6H79FG001006-01M002

Award Calculation (U.S. Dollars)	
Personnel(non-research)	$68,164
Fringe Benefits	$9,966
Contractual	$551,840
Direct Cost	$629,970
Approved Budget	$629,970
Federal Share	$629,970
Cumulative Prior Awards for this Budget Period	$629,970
AMOUNT OF THIS ACTION (FEDERAL SHARE)	$0

SUMMARY TOTALS FOR ALL YEARS	
YR	**AMOUNT**
1	$629,970

Note: Recommended future year total cost support, subject to the availability of funds and satisfactory progress of the project.

Fiscal Information:

CFDA Number:	93.493
EIN:	1846000761A2
Document Number:	23FG01006E
Fiscal Year:	2023

IC	**CAN**	**Amount**
FG	C96CF01	$0

IC	CAN	2023
FG	C96CF01	$0

FG Administrative Data:
PCC: CDS-TI23 / **OC:** 4145

SECTION II – PAYMENT/HOTLINE INFORMATION – 6H79FG001006-01M002

Payments under this award will be made available through the HHS Payment Management System (PMS). PMS is a centralized grants payment and cash management system, operated by the HHS Program Support Center (PSC), Division of Payment Management (DPM). Inquiries regarding payment should be directed to: The Division of Payment Management System, PO Box 6021, Rockville, MD 20852, Help Desk Support – Telephone Number: 1-877-614-5533.

The HHS Inspector General maintains a toll-free hotline for receiving information concerning fraud, waste, or abuse under grants and cooperative agreements. The telephone number is: 1-800-HHS-TIPS (1-800-447-8477). The mailing address is: Office of Inspector General, Department of Health and Human Services, Attn: HOTLINE, 330 Independence Ave., SW, Washington, DC 20201.

SECTION III – TERMS AND CONDITIONS – 6H79FG001006-01M002

This award is based on the application submitted to, and as approved by, SAMHSA on the above-title project and is subject to the terms and conditions incorporated either directly or by reference in the following:

a. The grant program legislation and program regulation cited in this Notice of Award.
b. The restrictions on the expenditure of federal funds in appropriations acts to the extent those restrictions are pertinent to the award.
c. 45 CFR Part 75 as applicable.

d. The HHS Grants Policy Statement.
e. This award notice, INCLUDING THE TERMS AND CONDITIONS CITED BELOW.

Treatment of Program Income:
Use of program income – Additive: Recipients will add program income to funds committed to the project to further eligible project objectives. Sub-recipients that are for-profit commercial organizations under the same award must use the deductive alternative and reduce their subaward by the amount of program income earned.

In accordance with the regulatory requirements provided at 45 CFR 75.113 and Appendix XII to 45 CFR Part 75, recipients that have currently active Federal grants, cooperative agreements, and procurement contracts with cumulative total value greater than $10,000,000 must report and maintain information in the System for Award Management (SAM) about civil, criminal, and administrative proceedings in connection with the award or performance of a Federal award that reached final disposition within the most recent five-year period. The recipient must also make semiannual disclosures regarding such proceedings. Proceedings information will be made publicly available in the designated integrity and performance system (currently the Federal Awardee Performance and Integrity Information System (FAPIIS)). Full reporting requirements and procedures are found in Appendix XII to 45 CFR Part 75.

SECTION IV – FG SPECIAL TERMS AND CONDITIONS – 6H79FG001006-01M002

REMARKS

Post Award Amendment - No Cost Extension

This award approves a **12 month** NO COST EXTENSION extending the budget and project period end dates from **09/29/2024** to **09/29/2025**, based on documentation received on 07/25/2024.

This award also reflects acceptance of the response(s) to the Request for Additional Materials (RAM) received on 07/29/24.

STANDARD TERMS AND CONDITIONS

Annual Programmatic Progress Report

By **December 28, 2024**, submit via eRA Commons an annual **Programmatic Progress Report**.

The Programmatic Progress Report (PPR) is required on an annual basis and must be submitted no later than 90 days after the end of each 12-month budget period/incremental period.

The annual PPR must, at a minimum, include the following information:

- Data and progress for performance measures as reflected in your application regarding goals and evaluation activities.
- A summary of key program accomplishments to-date.
- Description of the changes, if any, that were made to the project that differ from the application for this budget period.
- Description of any difficulties and/or problems encountered in achieving planned goals and objectives including barriers to accomplishing program objectives, and actions to overcome barriers or difficulties.

Please contact your Government Program Official (GPO) for program specific

submission information. Note: Recipients must also comply with the GPRA requirements that include the collection and periodic reporting of performance data as specified in the FOA or by the Grant Program Official (GPO). This information is needed in order to comply with PL 102-62, which requires SAMHSA to report evaluation data to ensure the effectiveness and efficiency of its programs.

The response to this term must be submitted as PDF documents in eRA Commons under the *View Terms Tracking Details* page. For more information on how to respond to tracked terms and conditions, refer to https://www.samhsa.gov/grants/grants-training-materials under heading *How to Respond to Terms and Conditions.*

Additional information on reporting requirements is available at https://www.samhsa.gov/grants/grants-management/reporting-requirements.

Annual Federal Financial Report (FFR or SF-425)

All financial reporting for recipients of Health and Human Services (HHS) grants and cooperative agreements has been consolidated through a single point of entry, which has been identified as the Payment Management System (PMS). The Federal Financial Report (FFR or SF-425) initiative ensures all financial data is reported consistently through one source; shares reconciled financial data to the HHS grants management systems; assists with the timely financial monitoring and grant closeout; and reduces expired award payments.

The FFR is required on an annual basis and must be submitted **no later than 90 days after the end of each incremental period/budget period**. The FFR should reflect cumulative amounts. Additional guidance to complete the FFR can be found at http://www.samhsa.gov/grants/grants-management/reporting-requirements.

SAMHSA reserves the right to request more frequent submissions of FFRs. If so, the additional submission dates will be shown below.

Your organization is required to submit an FFR for this grant funding as follows:

- By **December 28, 2024**, submit the Federal Financial Report (FFR)/(SF-425).
- The grant recipient staff member(s) responsible for FFR preparation, certification and submission of the FFR must either submit a request for New User Access or Update User Access to the FFR Module as applicable. Refer to the PMS User Access website https://pms.psc.gov/grant-recipients/user-access.html for information on how to submit a New User Access, Update User Access or Deactivate User Access. You can also view PMS Video on how to request new user access @ https://youtu.be/kdoqaXfiuI0 and PDF resource with instructions on Requesting Access @ https://pms.psc.gov/forms/New-User-Request_Grantee.pdf
- Instructions on **how to submit an FFR via PMS** are available at https://pmsapp.psc.gov/pms/app/help/ffr/ffr-grantee-instructions.html (The user must be logged in to PMS to access the link). Updates to the FFR instructions effective 4/1/2022 are also available @ https://pms.psc.gov/grant-recipients/ffr-updates.html
- While recipients must submit the FFR in PMS, the FFR can also be accessed by connecting seamlessly from the eRA Commons to PMS by clicking the Manage FFR link on the Search for Federal Financial Report (FFR) page in eRA

Commons, which will redirect to PMS. SAMHSA will not accept FFRs submitted by email or uploaded as an attachment into eRA. To access the Manage FFR link in eRA Commons, the individual must be registered in eRA Commons and assigned the Financial Status Reporter (FSR) role for their organization. The individual assigned the FSR role is responsible for reporting the statement of grant expenditures for their organization. Refer to the page Managing eRA User Accounts on SAMHSA's website for instructions on how to assign the FSR role.

If you have questions about how to set up a PMS account for your organization, please contact the PMS Help Desk at PMSSupport@psc.hhs.gov or 1-877-614-5533.

Note: While recipients will use PMS to report all financial expenditures as well as to drawdown funds, recipients will continue to use eRA Commons for all other grant-related matters, including submitting progress reports, requesting post award amendments, and accessing grant documents such as the Notice of Award.

Closeout Requirements - Discretionary Grants

Recipients must complete all actions required for closeout to include:

- Liquidate all obligations incurred under the award. All payment requests must be submitted before the end of the **(120) days post-award reconciliation/liquidation period**.
- Reconcile financial expenditures to the reported total disbursements and charges in PMS.
- Return any funds due to PMS as a result of refunds, corrections, or audits. Refer the following link for additional guidance: https://pms.psc.gov/grant-recipients/returning-funds-interest.html

Recipients must close the award in accordance with 2 CFR 200.344 - Closeout and the terms and conditions listed in the Notice of Award. Recipients must liquidate all obligations incurred under an award no later than one hundred twenty (120) days after the end of award obligation and project period. **After one hundred twenty (120) days, the PMS account is automatically locked. SAMHSA does not approve payment requests after one hundred twenty (120) days post-award reconciliation/liquidation period. Late withdrawal requests occurring after the aforementioned 120-day post award reconciliation/liquidation will be denied.**

Final reports are due to SAMHSA no later than 120 days after the end of the project period. Final reports include:

- Submit via PMS the Final Federal Financial Report (Final FFR, SF-425).
- Submit in eRA Commons the Final Progress Report (FPR) or other reports required by the terms and conditions of the award.
- Submit in eRA Commons a Tangible Personal Property Report (TPPR SF-428, SF-428B & if needed additional forms from SF-428 series) to account for any property acquired with federal funds or indicate on the form that you have no property to report.

Failure to complete the closeout actions in 120 days after the project period end may result in a unilateral closeout of the grant by SAMHSA. This may affect future funding of federal programs and result in the reimbursement of funding to SAMHSA. **If the recipient does not submit all reports satisfactorily in accordance with 2 CFR 200.344, SAMHSA will report the recipients material failure to comply with the terms and conditions of the award with the OMB-designated integrity and**

performance system (currently FAPIIS). Federal awarding agencies may also pursue other enforcement actions per 2 CFR 200.339.

Additional information on closeout is available at https://www.samhsa.gov/grants/grants-management/grant-closeout.

Staff Contacts:

Enid Osborne, Program Official
Phone: (240) 276-1624 **Email:** enid.osborne@samhsa.hhs.gov

David Foote, Grants Specialist
Phone: 240-276-0767 **Email:** David.Foote@samhsa.hhs.gov

DOUGLAS COUNTY GOVERNMENT

Finance Department, Purchasing Division
100 Third Street, Suite 130
Castle Rock, Colorado 80104
Telephone: 303-660-7434 ** Fax: 303-660-9661
www.douglas.co.us

REQUEST FOR PROPOSAL
NO. 000-00

ENHANCED MODEL OF MENTAL/BEHAVIORAL HEALTH SERVICE – SUPPORTIVE MENTAL/BEHAVIORAL HEALTH SERVICES FOR DOUGLAS COUNTY YOUTH AND FAMILIES, AND TECHNOLOGY ENHANCEMENTS

YOUR PROPOSAL RESPONSE MUST BE RECEIVED NO LATER THAN
XXXX @ 4:30 PM

PROPOSAL CERTIFICATION

We offer to furnish to Douglas County the materials, supplies, products and/or services requested in accordance with the specifications and subject to the terms and conditions of the purchase(s) described herein:

NAME: _____
ADDRESS: _____
CITY: _____ **STATE:** _____ **ZIP:** _____
TELEPHONE NUMBER: _____ **FAX NUMBER:** _____

E-MAIL: _____

BY: _____
(Printed or Typed Name)

_____
(Written Signature)

TAXPAYER I.D. NUMBER: _____
Signature constitutes acceptance of all terms and conditions listed on this form and all documents attached.

Please submit five paper (5) paper copies (single-sided and not spiral bound) of your proposal response in a sealed envelope that is clearly marked with the Request for Proposal information listed above. Mail or hand-carry all proposals to Douglas County Government, Finance Department, Purchasing Division, 100 Third Street, Suite 130, Castle Rock, Colorado 80104, prior to the proposal due date and time. Other electronic and/or fax proposal responses will not be accepted. It is the sole responsibility of the respondent to see that their proposal response is received on time. Proposals will not be considered which are received after the time stated, and any proposals so received will be returned unopened. If closure of Douglas County buildings occurs on the proposal due date, proposals must then be delivered to the Purchasing Division on the following business day before 12 noon.

Douglas County reserves the right to reject any or all proposals, or accept any presented, which meet or exceed the specifications and which are deemed to be in the best interest of Douglas County. The County is not bound to accept the lowest proposal. The County also reserves the right to waive formalities of the proposal procedures or informalities contained in a proposal.

SECTION ONE ~ GENERAL INFORMATION:

A. Overview:

The Douglas County Board of County Commissioners (Board) is pursuing various options related to the provision of mental and behavioral health services in Douglas County. The County submitted an application for Community Project Funding through State Representative Jason Crow's Office, and was awarded funding by the federal Substance Abuse and Mental Health Services Administration (SAMHSA) to create an Enhanced Model of Service (the Model). The funding term ends September 30, 2024.

The Model is being created to ensure youth and families utilizing crisis and intensive case management services in the County are connected to ongoing, non-crisis, healthcare. As fully designed and implemented, the Model will be a network of intensive in-home and outpatient treatment, youth peer support, evidence-based treatment, an intensive case management program serving youth and families, and technology enhancement and integration. **The target populations are children, youth, families and clients of the intensive case management program, the Youth Care Compact (YCC) (currently being developed); children, youth and families who are in crisis, recovering from crisis or who have multiple unmet behavioral health and basic needs. The geographic catchment area is Douglas County, Colorado.**

The primary goal of the Model is to reduce future reliance on and utilization of the crisis system. The Model's strategy-oriented goals are geared towards increasing connection to ongoing, non-crisis, mental health and substance use disorder treatment, recovery and preventive services, and increasing the capacity of local youth and family serving organizations to provide care coordination. These goals and objectives will be achieved by implementing and making readily available the six service areas and assets listed below.

Project strategies and interventions, and the estimated individuals/families served over the course of the contract term include:

1. Outpatient Mental Health Treatment: 150 youth
2. Intensive in-home treatment: 40 families
3. Supportive Parenting for Anxious Childhood Emotions (SPACE) course: 54 individual or two parent/caregivers
4. Marijuana Use/Dependence Treatment Program: 20 youth and families
5. Youth peer support opportunities: 50 youth
6. Integration of web-based case management platform with faith-based portal to fulfill basic needs: N/A

The Model is complimentary to the partnership between Douglas County and community mental health center AllHealth Network who will open a Walk-In Crisis Center (WIC) for all ages and a 16-bed Crisis Stabilization Unit (CSU) for children and adolescents, a first-of-its-kind facility in Douglas County, as part of the investment of County American Rescue Plan Act (ARPA) funding. The Model supports a larger continuum that includes direct coordination with Co-Responders, coordination of multiple substance use disorder and mental health providers, wrap-around services, partnership with schools and child welfare, and collaboration with the justice system. To avoid utilizing the WIC and CSU beyond stabilizing a crisis, the Model will offer reliable follow-up support to keep youth and families engaged in treatment following a crisis while avoiding cycling through the emergency system. The County and its partners through the Douglas County Mental Health Initiative (DCMHI) are committed to building a mental/behavioral health continuum of care that meets the needs of individuals in Douglas County.

Through this Request for Proposal (RFP), Douglas County Government (County) respectfully requests responses from responsible, qualified firms for the provision of services listed below.

B. Introductory Information:

Douglas County was formed in 1861 as one of the sixteen original Colorado counties. The County covers 844 square miles in the I-25 corridor between Denver and Colorado Springs. A majority of residents live in urban designated areas, such as unincorporated Highlands Ranch, the city of Lone Tree, the city of Castle Pines, and the towns of Castle Rock (county seat), Parker and Larkspur. The County has a population of about 293,521; and since the 2000 census the County population has grown 65%.

The County's strength, as the centerpiece of the Denver/Colorado Springs Development Corridor, comes from a perfect blend of quality lifestyle and business environment. To preserve the area's natural environment, 70% of the

corridor will retain agricultural, ranching, parks, and open space uses. Recreational facilities include more than 146,000 acres of Pike National Forest, Roxborough and Castlewood Canyon State Parks, Chatfield State Recreation Area, and numerous county, municipal, and local parks, trails, and open spaces. The pioneer spirit and eternal beauty of the mountains, foothills, and plains remain in Douglas County.

The three-member Board of County Commissioners serves as the legislative, policy-making, and administrative body governing the unincorporated area of the County. The commissioners are elected at large from one of three geographical districts and serve staggered four-year terms (term-limited to two terms). Detailed information in regards to Douglas County Government and its finances can be found in the Annual Budget Book and/or the Comprehensive Annual Financial Report.

There are five incorporated municipalities fully contained within the boundaries of Douglas County, Castle Rock, Castle Pines, Larkspur, Lone Tree, and Parker. Each has its own mayor and provides services in cooperation with Douglas County. Additionally there are two municipalities partially contained within Douglas County, the cities of Aurora and Littleton.

C. Scope of Services/Explanation of Project:

Douglas County requests responses from responsible, qualified firms for the provision of a service, or multiple services, listed below. These services are part of an Enhanced Model of Service designed to wrap Douglas County youth and families who have recently experienced a crisis and/or utilized crisis stabilization services in order to mitigate future risk and likelihood of crisis. The Model is summarized above in Section A. Overview. A summary of each service area and associated qualifications begins below.

Outpatient Mental Health Treatment

1. Access to ongoing mental health treatment for youth utilizing Colorado's I Matter program. A treatment stipend will be made available for youth who could benefit from continued treatment following the end of their free sessions with I Matter. Colorado's I Matter program provides up to six free behavioral health sessions for youth up to 18 years old, and 21 years old if receiving special education.
2. Stipends to subsidize treatment for youth accessing care through other time-limited means, or to ensure continuity of care in cases of financial or other barriers. Financial and geographic barriers are a few of the top reasons youth do not access care when needed.

Douglas County will make funding available to extend connection, free of charge, to six additional virtual, or in person, treatment sessions for youth when appropriate. Please tailor your response to this section of the RFP if your firm can provide outpatient mental/behavioral health treatment continuity to youth who have previously accessed care through I Matter, or for youth whose access to ongoing treatment negatively impacted by lack of finances, or a time-limit. Douglas County will dedicate a bank of funds to cover the cost of ongoing treatment for up to 150 youth.

Intensive in-home Treatment

1. Multisystemic Therapy (MST)
2. Functional Family Therapy (FFT)

Wrap around support in a comfortable and familiar setting with specialized, evidence-based treatment modalities, can be especially effective for those with higher levels of need and who need help stabilizing during or following a crisis. Intensive in-home can be an effective approach for youth and families who have not responded to therapy in other settings. The cost of in-home can be prohibitively expensive. Multisystemic Therapy (MST) and Functional Family Therapy (FFT), two common intensive in-home modalities, are typically three-to-four-month interventions costing more than a thousand dollars each month.

Please tailor your response to this section of the RFP if your firm can provide MST and/or FFT to qualifying families served by the Douglas County Youth Care Compact, those who will utilizing the WIC and CSU, or those needing stabilization following a crisis. Douglas County will dedicate a bank of funds to cover the cost of in-home services, provided by area organizations, for up to 40 families.

Supportive Parenting for Anxious Childhood Emotions (SPACE) course

1. Children, youth and families who discharge from the WIC/CSU or who work with the YCC program may access resilience programming such as facilitated peer support groups and an evidence-based program called Supportive Parenting for Anxious Childhood Emotions (SPACE). Peer recovery and parenting support may result in reduced use of services, decreased costs to the mental health system, increased social functioning, decreased hospitalization and other benefits.

Please tailor your response to this section of the RFP if your firm is interested in providing the SPACE curriculum for up to 54 individual or two-parent/caregivers.

Marijuana Use/Dependence Treatment Program

1. In-patient and outpatient youth substance use disorder treatment is a gap for Douglas County communities. In 2021, more Douglas County high school students (46%) vaporized their marijuana than students across Colorado overall (39%), and 10% had used marijuana in the last 30 days (Healthy Kids Colorado Survey Dashboard, 2013 – 2021). To lessen barriers for Douglas County families and provide an accessible treatment option, Douglas County will fund up to 20 youth to complete a treatment program for marijuana dependence.
2. Comprehensive program providing ongoing outpatient treatment and recovery services for marijuana use dependence to support clients up to the age of 21, for up to 20 youth. Service should include a grounding in behavior change theory, such as readiness to change, and have regular options for individual, family and group therapy. The ideal program includes parental and/or caregiver support to address substance use and mental health needs of their child(ren) and family.

Please tailor your response to this section of the RFP if your firm can provide treatment to youth with marijuana use dependence. Douglas County will dedicate a bank of funds to cover the cost of treatment for up to 20 youth.

Youth peer support opportunities

1. Douglas County is interesting in funding one or more facilitated youth peer support groups for youth working with the developing Youth Care Compact program, and those discharging from crisis intervention levels of care, such as a Walk-In Center, Crisis Stabilization Unit or emergency department stay.

Please tailor your response to this section of the RFP if your firm has an existing peer group model that could expand with additional funding and explain how your group would expand to serve the target population. This opportunity is also available to qualified firms/organizations who want to create a new peer support group for youth in this target population. Douglas County will dedicate a bank of funds for peer support opportunities with a capacity of up to 50 youth.

Integration of web-based case management platform with faith-based portal to fulfill basic needs

1. Technology hubs and integration are a creative way to, "develop a robust network of providers and services, with strong care coordination and collaboration between providers," and community-based organizations (Douglas County's Blueprint for a Community-Based Mental Health Delivery System). Douglas County is interested in integrating Julota, the software utilized for data collection and case management for the County's Co-Responder program (Community Response Teams – CRT), enhanced care coordination program for adults, The Care Compact, and the developing Youth Care Compact with a platform, or platforms, that creates connections to organizations that fulfill(s) basic needs and Social Determinants of Health (SDoH), such as food, shelter, utility assistance, transportation, clothing, etc.

Please tailor your response to this section of the RFP if your firm has a technology platform that can integrate with other technology platforms. Indicate the kind of integration your platform allows. The County desires easy exchange of referrals between Julota and the other system, and the ability to design and successfully implement closed loop communication between the referring entity or party and the entity fulfilling the referral.

D. Time Requirements:

Commented [LC1]: Carolyn, please feel free to create a schedule based on the date the RFP can be posted, and update dates throughout based on the schedule.

Tentative Proposal Calendar:

???, 202?	Request for Proposal advertised and available
???, 202?	Deadline for submission of questions
???, 202?	Distribution of questions/responses
???, 202?	Request for Proposal due date (see page one)
??? - ????, 202?	Interview of Finalists, if necessary
???, 202?	Final Selection
???, 202?	Contract Start Date

E. General Requirements:

The proposal(s) submitted in response to this RFP must be complete and in the format requested below in sections F and G. Failure to provide all requested information or any significant deviation from this format may be cause for rejection of the proposal. All proposals submitted shall become property of the County. All proposals shall include all of the information requested in this RFP for the section(s) which the firm, agency or organization wishes to apply, and any additional data that the respondent deems pertinent to the understanding and evaluating of their proposal response. All proposals shall meet, at a minimum, all criteria outlined in the following sections. At the discretion of the County, firms submitting proposals may be requested to make presentations as part of the evaluation process. The respondent should not withhold any information from their written response in anticipation of presenting the information orally, since oral presentations may not be solicited. The County will not reimburse the respondents to this RFP for any costs associated with the preparation and submission of said proposals or in the preparation for and attendance at a presentation. The County reserves the right to request any firm submitting a proposal to clarify its proposal or to supply additional information necessary to assist in the County's selection.

F. Minimum Requirements:

Respondents shall meet all of the following minimum requirements, and confirm in writing.

1) Able to Conduct Business
   a. Contractor must be legally able to continuously perform work in Colorado.
   b. Contractor must be able to continuously meet the County's insurance requirements.
   c. Contractor may not be suspended or disbarred from receiving federal funds.
   d. Not have any conflicts of interest deemed unacceptable determined solely by the County.
2) Organization
   a. Firm's organizational structure must be reasonably structured and sized to establish and maintain services outlined in their response.
   b. If the firm's parent company or corporate headquarters are not in Colorado, explain the local business presence (if any) and its organizational structure as well.
   c. Current or prior work with federal, state or municipal agencies is not required but should be highlighted if applicable.
3) Program and Management Experience
   a. Contractor must demonstrate to the County's satisfaction that:
      1) the firm has ample understanding of the services outlined above that the firm wishes to apply for, such as mental, behavioral, peer-to-peer, technology and integration services and/or activities, including knowledge of and experience with relevant laws, regulations and policies related to behavioral health treatment, privacy and confidentiality, consent/assent practices as they relate to coordinating care for minors across HIPAA-covered and non-covered agencies;
      2) the firm's management staff have ample understanding of reasonable means to organize and execute work in order to achieve accurate, high-quality outcomes,
      3) the firm's management staff have ample understanding of and experience with quality customer service and community collaboration, and
      4) the firm's management staff have ample understanding of and experience with generally

held accounting practices, separation of duties, reporting and record keeping,

5) the firm is able to continuously recruit and retain appropriate staff to complete the work, and firm's management staff are able to identify staff with performance issues, and address them appropriately and timely.

G. Mandatory Requirements to be Included in Proposal Response:

All proposal responses must address each of the following and be submitted with the ability to complete the work as described. Do not exclude any major or minor items of information not specifically mentioned, but which would normally and reasonably be provided. Please be advised that the greater the degree of specificity, the more likely it will be for the County to review your response favorably.

Responses should be no less than 11-point font, single-sided, not to exceed 10 pages excluding any attached reference materials, and not spiral bound. Do not respond in whole or in part with "See Website," "See attached," or similar instructions. Responses may include attachments as a supplement. If additional materials are provided, e.g., pamphlets, CDs, journal articles, include five (5) copies of each item.

Responses should be compiled in the order outlined below. Proposal responses must include, but are not limited to, the following information. Failure to provide all required information or any significant deviation from this format may be cause for rejection of the proposal.

Section 1: Organization

a. Include a statement related to your firm's complete understanding of the general requirements in Section E, and a response to each of the minimum requirements listed in Section F above.
b. Include a completed copy of Appendix C of SAMHSA's Notice of Funding Opportunity (NOFO) which is required of all firms intending to provide direct client services funded by this grant.

Section 2: Services – <u>For each service</u>, please prepare your response as follows:

a. Clearly identify the service(s) or program(s) in the header, as named in Scope of Services/Explanation of Project above, that your firm wishes to apply.
b. For each service or program, provide a detailed narrative of how the proposal intends to meet the objectives of the County, as outlined above in Section C: Scope of Services/Explanation of Project. Respond briefly and directly to the elements described in Section C, and expand where needed to offer additional detail.
c. Provide a summary of the partnership you envision with Douglas County and Douglas County Mental Health Initiative (DCMHI) staff to implement the Enhanced Model of Service. Describe the partnership you envision with the Colorado crisis continuum of care to include Co-Responders, care coordination teams, emergency departments, Walk-In Centers, Crisis Stabilization Units, and in-patient mental health facilities who may be referral sources for services. If partnership(s) currently exist, describe the partnership(s).
d. Education, experience, and licensing requirements (if applicable for mental, behavioral, peer or training services) for staff who will be performing each type of service.

Section 3: Expenses/Budget – Provide a full and complete budget or accounting of all services that includes:

a. All administrative and overhead costs, e.g., space, hardware/technology and cyber security.
b. A full 12 months' costs once services begin, including an upper and lower end to provide all services, and
c. Any assumptions.

H. Additional Project Details:

Service reimbursement for work performed by the successful applicant(s) under this RFP are made possible through a federal Congressional Directive Spending grant awarded and overseen by the Substance Abuse and Mental Health Services Administration (SAMHSA). Due to the total funding amount, individual service area funding amounts and/or the ways in which this funding is categorized by the U.S. Treasury, a competitive RFP process is required, even for vendors offering a unique service, training or other asset on behalf of Douglas County. The grant term is September 29, 2023 to September 30, 2024. The successful applicant(s) will only be reimbursed for work performed within this

term.

The County may submit a "no cost extension" to SAMHSA to extend the grant beyond the end of the term. An extension can be requested for up to an additional twelve (12) months for activities not executed and goals not reached within the original term per the County's contract and workplan executed with SAMHSA.

I. References:

All responses shall include a list of three (3) current references. All references shall include name, title, address, telephone number, fax number, and e-mail address for which you are currently furnishing or have in the past furnished services on a same or similar contract or agreement. The failure to include references and/or the inability to contact the references shall be ample cause for rejection of the proposal.

References may not be current Douglas County employees.

J. Questions/Inquires/Addendum:

All questions related to this RFP must be directed to the attention of Carolyn Riggs, Purchasing Supervisor, 100 Third Street, Suite 130, Castle Rock, Colorado 80104, 303-660-7434, criggs@douglas.co.us. All questions must be in writing and responses will be shared with all potential respondents, as appropriate.

Questions will be received until the close of business on ????, 202X. Responses to all questions will be posted on the Rocky Mountain E-Purchasing System no later than close of business on ????, 202X.

If it becomes necessary to revise any part of this RFP or if additional data is necessary to enable an exact interpretation of the provisions of this request, an addendum will be issued. It is the responsibility of the respondent to ensure that they have received all addendums prior to submitting their RFP response.

SECTION TWO ~ PROPOSAL CONDITIONS AND PROVISIONS:

All proposals must be submitted in accordance with all terms, conditions, specifications, and stipulations contained herein. Respondents shall carefully read and be familiar with all terms, conditions, specifications, and stipulations contained in this RFP, which shall become part of the final contract.

All proposals must be signed by a duly-authorized official of the company. The completed and signed proposal (together with all required attachments) must be returned to the Purchasing Division on or before the due date and time shown on Page 1.

All participating respondents, by their signature hereunder, shall agree to comply with all of the conditions, requirements and instructions of this RFP as stated or implied herein. Any alteration, erasure or interlineation by the respondent in this RFP shall constitute cause for rejection by the County. Exceptions or deviations to this RFP must not be added to the RFP pages, but must be on company letterhead and accompany the proposal response. Should the County omit anything from this RFP that is necessary to a clear understanding of the work, or should it appear that various instructions are in conflict, then the respondent shall secure written instructions from the Purchasing Division; see page xxx (?) for submission of question information.

All respondents are required to complete all the information requested in this RFP. Failure to do so may result in the disqualification of the proposal.

Prices stated must be in the units specified. In the case of a discrepancy between the unit price and extension, the unit price shall be considered correct. Minor details omitted by oversight will not constitute an excuse for their omission.

Proposals shall be firm quotations subject to acceptance or rejection within sixty (60) days of the proposal opening date.

A respondent may withdraw their proposal at any time prior to the scheduled time of receipt; however, persons or firms withdrawing proposals may not submit another proposal in this matter.

The County will not be responsible for any goods delivered or services performed without its purchase order, signed by an authorized representative of the County's Purchasing Division.

The County reserves the right to negotiate optional items and/or services with the successful respondent.

The successful respondent will be required to provide proof of and the required limits of liability insurance, including Workers' Compensation. This proof of insurance must be in the form of a "Certificate of Insurance" and must show coverage in the amounts specified by the Laws of the State of Colorado for the duration of a contract issued as a result of this RFP. Additionally, the County will be notified of any changes occurring in this coverage while proving to the County that such changes do not in any way affect the minimum liability insurance required for this proposal.

The successful respondent may be required, as a provision of this RFP, to submit proof of compliance with governmental health and safety codes, regulations and standards, as appropriate.

The County reserves the right to waive any technical or formal errors or omissions and to reject any and all proposals, or to award a contract for the items herein, either in part or in whole, if it deems it to be in the best interest of the County to do so.

The successful respondent shall be in complete compliance with all of the specifications, terms and conditions of this RFP as outlined herein. The County shall have the right to inspect the facilities and equipment of the successful respondent to ensure such compliance.

PROPOSAL CONDITIONS AND PROVISIONS (continued):

No proposal shall be accepted from, and no contract will be awarded to, any person, firm or corporation that is in arrears to the County, upon debt or contract, or that is a defaulter, as surety or otherwise, upon any obligation to the County, or that has failed to attain or demonstrate compliance with any law, ordinance, regulation, or contract term or condition as may be provided for or required in any County contract, or that may be deemed irresponsible or unreliable by the County. The successful respondent may be required to submit satisfactory evidence that they have a practical knowledge of the particular work, as described, and that they have the necessary financial resources to perform and complete the work outlined in this RFP.

All information submitted in response to this RFP may be subject to disclosure under the Open Records Act. Respondents are discouraged from providing information that they consider confidential and/or privileged as part of a response to this RFP.

The contractor agrees to abide by all the laws, regulations and administrative rulings of the United States, the State of Colorado and the County of Douglas, securing all necessary licenses and permits in connection with this RFP.

All materials furnished or services performed under the terms of a contractual agreement issued as a result of this RFP shall comply with the requirements and standards specified in the Williams-Steiger Occupational Safety and Health Act of 1970 (Public Law 91-596), as well as with other applicable federal, state and local codes.

This RFP requires a formal contract to be prepared by the County. The successful respondent will properly sign and furnish any performance bonds, insurance, Workers' Compensation, etc. as may be required by the County within ten (10) days (unless a longer period is allowed by the County) from the date of receipt of the formal contract forms.

All respondents must take into consideration that only the County's contract documents will be used in the finalization of any agreement issued as a result of this RFP. Respondents are responsible for reviewing such

documents prior to submitting their proposal response.

All respondents must submit written disclosure of any known potential conflicts of interest that may result during the course of performance of the services listed herein.

ETHICAL STANDARDS:

It shall be a breach of ethical standards for any person to offer, give, or agree to give any employee or former employee, or for any employee or former employee to solicit, demand, accept, or agree to accept from another person, a gratuity or an offer of employment in connection with any decision, approval, disapproval, recommendation, preparation of any part of a program requirement or a purchase request, influencing the content of any specification or procurement standard, rendering of advice, investigation, auditing, or in any other capacity in any proceeding of application, request for ruling, determination, claim or controversy, or other particular matter, pertaining to any program requirement or a contract or subcontract, or to any solicitation or RFP therefore.

It shall be a breach of ethical standards for any payment, gratuity, or offer of employment to be made by or on behalf of a subcontractor under a contract to the prime contractor or higher tier subcontractor or any person associated therewith, as an inducement for the award of a subcontract or order.

In the event that any gratuities or kickbacks are offered or tendered to any County employee or representative, the proposal response shall be disqualified and shall not be reinstated.

ETHICSPOINT:

Douglas County has implemented a new phone, Internet-based reporting system called EthicsPoint. The reporting system allows employees to report issues or concerns that they may have in an anonymous and confidential manner. We consider it a critical component in providing a safe, secure, and ethical workplace.

An option within the system allows for vendors to also report an issue. As a vendor, you are in a position to observe not only questionable or unethical behavior by our employees but also identify areas that you would like to make a suggestion for change. By calling 1-888-337-3094 or logging-in on the Internet to www.ethicspoint.com and entering **Douglas County Government**, you can file a report, offer a suggestion or voice a concern. Online instructions are available on how to use the system. The EthicsPoint system also offers a follow-up/response mechanism. You can be assured that this is a fast, easy, and confidential system.

NON-COLLUSIVE BIDDING CERTIFICATION:

By the submission of this proposal, the respondent certifies that:

1. The proposal has been arrived at by the respondent independently and has been submitted without collusion with any other respondent.

2. The contents of the proposal have not been communicated by the respondent; nor, to its best knowledge and belief, by any of its employees or agents, to any person not an employee or agent of the respondent or its surety on any bond furnished herewith, and will not be communicated to any such person prior to the official opening of this proposal.

3. No respondent shall submit more than one proposal, to include alternate proposal or proposals, for this purchase.

NON-DISCRIMINATION IN EMPLOYMENT:

In connection with the performance of work under a contract issued as a result of this RFP, 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. The contractor further agrees to insert the foregoing provision in all subcontracts hereunder.

ILLEGAL ALIENS:

If Contractor/Consultant has any employees or subcontractors, Contractor/Consultant shall comply with §8-17.5-101 C.R.S., *et seq*., regarding Illegal Aliens - Public Contracts for Services, and this Contract. By execution of this Contract, Contractor/Consultant certifies that it does not knowingly employ or contract with an illegal alien who will perform work under this Contract and that Contractor/Consultant will participate in either the E-Verify Program or Department Program in order to confirm the eligibility of all employees who are newly hired for employment to perform work under this Contract.

A. Contractor/Consultant shall not:

(i) Knowingly employ or contract with an illegal alien to perform work under this Contract; or

(ii) Enter into a contract with a subcontractor that fails to certify to Contractor/Consultant that the subcontractor shall not knowingly employ or contract with an illegal alien to perform work under this Contract.

ILLEGAL ALIENS (continued):

B. Contractor/Consultant has confirmed the employment eligibility of all employees who are newly hired for employment to perform Work under this Contract through participation in either the E-Verify Program or Department Program.

C. Contractor/Consultant shall not use either the E-Verify Program or Department Program to undertake pre-employment screening of job applicants while this Contract is in effect.

D. If Contractor/Consultant obtains actual knowledge that a subcontractor performing work under this Contract knowingly employs or contracts with an illegal alien, Contractor/Consultant shall:

(i) Notify the subcontractor and the County within three days that Contractor/Consultant has actual knowledge that the subcontractor is employing or contracting with an illegal alien; and

(ii) Terminate the subcontract with the subcontractor if within three days of receiving the notice required pursuant to the preceding sub-subparagraph of this subparagraph, the subcontractor does not stop employing or contracting with the illegal alien; except that Contractor/Consultant shall not terminate the contract with the subcontractor if during such three days the subcontractor provides information to establish that the subcontractor has not knowingly employed or contracted with an illegal alien.

E. Contractor/Consultant 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 pursuant to the authority established in §8-17.5-102(5), C.R.S.

F. If Contractor/Consultant violates this provision of this Contract, the County may terminate the Contract for a breach of contract. If the Contract is so terminated, Contractor/Consultant 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/Consultant violates this provision of this Contract and the County terminates the Contract for such breach.

INDEMNIFICATION:

Indemnification by the County. The County cannot and by any agreement does not agree to indemnify, hold harmless, exonerate or assume the defense of the respondent or any other person or entity whatsoever, for any purpose whatsoever.

Indemnity. The respondent shall defend, indemnify and hold harmless the County, its officers, 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 out of any agreement issued as a result of this RFP; provided, however, that the respondent need not indemnify or save harmless the County, its officers, agents and employees from damages resulting from the negligence of the County's officers, agents and employees.

INDEPENDENT CONTRACTOR:

The Respondent is an independent contractor. Notwithstanding any provision of this Agreement, all personnel assigned by the Consultant to perform work under this Agreement shall be and remain at all times, employees of the Consultant for all purposes. THE INDEPENDENT CONTRACTOR IS NOT ENTITLED TO WORKERS' COMPENSATION BENEFITS THROUGH THE COUNTY AND IS OBLIGATED TO PAY FEDERAL AND STATE INCOME TAX ON ANY MONIES EARNED PURSUANT TO THE CONTRACT RELATIONSHIP.

ASSIGNMENT OF PURCHASE ORDER OR CONTRACT:

A supplier or contractor may not assign or otherwise transfer any of its rights or obligations under any purchase order or contract made and entered into pursuant to the County RFP without the prior written approval of the County Purchasing Division.

CANCELLATION:

The County reserves the right to cancel the whole or any part of a contract issued as a result of this RFP due to failure of the contractor to carry out any term, promise or condition of the contract. The County will issue a written notice of default to the contractor for failing to act in compliance with the terms and conditions of such contract.

EXAMINATION OF RECORDS:

The contractor agrees that the County shall, until the expiration of three (3) years after the final payment under an agreement issued as a result of this RFP, have access to and the right to examine any directly pertinent books, documents, papers and records of the contractor involving transactions of such agreement.

PRICE, PAYMENT, AND DELIVERY:

1. All prices shall be firm and fixed for the specified time frame.

2. All payment terms shall be "Net 30"; consideration will be given to any discounts offered for payments made earlier than "Net 30", please explain.

3. All deliveries will be "F.O.B. ~ Destination"

TAXES:

All price quotations shall reflect all applicable tax exemptions for Douglas County:

1. Federal Registration Number: 84-6000761

2. State Registration Number: 98-04428

COOPERATIVE PURCHASING:

Douglas County Government is a member of the National Institute of Governmental Purchasing (NIGP), Rocky Mountain Governmental Purchasing Association (RMGPA), and also participates in the Douglas County Purchasing Partnership (DCPP). We hereby request that any member of NIGP, RMGPA, and/or the DCPP be permitted to contract and purchase any and all items specified herein from the successful vendor/contractor at the prices established herein. Each NIGP, RMGPA, DCPP member that would purchase from the award resulting from this RFP will establish their own contract, place their own orders, be invoiced independently, and make their own payments. It is understood that Douglas County Government is not legally responsible for any business conducted resulting from this award.

EXHIBITS:

1) Exhibit "A" ~ Standard Public Contract for Services (for information only; do not sign and return with your response)

DOUGLAS COUNTY GOVERNMENT

Finance Department, Purchasing Division
100 Third Street, Suite 130
Castle Rock, Colorado 80104
Telephone: 303-660-7434
www.douglas.co.us

REQUEST FOR PROPOSAL (RFP)
NO. 001-24
ENHANCED MODEL OF MENTAL/BEHAVIORAL HEALTH SERVICE – SUPPORTIVE MENTAL/BEHAVIORAL HEALTH SERVICES FOR DOUGLAS COUNTY YOUTH AND FAMILIES, AND TECHNOLOGY ENHANCEMENTS

YOUR PROPOSAL RESPONSE MUST BE RECEIVED NO LATER THAN JANUARY 31, 2024 @ 3:00 PM

PROPOSAL CERTIFICATION

We offer to furnish to Douglas County the materials, supplies, products and/or services requested in accordance with the specifications and subject to the terms and conditions of the purchase(s) described herein:

NAME: Savio House

ADDRESS: 325 King Street

CITY: Denver **STATE:** CO **ZIP:** 80219

TELEPHONE NUMBER: 303-225-4040 **FAX NUMBER:**

E-MAIL: naguilar-dave@saviohouse.org

BY: Norma Aguilar-Dave
(Printed or Typed Name)

Norma Aguilar-Dave
(Written Signature)

TAXPAYER I.D. NUMBER: 84-0570279

Signature constitutes acceptance of all terms and conditions listed on this form and all documents attached.

Please submit five (5) paper copies (single-sided and not spiral bound) of your proposal response in a sealed envelope that is clearly marked with the Request for Proposal information listed above. Mail or hand-carry all proposals to Douglas County Government, Finance Department, Purchasing Division, 100 Third Street, Suite 130, Castle Rock, Colorado 80104, prior to the proposal due date and time. Electronic and/or fax proposal responses will not be accepted. It is the sole responsibility of the respondent to see that their proposal response is received on time; proposals will not be considered which are received after the time stated. If closure of Douglas County buildings occurs on the proposal due date, proposals must be delivered to the Purchasing Division on the following business day before 12 noon.

Douglas County Government reserves the right to reject any or all proposals, to waive formalities, informalities, or irregularities contained in a said proposal and furthermore, to award a contract for items herein, either in whole or in part, if it is deemed to be in the best interest of the County to do so. Additionally, we reserve the right to negotiate optional items and/or services with the successful firm.

Section 1: Organization

a) Savio acknowledges the general requirements listed in Section E. In addition, it meets the minimum requirements listed in **Section F**:

1) Ability to Conduct Business:

a) Savio is legally able to perform work and has the appropriate state and program licensures.
b) Savio has sufficient insurance coverage that meets expectations of various state and local funders, will provide a Certificate of Insurance upon request, and is able to continuously meet the County's insurance requirements.
c) Savio has active federal funding; it is not suspended or disbarred from receiving federal funds.
d) Savio acknowledges the County may deem any conflicts of interest as unacceptable.

2) Organization

a) Founded in 1966, Savio is a well-established family service provider, with nearly 150 staff. It has eight Multisystemic Therapy (MST) teams (each consisting of four therapists and a supervisor), and a Functional Family Therapy (FFT) team that can consist of up to seven clinical staff. These two programs were specifically requested in the RFP. Savio also has departments dedicated to accounting, finance, and human resources.

b) The organization is headquartered in Denver, Colorado. It has a substantial local presence and actively provides services across the Front Range, including in Douglas County.

c) Savio has established active relationships with federal, state, and municipal agencies across Colorado. In 2023, Savio served families referred by 76 public partners including Douglas County Human Services and the 18th Judicial District. Savio also worked with Douglas County through the Rewiring initiative, in which it served 38 Douglas County families with similar programming from 2020-2022.

3) Program and Management Experience:

1) Savio specializes in providing intensive in-home services for youth and families and has extensive experience providing this type of service. Its experience includes providing MST and FFT programs. Savio was the first organization in Colorado to offer MST and is the largest provider of the program. This experience has equipped Savio with the knowledge and infrastructure needed to comply with relevant laws and regulations, including those ensuring client privacy and confidentiality, and consent/assent practices.

2) Norma Aguilar Dave (LCSW, CACIII) serves as the organization's Executive Director. She has provided services to youth and families for nearly thirty years. Her experience includes supervising Savio's MST and FFT programming. She has overseen both programs and ensured they exceed national benchmarks for high-quality outcomes, as confirmed by independent, external consultants. Outcome tracking extends to all Savio's evidence-based programs and is routinely reviewed with Savio's referral partners to ensure outcomes accurately reflect the family's status and meet the partner's expectations.

Additionally, Savio works with the model developers and professional consultants to oversee MST and FFT. This layer of supervision ensures programs are delivered to the expectations of the national model. These expectations to adhere to the model are established in the initial orientation and reinforced

during supervision and booster training sessions. In MST, this process is evaluated through the Therapist Adherence Measure-Revised (TAM-R). This form surveys the youth's caregivers on the approach and techniques used by the therapist. An external consultant analyses the results to assess the therapist's fidelity to MST's treatment principles. The consultant also formally evaluates the team's adherence through the Program Implementation Review (PIR) process, conducted twice annually. The process measures 37 data points to evaluate outcomes and model fidelity. Criteria include cumulative TAM-R scores, case sizes, and compliance with core program components. In addition, the consultant evaluates the MST supervisor with the Supervisor Adherence Report (SAM). This tool tracks and measures 36 data points to ensure the supervisor is overseeing cases and the clinical staff in accordance with the model's principles. The evaluation is based on the supervisor's self-review, therapist's scores of their supervisor, and consultants' observations.

FFT fidelity is measured at both the therapist- and site-levels. Supervisors monitor therapist model adherence each week during clinical supervision. Case data is entered into FFT's data system and is analyzed to provide a global fidelity rating for each therapist. Site adherence is examined three times per year through joint analysis conducted by the team supervisor and professional consultant. They utilize FFT's Tri-Yearly Performance Evaluation (TYPE) report that measures treatment dosage and pacing, therapist utilization rates, note completion, and program completion percentages. If necessary, the supervisor will complete a quality assurance plan to address areas of low fidelity as well as identify strategies that support ongoing success in model implementation.

3) Savio prioritizes customer service and has extensive experience working with federal, state, and local agencies in providing in-home behavioral health services. The organization conducts quarterly assessment meetings with referral partners to review outcomes and provide a forum to discuss opportunities to strengthen services to families or the partner.

To ensure high-quality customer service for clients, Savio provides families with information regarding grievance procedures that can be used if a family has a formal complaint regarding their provider. In addition, Savio surveys families to assess client satisfaction and identify areas to improve. Cases are overseen by experienced Savio staff and, in most cases, an external consultant that ensures high-quality services that are directed-by and responsive-to the family wishes.

4) Savio's executive director, controller, and board of trustees will be responsible for oversight of federal funds. Savio has current federal awards and has successfully managed federal funds closed in 2023.

Savio uses the accounting software Microsoft Dynamics Great Plains. This system allows a separate tracking system (department) for each type of spending as well as funding source. Internal allocation of indirect costs is shared by each department and funding source during the annual budget process and allocated appropriately throughout the year. The controller and executive director review the costs and track the budget for each funding source, monthly. This is also presented to the board of directors during their monthly meeting.

5) Savio has a three-person HR department that leads the organization's recruitment and retention efforts, in partnership with a cross-departmental committee. Supervisors conduct regular performance reviews, with standard procedures in place to address performance issues. Performance issues are typically detected through the extensive supervision outlined above and are addressed through the support of the supervisor and consultant.

In addition to program and management experience and practices listed above, Savio has been accredited by the Council on Accreditation (COA) since 2007. COA is a reputable nonprofit accreditor of human services. Their accreditation indicates Savio's programs, services, administration, and management have been rigorously evaluated and meet best practice criteria. The COA accreditation process evaluates hundreds of criteria that ensure administration, management, financial management, and service delivery meet best practice standards. COA renewed Savio's accreditation in 2023 after reviewing 593 standards.

b) A completed copy of Appendix C of SAMSHA's Notice of Funding Opportunity is included.

Section 2: Services

a) Savio seeks to participate in the Enhanced Model of Service by providing intensive in-home treatment for up to 40 families utilizing the two requested programs, Multisystemic Therapy and Functional Family Therapy, as well as additional home-based models as needed.

b) Savio specializes in providing in-home, evidence-based treatment model for youth and families. This type of service provides effective, holistic services in a comfortable, familiar environment. Savio is Colorado's largest provider of the two evidence-based programs specifically requested in the RFP: Multisystemic Therapy (MST) and Functional Family Therapy (FFT). Savio has provided MST to more than 5,000 families since 1999 and FFT to more than 2,300 families since 2006. In addition to providing the standard variations of these models, Savio is licensed to provide four model adaptations to meet the specific needs of families:

- Multisystemic Therapy – Contingency Management (MST-CM) and Functional Family Therapy-Contingency Management (FFT-CM) are model adaptations that support youth who are misusing substances.
- Multisystemic Therapy-Problem Sexual Behavior (MST-PSB) is a model adaptation for youth whose behavioral health problems include problematic sexual behavior.
- Functional Family Therapy – Gang (FFT-G) is specifically tailored to meet the needs of youth who are involved in gangs.

MST, FFT, and these four model adaptations will meet the needs of most youth ages 11-18. However, Savio will also be able to provide any of its other home-based services for youth and families. This offering includes two trauma-based programs: Trauma-Focused Cognitive Behavioral Therapy (TF-CBT) and Eye Movement Desensitization and Reprocessing (EMDR). Both programs are recognized as evidence-based by the California Evidence-Based Clearinghouse and other reputable program evaluators.

All the above-mentioned programs are intensive in-home treatments that can be appropriate treatment options for families served by the Douglas County Youth Care Compact, including those utilizing the Walk-In Crisis Center and Crisis Stabilization Unit. Savio currently receives referrals to these programs from higher levels of care, including residential treatment facilities. These home-based programs allow youth to return to their homes and communities while still receiving intensive support from professional therapists.

Upon referral, a senior Savio staff member will conduct an assessment with the family to gain a preliminary understanding of the youth, family, behavioral health concerns, and underlying issues. In most cases, MST or FFT will be the most appropriate program.

MST and FFT programs are both designed to create sustainable changes by engaging the family and other systems that impact the youth. MST therapists visit the family 2-3 times per week for 4-5 months. FFT, EDMR, and TF-CBT therapists provide services once per week for 3-4 months. Savio provides all its models through in-home services, which eliminates access barriers, increases engagement, and can provide key clinical insight into the family dynamics.

After the assessment, the Savio therapist creates a safety plan that assesses risk and protective factors to ensure the safety of the youth, their family, and the community. Therapists and families also jointly create program goals at the outset of treatment. One goal remains consistent across all families: the family needs to stay together, and the youth needs to avoid needing a higher level of care for the case to be successful. In cases referred by DCMHI, successful outcomes would mean there is no further reliance on the crisis system.

Additional goals are specific to each family and reflect their culture, situation, and priorities. Goals frequently include eliminating unwanted behaviors (e.g., abstaining from substance use) and improving the youth and family's well-being (e.g., increasing pro-social activities and strengthening family relationships).

Therapists and the family assess progress continually. Outcomes are continually reviewed with the partner agency during quality assurance meetings, if desired. The therapist and the referral source assign a case outcome (successful, partially successful, or unsuccessful) at discharge. Treatment outcomes for these programs use the following criteria:

Successful - 85% or more of the family's individualized goals are achieved and the youth does not need a higher-level intervention.

Partially successful - 50% or more of the family's individualized goals are achieved and the youth do not need a higher-level intervention.

Unsuccessful – Less than 50% of the family's goals are achieved or a higher level of care is needed.

c) Savio works closely with public referral sources across the state. Each referring agency engages at different levels, and thus Savio will adapt to the partners' needs and ability to remain involved in the case. Two of Savio's senior program staff will serve as the primary points of contact for DCMHI staff. Courtney Fiedler (LPC, LMFT) oversees Savio's MST program. She began her career as an MST therapist and has been with the organization for more than 14 years. Elizabeth Doner (MA, LPC) oversees five programs for adolescents, including FFT, EMDR, and TF-CBT. She has been with Savio for 13 years.

These two staff members will assist DCMHI in identifying appropriate cases for referral. They will also conduct assessments to ensure families are matched with the correct program model. In addition to accepting referrals and conducting assessments, they oversee the relevant programs. These two program coordinators will be the primary point of contact to address questions and concerns. They can also facilitate partnerships with other treatment providers or agencies if opportunities to collaborate arise. Finally, they conduct evaluations, and can discuss barriers to success.

d) Savio therapists typically have a master's degree in a clinical field that allows them to be licensed or pursue licensure with the Department of Regulatory Affairs. Eligible disciplines include social work, marriage and family therapy, and counseling. All therapists are supervised by licensed clinicians.

Individual therapists are not certified and may or may not be licensed; instead, certification is provided at the team and organizational levels. MST licensing requires model fees, participation in MST-approved consultation, adherence to model standards, and achievement of standard performance measures. Adherence is measured through continual monitoring by a professional consultant. The consultant also conducts a Program Implementation Review (PIR) and Supervisor Adherence Review (SAM) twice annually. Savio began providing MST in 1999 and has continually maintained its national certification through the model developer, MST Services.

MST training is rigorous and ongoing. All new MST therapists and supervisors are introduced to the theory and techniques of the model during a six-day orientation. Therapists receive individual supervision as needed, and weekly group supervision and consultation. The consultant also provides quarterly booster sessions to reinforce the model principles and strengthen therapeutic skills. All Savio's MST therapists receive additional training in the model's contingency management adaptation (MST-CM), which allows them to provide a tailored intervention for youth misusing substances. Due to the rigorous training and professional oversight, the MST model does not require staff to be individually licensed. Each therapist must have at least a bachelor's degree in a relevant field. Historically, more than 90% of Savio's MST therapists have held a master's degree.

Like MST, FFT national certification is also provided at the organization and team level. Certification requires a national fee and maintaining program adherence, as measured by the model's Client Services System (CSS). Site certification is renewed annually. FFT requires all therapists to hold a master's degree.

FFT site training is provided in three phases and is facilitated by a consultant from the model developer, FFT, LLC. The first phase (clinical training) typically lasts 12-18 months. During this stage, the FFT trainer introduces the clinical team to the model's core components. The consultant provides direct supervision of cases and coaches the therapeutic team as they become familiar with the clinical practices of the model. Savio trains FFT therapists in the contingency management adaptation of FFT as necessary to treat youth misusing substances. The year-long second training phase is focused on transitioning clinical oversight to the team supervisor. During the final maintenance phase, the FFT site is fully trained with less intensive direct case consultation. The FFT consultant provides an annual booster session to review taped sessions and strengthen clinical skills. They also continually review outcome and adherence measures with the supervisor to ensure program quality and model fidelity.

TF-CBT and EMDR therapists must hold a master's degree in a relevant field. Staff are required to hold appropriate qualifications and certifications in these specific modalities. Certification includes training from an accredited organization within the field of mental health and trauma therapy. This training equips therapists with the necessary knowledge, skills, and techniques to effectively implement TF-CBT and EMDR interventions with clients who have experienced trauma. Certification programs involve training, supervised practice, and examinations to ensure therapists meet competency standards set forth by the respective models.

Furthermore, therapists delivering TF-CBT and EMDR are required to demonstrate not only proficiency but also strict adherence to the models' established standards and protocols. This entails following

evidence-based guidelines for assessment, treatment planning, intervention techniques, and ongoing evaluation. Adherence to these standards ensures that clients receive consistent, high-quality care that aligns with best practices in trauma therapy.

Appendix C – Confidentiality and SAMHSA Participant Protection/Human Subjects Guidelines

1. **Protect Participants and Staff from Potential Risks**

Foreseeable Risks for Participants: Participants in Savio's programs may face various physical, medical, psychological, social, and legal risks. These risks include but are not limited to: exacerbation of existing mental health conditions; potential retraumatization during therapy sessions; adverse reactions to therapeutic interventions;, and negligent breaches of confidentiality leading to social or legal consequences.

Foreseeable Risks for Staff: Staff may be exposed to physical, medical, psychological, social, and legal risks while carrying out their duties. These risks include but are not limited to: emotional fatigue or burnout from working with clients experiencing significant distress; potential exposure to vicarious trauma; and legal risks associated with maintaining confidentiality and adhering to professional standards of care. In addition, staff deliver community-based services, exposing them to the inherent dangers associated with driving automobiles and entering private homes, away from public view.

Procedures to Minimize Risks: To mitigate these risks, Savio has implemented stringent procedures and protocols. The deployment of evidence-based interventions is protective of both staff and participants. For staff, the models provide regular support, specific steps, and built-in guardrails. For participants, the models are trustworthy—they are proven to alleviate, not worsen symptoms.

To further protect participants, all Savio staff undergo comprehensive background checks, fingerprinting, and drug testing. Clinician may only operate within their education and training level, meaning that staff with bachelor's degrees, master's degrees, and licensure have differing roles and responsibilities.

Finally, Savio's programs are subject to state regulation, which include annual audits of clinical files.

For staff, standard policies and procedures include comprehensive initial and ongoing training for staff members to ensure competence in delivering evidence-based interventions safely and effectively. Savio prioritize the maintenance of a supportive and trauma-informed work environment, which includes regular in-person supervision, team-based consultation, debriefing sessions, and on-demand access to licensed supervisor. Self-careis also promoted through the organizational use of Components for Enhancing Career Experience and Reducing Trauma (CE-CERT), a suite of skills designed to support well-being in professionals who are exposed to secondary trauma. Additionally, strict confidentiality measures are enforced to safeguard the privacy and legal rights of both participants and staff. Staff are trained in de-escalation and monitoring their surroundings (e.g. sitting by a door) to promote their safety while providing in-home services.

To ensure safe driving, staff complete a driver safety training. They are required to report driving infractions to their supervisor and the HR department. Staff are required to complete additional trainings if multiple infractions occur.

Plan for Adverse Effects: In the event of adverse effects experienced by participants or staff, Savio has established clear protocols for response and support. This includes immediate access to clinical supervision and consultation for staff members, as well as providing participants with guidance and access to appropriate resources for managing any adverse reactions or experiences during treatment. Supervisors are trained to recognize signs of adverse effects on staff. Savio provides access to resources for self-care and emotional support through a robust Employee Assistance Program that includes holistic

support including counseling sessions. The organization is committed to addressing any adverse effects promptly, transparently, and with the utmost sensitivity to ensure the ongoing safety and well-being of all involved parties.

2. **Fair Selection of Participants**

Referrals for the featured programs primarily come from the Douglas County Mental Health Initiative and partners including the Colorado Crisis Continuum of Care. Program staff collaborate closely with these referral sources to ensure that information about the program is accessible and disseminated widely. To ensure equitable opportunities for participation, staff actively engage with community stakeholders and cultural liaisons to understand and address potential obstacles to participation, such as language barriers or cultural stigma surrounding mental health services. Savio provides training to staff to understand cultural considerations, implicit bias, and other factors that may restrict access to programming.

Exclusionary Criteria:

While Savio aims to provide services to as many individuals as possible, there are standard exclusionary criteria for certain programs to ensure the safety and effectiveness of interventions. For example, individuals with severe and persistent mental illness requiring specialized psychiatric care beyond the scope of the programs may be excluded. Additionally, individuals who pose a risk of harm to themselves or others (e.g. are actively suicidal or homicidal) are not suitable candidates for home-based interventions. These exclusionary criteria are based on clinical guidelines and are applied consistently and transparently to all potential participants.

3. **Absence of Coercion**

Savio adheres to ethical principles and guidelines to ensure that participant involvement remains voluntary and free from undue influence. The organization's approach to compensation and incentives for participants is designed to be appropriate, judicious, and culturally responsive, while also respecting the autonomy and dignity of individuals. Participants may be awarded incentives for their involvement in the program, which can include items such as gift cards, bus passes, or other tangible goods. This compensation is provided to reduce barriers to engaging in program activities or therapeutic recommendations.

Compensation and Incentives for the implementation of MST-CM and FF-CM:

For participants engaged in Multisystemic Therapy -Contingency Management (MST-CM) and Functional Family Therapy- Contingency Management (FFT-CM), incentives are built into the clinical model reinforce positive behaviors and promote engagement in treatment. These programs are evidence-based models that incorporate contingency management principles to incentivize adherence to treatment goals and desired outcomes.

Justification of Incentives:

The use of incentives in this context is justified by research demonstrating its effectiveness in promoting behavior change and enhancing treatment engagement among youth with substance misuse issues. As dedicated professionals, all clinical staff recognize the importance of ensuring that incentives are appropriate and do not unduly influence participant decision-making. Savio's approach to incentivizing

participation is conservative and carefully balanced to avoid creating undue inducement. Participants are informed of the availability of incentives in a culturally appropriate manner, emphasizing that participation in the program is voluntary and that services will be provided regardless of their choice to participate.

Culturally Competent Communication:

Staff are trained to communicate with participants in a culturally responsive manner, taking into account their diverse backgrounds, values, and preferences. Information about the availability of services, including the use of incentives, is provided in a clear and accessible manner, using language and materials that resonate with the target population. Participants are assured that their decision to participate or not participate in the data collection component will not affect their access to services or the quality of care they receive.

4. **Data Collection:**

For data collection, Savio employs a comprehensive approach that involves gathering information from multiple sources to ensure a thorough understanding of participants' needs, progress, and outcomes. Questionnaires, interviews, and assessments are generally conducted in-person.

Sources of Data:

Data will be collected from various stakeholders involved in the program, including referring partners, participants, and participants' family members.

Data Collection Procedures:

The data collection procedures encompass a variety of methods, including but not limited to:

Interviews: Structured interviews will be conducted with participants and their family members to gather information about their background, presenting concerns, treatment goals, and progress.

Psychological Assessments: Standardized psychological assessments will be administered to assess participants' mental health symptoms, functioning, and strengths.

Questionnaires: Participants and their family members will complete questionnaires to provide self-report data on various aspects of their well-being, including symptoms, functioning, and satisfaction with the program.

Observation: Observational data will be collected by program staff during interactions with participants to assess their behavior, communication skills, and engagement in treatment.

School Records: With participant consent, relevant information will be obtained from school records to assess academic performance, attendance, and behavior.

Specimen Collection:

Specimen collection, such as urine or blood samples, is not part of the data collection procedures for evaluation purposes. Savio's focus is primarily on gathering qualitative and quantitative data through interviews, assessments, questionnaires, and observations to inform treatment planning and monitor progress.

Attachment 2:

In Attachment 2, titled "Data Collection Instruments/Interview Protocols," there are copies of all available data collection instruments and interview protocols that Savio plans to use.

Privacy and Confidentiality: Privacy and confidentiality of participant data is paramount in the program, accordingly, Savio has implemented robust measures to safeguard sensitive information throughout the data collection, storage, and access processes.

Storage of Data: All collected data will be securely stored in electronic databases with restricted access. These databases are housed on secure servers that adhere to industry-standard encryption protocols and are maintained by a third party IT contractor.

Access to Data: Access to participant data will be strictly limited to authorized individuals directly involved in the program, including designated program staff, supervisors, and research personnel. Each authorized individual will be assigned unique login credentials to access the electronic database, and access permissions are tailored to their specific role and responsibilities within the program.

Maintaining Participant Privacy:

To maintain the privacy and confidentiality of participants, Savio will employ several strategies, including limiting access to patient records, delivering staff trainings, and identifying a designated compliance officer. Access to participant records will be limited to authorized personnel on a need-to-know basis. Strict access controls will be enforced to prevent unauthorized individuals from accessing or viewing sensitive information. In addition, Savio affirms its commitment to maintaining the confidentiality of substance use disorder client records in accordance with the provisions outlined in Title 42 of the Code of Federal Regulations, Part II, Subpart B. Savio is is fully compliant with these regulations and will uphold the highest standards of confidentiality in handling participant information. These standards are maintained through the organization's policies, reviewed in staff training and supervision. Savio's accrediting agency, Council on Accreditation, also conducts a review to ensure Savio's policies, procedures, and practice meet these requirements.

I6. Adequate Consent Procedures
Sample consent forms are attached.

For individuals with limited reading skills, elderly participants, and those who do not use English as their first language, staff employ various strategies to ensure understanding and facilitate informed consent. These include: 1) reading the consent forms aloud in a clear and understandable manner; 2) using interpreters or bilingual staff to provide explanations and answer questions in participants' preferred languages; 3) engaging in a dialogue with prospective participants to assess their understanding and address any concerns or questions they may have; 4) providing copies of the consent forms in the participants' preferred language, and 5) ensuring that they have the opportunity to review the forms before signing.
Documentation of Consent:

Consent will be documented through signed consent forms, which will be retained in participants' files in accordance with confidentiality protocols. Copies of signed consent forms will be provided to participants for their personal records, and they will be informed of their right to withdraw their consent

at any time. Savio is committed to ensuring that consent procedures are conducted ethically, transparently, and in a manner that respects participants' autonomy and rights.

7. Risk/Benefit Discussion

The risks identified in Element 1are carefully weighed against the anticipated benefits that participants will derive from their involvement in the project. While it's acknowledged that therapeutic programs may entail certain physical, medical, psychological, social, and legal risks, we firmly believe that these risks are reasonable when compared to the significant benefits participants stand to gain. The anticipated benefits to participants involved in the project are manifold and encompass various dimensions of well-being and positive outcomes. These benefits include:

Improved Mental Health: Participants will receive evidence-based therapeutic interventions tailored to their unique needs, which have been demonstrated to effectively address mental health concerns and promote psychological well-being.

Strengthened Family Relationships: Through programs such as Functional Family Therapy (FFT) and Multisystemic Therapy (MST), participants and their families will receive support and guidance to improve communication, resolve conflicts, and build stronger, healthier relationships.

Enhanced Coping Skills: Participants will acquire coping skills and strategies to better manage stress, regulate emotions, and navigate challenges in their daily lives.

Reduced Risk Behaviors: Intervention programs, such as MST-CM and FFT-CM, are designed to address specific risk factors such as substance misuse, problem sexual behavior, and gang involvement, thereby reducing the likelihood of engagement in harmful behaviors.

Increased Academic and Social Functioning: By addressing mental health concerns and familial dynamics, participants are expected to experience improvements in academic performance, school attendance, and social integration.

Improved Quality of Life: Ultimately, participation in the project is anticipated to lead to an overall enhancement in participants' quality of life, fostering greater resilience, empowerment, and life satisfaction.

In light of these anticipated benefits, and aforementioned risk mitigation activities, the risks associated with participation in the project are reasonable and justifiable. The likelihood and significance of potential positive outcomes for participants far outweigh the potential risks, underscoring the importance and value of family involvement in treatment.

Protection of Human Subjects Regulations:
Although it is anticipated that this project will <u>not</u> require Institutional Review Board (IRB) approval under the Protection of Human Subjects Regulations (45 CFR 46), Savio's leadership understands the importance of ensuring compliance with these regulations should the project meet the criteria for research involving human subjects. In the event that the project does require IRB approval, Savio will initiate the process for obtaining such approval in accordance with established procedures.

CHILD AND ADOLESCENT TRAUMA SCREEI

CAREGIVER REPORT (AGES 7-17)

CHILD'S NAME: _____ **CAREGIVER NAME:** _____ **DATE:** _____

Stressful or scary events happen to many children. Below is a list of stressful and scary events that sometimes happen. Mark YES if it happened to the child to the best of your knowledge. Mark NO of it didn't happen to the child.

	YES	NO
1. Serious natural disaster like a flood, tornado, hurricane, earthquake, or fire.	O	O
2. Serious accident or injury like a car/bike crash, dog bite, or sports injury.	O	O
3. Threatened, hit or hurt badly within the family.	O	O
4. Threatened, hit or hurt badly in school or the community.	O	O
5. Attacked, stabbed, shot at or robbed by threat.	O	O
6. Seeing someone in the family threatened, hit or hurt badly.	O	O
7. Seeing someone in school or the community threatened, hit or hurt badly.	O	O
8. Someone doing sexual things to the child or making the child do sexual things to them when he/she couldn't say no. Or when the child was forced or pressured.	O	O
9. On line or in social media, someone asking or pressuring the child to do something sexual. Like take or send pictures.	O	O
10. Someone bullying the child in person. Saying very mean things that scare him/her.	O	O
11. Someone bullying the child online. Saying very mean things that scare him/her.	O	O
12. Someone close to the child dying suddenly or violently.	O	O
13. Stressful or scary medical procedure.	O	O
14. Being around war.	O	O
15. Other stressful or scary event? Describe: _____	O	O

16. Which event(s) are your child bothering the most now?
_____

Turn the page and answer the next questions **about all the scary or stressful events that happened to the child.**

Mark 0, 1, 2 or 3 for how often the child has had the following thoughts, feelings, or problems in the last four weeks: 0 = Never / 1 = Sometimes / 2 = Often / 3 = Almost always

1. Upsetting thoughts or memories about what happened pop into the child's head. Or the child re-enacting what happened in play.	0	1	2	3
2. Bad dreams related to what happened.	0	1	2	3
3. Acting, playing, or feeling as if what happened is happening right now.	0	1	2	3
4. Feeling very upset when reminded of what happened.	0	1	2	3
5. Strong physical reactions when reminded of what happened (sweating, heart beating fast, upset stomach).	0	1	2	3
6. Trying not to think about or have feelings about what happened.	0	1	2	3
7. Avoiding anything that is a reminder of what happened (people, places, things, situations, talks).	0	1	2	3
8. Not being able to remember an important part of what happened.	0	1	2	3
9. Having negative thoughts, such as:				
a. I won't have a good life.	0	1	2	3
b. I can't trust other people.	0	1	2	3
c. The world is unsafe.	0	1	2	3
d. I am not good enough.	0	1	2	3
10. Blame for the event(s)				
a. Blaming self for what happened.	0	1	2	3
b. Blaming others for what happened even though it wasn't their fault.	0	1	2	3
11. Upsetting feelings (afraid, angry, guilty, ashamed) a lot of the time.	0	1	2	3
12. Not wanting to do things he/she used to do. Losing interest in activities he/she used to enjoy.	0	1	2	3
13. Not feeling close to people.	0	1	2	3
14. Showing or having less happy feelings.	0	1	2	3
15. Managing strong feelings				
a. Having a hard time calming down when upset.	0	1	2	3
b. Being irritable. Or having angry outbursts and taking it out on others.	0	1	2	3
16. Risky behavior or behavior that could be harmful. Doing unsafe things.	0	1	2	3
17. Being overly alert or on guard.	0	1	2	3
18. Being jumpy or easily startled.	0	1	2	3
19. Problems with concentration.	0	1	2	3
20. Trouble falling or staying asleep.	0	1	2	3

Please mark YES or NO if the problems you marked interfered with:

	YES	NO		YES	NO
1. Getting along with others	O	O	4. Family relationships	O	O
2. Hobbies/Fun	O	O	5. General happiness	O	O
3. School or work	O	O			

DIMENSIONAL SCORING

Child's Name: _____ **Date of Assessment:** _____ **Index Traumatic Event(s):** _____

Scoring for posttraumatic stress symptom intensity (DSM-5 PTSD)

Sum of symptom items #1 to #20. Only count the highest score for #9; #10 and #15.
DSM-5 PTSD Sum = _____

CATS 7-17 Years	CATS 7-17 Years	CATS 7-17 Years	CATS 7-17 Years
Score <15	Score 15-20	Score ≥ 21*	Score ≥ 25*
Normal. Not clinically elevated.	Moderate trauma-related distress.	Elevated distress. Positive Screening threshold. *	High trauma-related distress. Probable PTSD. *

*Validation study: Sachser et al., 2022

Scoring for posttraumatic stress symptom intensity (ICD-11 PTSD)

Sum of symptom items #2, #3, #6, #7, #17, #18.
ICD-11 PTSD Sum = _____

CATS 7-17 Years	CATS 7-17 Years	CATS 7-17 Years	CATS 7-17 Years
Score <5	Score 5-6	Score ≥ 7*	Score ≥ 9*
Normal. Not clinically elevated.	Moderate trauma-related distress.	Elevated distress. Positive Screening threshold. *	High trauma-related distress. Probable PTSD. *

*Validation study: Sachser et al., 2022

Scoring for posttraumatic stress symptom intensity (ICD-11 CPTSD)

Sum of symptom items #2, #3, #6, #7, #9b, #9d, #10a, #13, #14, #15a, #17, #18.
ICD-11 CPTSD Sum = _____

CATS 7-17 Years	CATS 7-17 Years	CATS 7-17 Years	CATS 7-17 Years
Score <9*	Score 10-12*	Score ≥ 13*	Score ≥ 16*
Normal. Not clinically elevated. *	Moderate trauma-related distress. *	Elevated distress. Positive Screening threshold. *	High trauma-related distress. Probable CPTSD. *

* clinical approximation, cut-off validation pending.

CATEGORICAL SCORING

Child's Name: _____ **Date of Assessment:** _____ **Index Traumatic Event(s):** _____

DSM-5 PTSD

DSM-5 Criteria:	# of Symptoms (Only count items rated 2 or 3)	# Symptoms Required	DSM-5 Criteria Met?	
Re-experiencing Items 1-5		1+	☐ Yes	☐ No
Avoidance Items 6-7		1+	☐ Yes	☐ No
Negative Mood/Cognitions Items 8-14 (highest of #9, #10 and #15)		2+	☐ Yes	☐ No
Hyperarousal Items 15-20		2+	☐ Yes	☐ No
Functional Impairment Set of 1-5 Yes/No questions		1+	☐ Yes	☐ No
Probable DSM-5 PTSD Diagnosis*			☐ Yes	☐ No

ICD-11 PTSD and CPTSD

ICD-11 Criteria:	# of Symptoms (Only count items rated 2 or 3)	# Symptoms Required	ICD-11 Criteria Met?	
Re-experiencing Items 2,3		1+	☐ Yes	☐ No
Avoidance Items 6, 7		1+	☐ Yes	☐ No
Hyperarousal Items 17,18		1+	☐ Yes	☐ No
Functional Impairment Set of 1-5 Yes/No Questions		1+	☐ Yes	☐ No
Probable ICD-11 PTSD Diagnosis*			☐ Yes	☐ No

CPTSD Criteria (only if ICD-11 PTSD is fulfilled)				
Emotion Regulation Items 14,15a		1+	☐ Yes	☐ No
Negative Self-Concept Items 9d, 10a		1+	☐ Yes	☐ No
Disturbed Relationships Items 9b, 13		1+	☐ Yes	☐ No
Probable ICD-11 CPTSD Diagnosis*			☐ Yes	☐ No

***CATS-2 is constructed as a screening instrument. Elevated scores may be sufficient to suggest a trauma focused treatment, but because it relies on self-report, clinicians should be cautious to use it as a diagnostic tool.**

CHILD AND ADOLESCENT TRAUMA SCREEN 2 (CATS-2)

SELF REPORT (7-17 YEARS)

NAME: _____ DATE: _____

Stressful or scary events happen to many people. Below is a list of stressful and scary events that sometimes happen. Mark YES if it happened to you. Mark NO of it didn't happen to you.

	YES	NO
1. Serious natural disaster like a flood, tornado, hurricane, earthquake, or fire.	O	O
2. Serious accident or injury like a car/bike crash, dog bite, or sports injury.	O	O
3. Threatened, hit or hurt badly in my family.	O	O
4. Threatened, hit or hurt badly in school or the community.	O	O
5. Attacked, stabbed, shot at or robbed by threat.	O	O
6. Seeing someone in my family threatened, hit or hurt badly.	O	O
7. Seeing someone in school or the community threatened, hit or hurt badly.	O	O
8. Someone doing sexual things to me or making me do sexual things to them when I couldn't say no. Or when I was forced or pressured.	O	O
9. On line or in social media, someone asking or pressuring me to do something sexual. Like take or send pictures.	O	O
10. Someone bullying me in person. Saying very mean things that scare me.	O	O
11. Someone bullying me online. Saying very mean things that scare me.	O	O
12. Someone close to me dying suddenly or violently.	O	O
13. Stressful or scary medical procedure.	O	O
14. Being around war.	O	O
15. Other stressful or scary event? Describe: _____	O	O

16. Which event(s) are bothering you the most?

_____

Turn the page and answer the next questions **about all the scary or stressful events that happened to you.**

Mark 0, 1, 2 or 3 for how often you had the following thoughts, feelings, or problems in the last four weeks: 0 = Never / 1 = Sometimes / 2 = Often / 3 = Almost always

1. Upsetting thoughts or memories about what happened pop into my head.	0	1	2	3
2. Bad dreams reminding me of what happened.	0	1	2	3
3. Pictures in my head of what happened. Feels like it is happening right now.	0	1	2	3
4. Feeling very upset when I am reminded of what happened.	0	1	2	3
5. Strong feelings in my body when I am reminded of what happened (sweating, heart beating fast, upset stomach).	0	1	2	3
6. Trying not to think about what happened. Or to not have feelings about it.	0	1	2	3
7. Staying away from anything that reminds me of what happened (people, places, things, situations, talks).	0	1	2	3
8. Not being able to remember part of what happened.	0	1	2	3
9. Having negative thoughts, such as:				
a. I won't have a good life.	0	1	2	3
b. I can't trust other people.	0	1	2	3
c. The world is unsafe.	0	1	2	3
d. I am not good enough.	0	1	2	3
10. Blaming for the event(s)				
a. Blaming myself for what happened.	0	1	2	3
b. Blaming someone else for what happened although it wasn't their fault.	0	1	2	3
11. Upsetting feelings (afraid, angry, guilty, ashamed) a lot of the time.	0	1	2	3
12. Not wanting to do things I used to do.	0	1	2	3
13. Not feeling close to people.	0	1	2	3
14. Not being able to have happy feelings.	0	1	2	3
15. Managing strong feelings				
a. It is very hard to calm down when I am upset.	0	1	2	3
b. Feeling mad. Having fits of anger and taking it out on others.	0	1	2	3
16. Doing unsafe things.	0	1	2	3
17. Being overly careful (checking to see who is around me).	0	1	2	3
18. Being jumpy.	0	1	2	3
19. Problems paying attention.	0	1	2	3
20. Trouble falling or staying asleep.	0	1	2	3

Please mark YES or NO if the problems you marked interfered with:

	YES	NO		YES	NO
1. Getting along with others	O	O	4. Family relationships	O	O
2. Hobbies/Fun	O	O	5. General happiness	O	O
3. School or work	O	O			

DIMENSIONAL SCORING

Child's Name: _____ **Date of Assessment:** _____ **Index Traumatic Event(s):** _____

Scoring for posttraumatic stress symptom intensity (DSM-5 PTSD)

Sum of symptom items #1 to #20. Only count the highest score for #9; #10 and #15.

DSM-5 PTSD Sum = _____

CATS 7-17 Years	CATS 7-17 Years	CATS 7-17 Years	CATS 7-17 Years
Score <15	**Score 15-20**	**Score ≥ 21***	**Score ≥ 25***
Normal. Not clinically elevated.	Moderate trauma-related distress.	Elevated distress. Positive Screening threshold. *	High trauma-related distress. Probable PTSD. *

*Validation study: Sachser et al., 2022

Scoring for posttraumatic stress symptom intensity (ICD-11 PTSD)

Sum of symptom items #2, #3, #6, #7, #17, #18.

ICD-11 PTSD Sum = _____

CATS 7-17 Years	CATS 7-17 Years	CATS 7-17 Years	CATS 7-17 Years
Score <5	**Score 5-6**	**Score ≥ 7***	**Score ≥ 9***
Normal. Not clinically elevated.	Moderate trauma-related distress.	Elevated distress. Positive Screening threshold. *	High trauma-related distress. Probable PTSD. *

*Validation study: Sachser et al., 2022

Scoring for posttraumatic stress symptom intensity (ICD-11 CPTSD)

Sum of symptom items #2, #3, #6, #7, #9b, #9d, #10a, #13, #14, #15a, #17, #18.

ICD-11 CPTSD Sum = _____

CATS 7-17 Years	CATS 7-17 Years	CATS 7-17 Years	CATS 7-17 Years
Score <9*	**Score 10-12***	**Score ≥ 13***	**Score ≥ 16***
Normal. Not clinically elevated. *	Moderate trauma-related distress. *	Elevated distress. Positive Screening threshold. *	High trauma-related distress. Probable CPTSD. *

* clinical approximation, cut-off validation pending.

CATEGORICAL SCORING

Child's Name: _____ **Date of Assessment:** _____ **Index Traumatic Event(s):** _____

DSM-5 PTSD

DSM-5 Criteria:	# of Symptoms (Only count items rated 2 or 3)	# Symptoms Required	DSM-5 Criteria Met?	
Re-experiencing Items 1-5		1+	☐ Yes	☐ No
Avoidance Items 6-7		1+	☐ Yes	☐ No
Negative Mood/Cognitions Items 8-14 (highest of #9, #10 and #15)		2+	☐ Yes	☐ No
Hyperarousal Items 15-20		2+	☐ Yes	☐ No
Functional Impairment Set of 1-5 Yes/No questions		1+	☐ Yes	☐ No
Probable DSM-5 PTSD Diagnosis*			☐ Yes	☐ No

ICD-11 PTSD and CPTSD

ICD-11 Criteria:	# of Symptoms (Only count items rated 2 or 3)	# Symptoms Required	ICD-11 Criteria Met?	
Re-experiencing Items 2-3		1+	☐ Yes	☐ No
Avoidance Items 6-7		1+	☐ Yes	☐ No
Hyperarousal Items 17-18		1+	☐ Yes	☐ No
Functional Impairment Set of 1-5 Yes/No Questions		1+	☐ Yes	☐ No
Probable ICD-11 PTSD Diagnosis*			☐ Yes	☐ No

CPTSD Criteria (only if ICD-11 PTSD is fulfilled)				
Emotion Regulation Items 14-15a		1+	☐ Yes	☐ No
Negative Self-Concept Items 9d, 10a		1+	☐ Yes	☐ No
Disturbed Relationships Items 9b, 13		1+	☐ Yes	☐ No
Probable ICD-11 CPTSD Diagnosis*			☐ Yes	☐ No

***CATS-2 is constructed as a screening instrument. Elevated scores may be sufficient to suggest a trauma focused treatment, but because it relies on self-report, clinicians should be cautious to use it as a diagnostic tool.**

Client Outcome Measure - Caregiver

Name

Date

Date of Final Session

Caregiver

Please help us understand what has changed or not since counseling began. Some of the questions are about you, some are about your child, and some are about your family. Please use this scale to answer the questions below.

- 5 Very much better - Most all of the things you, your child, or your family tried to change were successful. Things are very much better.
- 4 A lot better - Many but not all of the things you, your child, or your family tried to change were successful. Things are a lot better.
- 3 Some better - Some of the things you, your child, or your family tried to change were successful. Things are somewhat better.
- 2 Little better - Few of the things you, your child, or your family tried to change were successful. Things are a little better.
- 1 No Change - The things you, your child, or your family tried to change are no different.
- 0 Things are worse - The things you, your child, or your family tried to change are worse.
- N/A Not Applicable* - This was not an issue when counseling began and is not an issue now.

In general, how much has the family changed since beginning counseling? (N/A cannot be used here)

How much has the family changed its communication skills?

How much has your child's behavior changed? (N/A cannot be used here)

How much have you changed your parenting skills?

How much have you changed your ability to supervise your child?

How much change has occurred in the family conflict level?

"Please answer the following questions about change in your child's behavior SINCE counseling began. **If the behavior was not a reason why you were referred to counseling, it is ok to use non-applicable.** Use the same scale as above."

How much did your child's illegal behavior improve?

How much did your child's runaway behavior improve?

How much did your child's school attendance improve?

How much did your child's school performance (e.g. grades, behavior) improve?

How much did your child's alcohol use improve?

How much did your child's drug use improve?

Client Outcome Measure - Youth

Name

Date

Date of Final Session

Please help us understand what has changed or not since counseling began. Some of the questions are about you and some are about your family. Please use this scale to answer the questions below.

- 5 Very much better - Most all of the things you or your family tried to change were successful. Things are very much better.
- 4 A lot better - Many but not all of the things you or your family tried to change were successful. Things are a lot better.
- 3 Some better - Some of the things you or your family tried to change were successful. Things are somewhat better.
- 2 Little better - Few of the things you or your family tried to change were successful. Things are a little better.
- 1 No Change - The things you or your family tried to change are no different.
- 0 Things are worse - The things you or your family tried to change are worse.
- N/A Not Applicable* - This was not an issue when counseling began and is not an issue now.

In general, how much has the family changed since you began counseling? (N/A cannot be used here)

How much has the family changed its communication skills?

How much has your behavior changed? (N/A cannot be used here)

How much have your caregiver(s) changed their parenting skills?

How much have your caregiver(s) changed their ability to supervise you?

How much change has occurred in the family conflict level?

Please answer the following questions about change in your behavior SINCE counseling began. **If the behavior was not a reason why you were referred to counseling, it is ok to use non-applicable.** Use the same scale as above.

How much did your illegal behavior change?

How much did your runaway behavior change?

How much did your school attendance change?

How much did your school performance (e.g. grades, behavior) change?

How much did your alcohol use change?

How much did your drug use change?

Name: Month:_____ Therapist:

MULTISYSTEMIC THERAPY INSTITUTE

Therapist Adherence Measure – Revised (TAM-R)

How many times have you seen your therapist in the past seven days? _____

REGARDING YOUR LAST 2 – 3 THERAPY SESSIONS:	Did Not Respond	Not at All	A Little	Some	Pretty Much	Very Much
1) The therapist tried to understand how my family's problems all fit together.						
2) My family and the therapist worked together effectively.						
3) My family knew exactly which problems we were working on.						
4) The therapist recommended that family members do specific things to solve our problems.						
5) The therapist's recommendations required family members to work on our problems almost every day.						
6) The therapist understood what is good about our family.						
7) My family and the therapist had similar ideas about ways to solve problems.						
8) The therapist tried to change some ways that family members interact with each other.						
9) The therapist tried to change some ways that family members interact with people outside the family.						
10) My family and the therapist were honest and straightforward with each other.						
11) The therapist's recommendations should help the children to mature.						
12) Family members and the therapist agreed upon the goals of the session.						
13) My family talked with the therapist about how well we followed her/his recommendations from the previous session.						
14) My family talked with the therapist about the success (or lack of success) of her/his recommendations from the previous session.						
15) We got much accomplished during the therapy session.						
16) My family was sure about the direction of treatment.						
17) The therapist's recommendations made good use of our family's strengths.						
18) My family accepted that part of the therapist's job is to help us change certain things about our family.						
19) The therapist's recommendations should help family members to become more responsible.						
20) The therapist talked to family members in a way we could understand.						
21) Our family agreed with the therapist about the goals of treatment.						
22) The therapist checked to see whether homework was completed from the last session.						
23) The therapist did whatever it took to help our family with tough situations.						
24) The therapist helped us to enforce rules for the child.						
25) The therapist helped family members talk with each other to solve problems.						

	Did Not Respond	Not an Issue	Not at all	A Little	Some	Pretty Much	Very Much
26) The therapist helped us keep our child from hanging around with troublesome friends.							
27) The therapist helped us improve our child's behavior at school.							
28) The therapist helped us get our child to stay in school every day.							

******Comments: (Please use the back of this page)******

FFT Functional Family Therapy - Family Self Report

Name: _____ Date: _____ Session: _____

We know that the process of talking with outsiders about your life, your hopes, and your challenges can be difficult and stressful. We also know that if we do our job well then you have a better chance of experiencing great benefits. So, we need to know **how you feel we are doing**. Your feelings, whether positive or negative or mixed, count and **will make a difference**. We hope you will give us feedback that can help us better serve your family and others -- Thank you.

1.) Please help us understand how you felt your family was doing before your first session.

1	2	3	4	5	6	7
(Very Bad)	(Mostly Bad)		(So-So)		(Mostly Good)	(Very Good)

2.) Please use the same scale to help us understand how you feel things are in your family now.

1	2	3	4	5	6	7
(Very Bad)	(Mostly Bad)		(So-So)		(Mostly Good)	(Very Good)

3.) Overall, how confident or hopeful are you that your family will get better?

1	2	3	4	5	6	7
(Not Confident)	(I'm Doubtful)		(I'm unsure)		(I'm Hopeful)	(I'm Very Confident)

4.) Overall, how much do you approve or disapprove of the way your therapist is treating your family?

1	2	3	4	5	6	7
(I Strongly Disapprove)	(Disapprove)		(I Have Mixed Feelings)		(Approve)	(I Strongly Approve)

5.) Whether or not you agree with the way your therapist is treating your family, how much do you like your therapist?

1	2	3	4	5	6	7
(Not at all)	(Mostly Negative)	(I have mixed feelings)			(Mostly Positive)	(Very Positive)

6.) How much do you trust your therapist?

1	2	3	4	5	6	7
(Not at all)	(Not Much)	(I have mixed feelings)		(I Trust a Lot)		(I Have Total Trust)

7.) How much do you feel your therapist trusts and likes you?

1	2	3	4	5	6	7
(Not at all)	(Not Much)		(Unsure)		(Quite a Bit)	(A Lot)

Created by and Property of FFT LLC

08-2009

Outcome Questionnaire (OQ®-45.2)

Instructions: Looking back over t[h]. [l]ast week, including today, help us understand how you have been feeling. Read each item carefully and mark the box under the category which best describes your current situation. For this questionnaire, work is defined as employment, school, housework, volunteer work, and so forth. Please do not make any marks in the shaded areas.

Name:_____ Age:____yrs.

Sex

ID#_____ M☐ F☐

Session #_____ Date___/___/___

	Never	Rarely	Sometimes	Frequently	Almost Always	SD	IR	SR
1. I get along well with others.	☐4	☐3	☐2	☐1	☐0			
2. I tire quickly.	☐0	☐1	☐2	☐3	☐4			
3. I feel no interest in things.	☐0	☐1	☐2	☐3	☐4			
4. I feel stressed at work/school.	☐0	☐1	☐2	☐3	☐4			
5. I blame myself for things.	☐0	☐1	☐2	☐3	☐4			
6. I feel irritated.	☐0	☐1	☐2	☐3	☐4			
7. I feel unhappy in my marriage/significant relationship.	☐0	☐1	☐2	☐3	☐4			
8. I have thoughts of ending my life.	☐0	☐1	☐2	☐3	☐4			
9. I feel weak.	☐0	☐1	☐2	☐3	☐4			
10. I feel fearful.	☐0	☐1	☐2	☐3	☐4			
11. After heavy drinking, I need a drink the next morning to get going. (If you do not drink, mark "never")	☐0	☐1	☐2	☐3	☐4			
12. I find my work/school satisfying.	☐4	☐3	☐2	☐1	☐0			
13. I am a happy person.	☐4	☐3	☐2	☐1	☐0			
14. I work/study too much.	☐0	☐1	☐2	☐3	☐4			
15. I feel worthless.	☐0	☐1	☐2	☐3	☐4			
16. I am concerned about family troubles.	☐0	☐1	☐2	☐3	☐4			
17. I have an unfulfilling sex life.	☐0	☐1	☐2	☐3	☐4			
18. I feel lonely.	☐0	☐1	☐2	☐3	☐4			
19. I have frequent arguments.	☐0	☐1	☐2	☐3	☐4			
20. I feel loved and wanted.	☐4	☐3	☐2	☐1	☐0			
21. I enjoy my spare time.	☐4	☐3	☐2	☐1	☐0			
22. I have difficulty concentrating.	☐0	☐1	☐2	☐3	☐4			
23. I feel hopeless about the future.	☐0	☐1	☐2	☐3	☐4			
24. I like myself.	☐4	☐3	☐2	☐1	☐0			
25. Disturbing thoughts come into my mind that I cannot get rid of.	☐0	☐1	☐2	☐3	☐4			
26. I feel annoyed by people who criticize my drinking (or drug use). (If not applicable, mark "never")	☐0	☐1	☐2	☐3	☐4			
27. I have an upset stomach.	☐0	☐1	☐2	☐3	☐4			
28. I am not working/studying as well as I used to.	☐0	☐1	☐2	☐3	☐4			
29. My heart pounds too much.	☐0	☐1	☐2	☐3	☐4			
30. I have trouble getting along with friends and close acquaintances.	☐0	☐1	☐2	☐3	☐4			
31. I am satisfied with my life.	☐4	☐3	☐2	☐1	☐0			
32. I have trouble at work/school because of drinking or drug use. (If not applicable, mark "never")	☐0	☐1	☐2	☐3	☐4			
33. I feel that something bad is going to happen.	☐0	☐1	☐2	☐3	☐4			
34. I have sore muscles.	☐0	☐1	☐2	☐3	☐4			
35. I feel afraid of open spaces, of driving, or being on buses, subways, and so forth.	☐0	☐1	☐2	☐3	☐4			
36. I feel nervous.	☐0	☐1	☐2	☐3	☐4			
37. I feel my love relationships are full and complete.	☐4	☐3	☐2	☐1	☐0			
38. I feel that I am not doing well at work/school.	☐0	☐1	☐2	☐3	☐4			
39. I have too many disagreements at work/school.	☐0	☐1	☐2	☐3	☐4			
40. I feel something is wrong with my mind.	☐0	☐1	☐2	☐3	☐4			
41. I have trouble falling asleep or staying asleep.	☐0	☐1	☐2	☐3	☐4			
42. I feel blue.	☐0	☐1	☐2	☐3	☐4			
43. I am satisfied with my relationships with others.	☐4	☐3	☐2	☐1	☐0			
44. I feel angry enough at work/school to do something I might regret.	☐0	☐1	☐2	☐3	☐4			
45. I have headaches.	☐0	☐1	☐2	☐3	☐4			

DO NOT MARK BELOW

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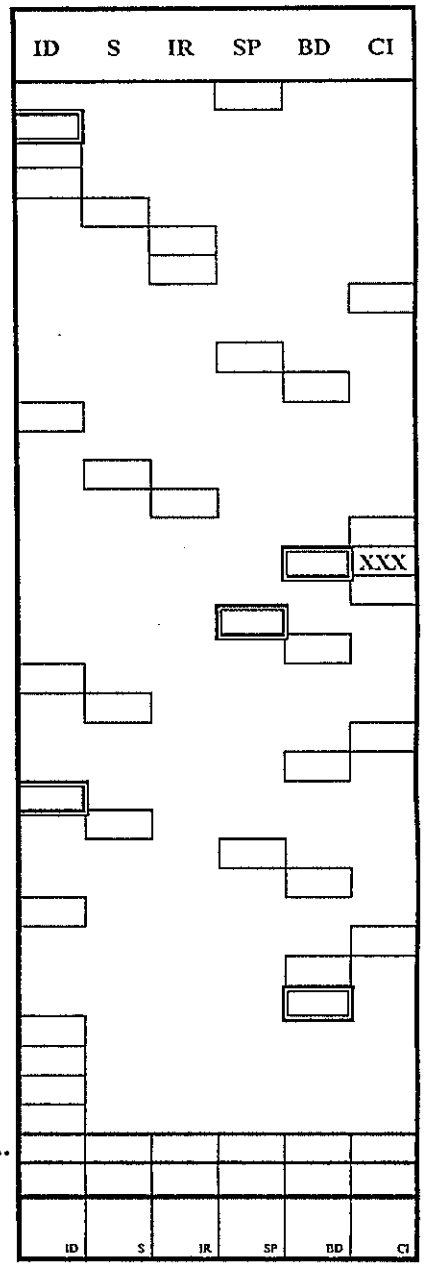
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Developed by Michael J. Lambert, Ph.D. and Gary M. Burlingame, Ph.D.
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For More Information Contact:

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FAX/VOICE: 1-973-366-8665

My Child:	Never or Almost Never	Rarely	Sometimes	Frequently	Almost Always or Always
31. Deliberately breaks rules, laws, or expectations	☐0	☐1	☐2	☐3	☐4
32. Appears happy with her/himself	☐ 2	☐ 1	☐ 0	☐-1	☐-2
33. Sulks, pouts, or cries more than other children of the same age	☐0	☐1	☐2	☐3	☐4
34. Pulls away from family or friends	☐0	☐1	☐2	☐3	☐4
35. Complains of stomach pain or feeling sick more than other children of the same age	☐0	☐1	☐2	☐3	☐4
36. Doesn't have or keep friends	☐0	☐1	☐2	☐3	☐4
37. Has friends of whom I don't approve	☐0	☐1	☐2	☐3	☐4
38. Believes that others can hear her/his thoughts, or that s/he can hear the thoughts of others	☐0	☐1	☐2	☐3	☐4
39. Engages in inappropriate sexual behavior (e.g. sexually active, exhibits self, sexual abuse towards family members or others)	☐0	☐1	☐2	☐3	☐4
40. Has difficulty waiting his/her turn in activities or conversations	☐0	☐1	☐2	☐3	☐4
41. Thinks about suicide, says s/he would be better off if s/he were dead	☐0	☐1	☐2	☐3	☐4
42. Complains of nightmares, difficulty getting to sleep, oversleeping, or waking up from sleep too early	☐0	☐1	☐2	☐3	☐4
43. Complains about or challenges rules, expectations, or responsibilities	☐0	☐1	☐2	☐3	☐4
44. Has times of unusual happiness or excessive energy	☐0	☐1	☐2	☐3	☐4
45. Handles frustration or boredom appropriately	☐ 2	☐ 1	☐ 0	☐-1	☐-2
46. Has fears of going crazy	☐0	☐1	☐2	☐3	☐4
47. Feels appropriate guilt for wrongdoing	☐ 2	☐ 1	☐ 0	☐-1	☐-2
48. Is unusually demanding	☐0	☐1	☐2	☐3	☐4
49. Is irritable	☐0	☐1	☐2	☐3	☐4
50. Vomits or is nauseous more than other children of the same age	☐0	☐1	☐2	☐3	☐4
51. Becomes angry enough to be threatening to others	☐0	☐1	☐2	☐3	☐4
52. Seems to stir up trouble when bored	☐0	☐1	☐2	☐3	☐4
53. Is appropriately hopeful and optimistic	☐ 2	☐ 1	☐ 0	☐-1	☐-2
54. Experiences twitching muscles or jerking movement in face, arms, or body	☐0	☐1	☐2	☐3	☐4
55. Has deliberately destroyed property	☐0	☐1	☐2	☐3	☐4
56. Has difficulty concentrating, thinking clearly, or attending to tasks	☐0	☐1	☐2	☐3	☐4
57. Talks negatively, as though bad things are all his/her fault	☐0	☐1	☐2	☐3	☐4
58. Has lost significant amounts of weight without medical reason	☐0	☐1	☐2	☐3	☐4
59. Acts impulsively, without thinking of the consequences	☐0	☐1	☐2	☐3	☐4
60. Is usually calm	☐ 2	☐ 1	☐ 0	☐-1	☐-2
61. Will not forgive her/himself for past mistakes	☐0	☐1	☐2	☐3	☐4
62. Lacks energy	☐0	☐1	☐2	☐3	☐4
63. Feels that he/she doesn't have any friends, or that no one likes him/her	☐0	☐1	☐2	☐3	☐4
64. Gets frustrated and gives up, or gets upset easily	☐0	☐1	☐2	☐3	☐4
				This Page Subtotals...	
				Side 1 Subtotals	
				SUBSCALE TOTALS (Sum of Subtotals)	



TOTAL =

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Call Toll Free: 1-888-MH SCORE (1-888-647-2673) E-Mail: REISINGER@OQFAMILY.COM

Youth Outcome Questionnaire (Y-OQ®2.01)

Child's Name _____ ID# _____ Today's Date _____

Child's Date of Birth _____ Child's Sex: Male ___ Female ___ Parent/Guardian _____

PURPOSE: The Y-OQ®2.01 is designed to describe a wide range of troublesome situations, behaviors, and moods that are common in children and adolescents. You may discover that some of the items do not apply to your child's current situation. If so, please do not leave these items blank but check the "Never or almost never" category. When you begin to complete the Y-OQ®2.01 you will see that you can easily make your child look as healthy or unhealthy as you wish. Please do not do that. If you are as accurate as possible it is more likely that you will be able to receive the help that you are seeking for your child.

DIRECTIONS:
- Read each statement carefully.
- Decide how true this statement is for your child during the past 7 days.
- Check the box that most accurately describes your child during the past week.
- Check only one answer for each statement and erase unwanted marks clearly.

PLEASE COMPLETE BOTH SIDES

My Child:	Never or Almost Never	Rarely	Sometimes	Frequently	Almost Always or Always
1. Wants to be alone more than other children of the same age	☐0	☐1	☐2	☐3	☐4
2. Complains of dizziness or headaches	☐0	☐1	☐2	☐3	☐4
3. Doesn't participate in activities that were previously enjoyable	☐0	☐1	☐2	☐3	☐4
4. Argues or is verbally disrespectful	☐0	☐1	☐2	☐3	☐4
5. Is more fearful than other children of the same age	☐0	☐1	☐2	☐3	☐4
6. Cuts school or is truant	☐0	☐1	☐2	☐3	☐4
7. Cooperates with rules and expectations	☐2	☐1	☐0	☐-1	☐-2
8. Has difficulty completing assignments, or completes them carelessly	☐0	☐1	☐2	☐3	☐4
9. Complains or whines about things being unfair	☐0	☐1	☐2	☐3	☐4
10. Experiences trouble with her/his bowels, such as constipation or diarrhea	☐0	☐1	☐2	☐3	☐4
11. Gets into physical fights with peers or family members	☐0	☐1	☐2	☐3	☐4
12. Worries and can't get certain ideas off his/her mind	☐0	☐1	☐2	☐3	☐4
13. Steals or lies	☐0	☐1	☐2	☐3	☐4
14. Is fidgety, restless, or hyperactive	☐0	☐1	☐2	☐3	☐4
15. Seems anxious or nervous	☐0	☐1	☐2	☐3	☐4
16. Communicates in a pleasant and appropriate manner	☐2	☐1	☐0	☐-1	☐-2
17. Seems tense, easily startled	☐0	☐1	☐2	☐3	☐4
18. Soils or wets self	☐0	☐1	☐2	☐3	☐4
19. Is aggressive toward adults	☐0	☐1	☐2	☐3	☐4
20. Sees, hears, or believes things that are not real	☐0	☐1	☐2	☐3	☐4
21. Has participated in self-harm (e.g. cutting or scratching self, attempting suicide)	☐0	☐1	☐2	☐3	☐4
22. Uses alcohol or drugs	☐0	☐1	☐2	☐3	☐4
23. Seems unable to get organized	☐0	☐1	☐2	☐3	☐4
24. Enjoys relationships with family and friends	☐2	☐1	☐0	☐-1	☐-2
25. Appears sad or unhappy	☐0	☐1	☐2	☐3	☐4
26. Experiences pain or weakness in muscles or joints	☐0	☐1	☐2	☐3	☐4
27. Has a negative, distrustful attitude toward friends, family members, or other adults	☐0	☐1	☐2	☐3	☐4
28. Believes that others are trying to hurt him/her even when they are not	☐0	☐1	☐2	☐3	☐4
29. Threatens to, or has run away from home	☐0	☐1	☐2	☐3	☐4
30. Experiences rapidly changing and strong emotions	☐0	☐1	☐2	☐3	☐4
SUBTOTALS					

For Office Use Only

ID	S	IR	SP	BD	CI
XXX					

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Savio

Savio House Intake and Assessment
Consent and Release of Information Packet

I/We, as the parent/guardian of the below listed child(ren) understand that the consents and authorizations listed may be required as part of my/our treatment. I/we have reviewed, understand, and been offered of a copy of the following consents and authorizations. My initials next to each form indicates my agreement to the specific form. Please mark N/A next to forms you do not agree to or do not apply to your treatment.

List All Child(ren):

Child's Name	Child's Signature/Date
Child's Name	Child's Signature/Date
Child's Name	Child's Signature/Date
Child's Name	Child's Signature/Date
Child's Name	Child's Signature/Date

Right to Withdraw Consent: I have the right to withdraw my consent for evaluation and/or treatment at any time by providing a written request to the treating clinician.

Expiration of Consent: Consents to treat will expire 12 months from the date of signature, unless otherwise specified.

Please ***initial*** next to each Acknowledgment or Consent indicating agreement:

_____ Consent for Community Based Mental Health Treatment
_____ Travel Authorization
_____ Recreational Authorization
_____ Authorization to Conduct Follow-Up Studies for 1 year
_____ Authorization to Conduct Follow-Up Studies for 5 year
_____ Assessment Authorization
_____ Confidentiality of Alcohol & Drug Abuse Patient Records
_____ HIV Information and Referral Form
_____ Child Abuse Neglect and Licensing Form
_____ Grievance Procedure
_____ Consent for Audio or Video Taping, Co-Therapy &/or photographs
_____ Client Rights and Responsibilities
_____ Emergency Preparedness
_____ HIPAA
_____ Medicaid Rights and Responsibilities
_____ Attendance and discharge agreement

Parent/Guardian Name	Parent/Guardian Signature and Date
Parent/Guardian Name	Parent/Guardian Signature and Date
Other: State Relationship	Other Signature and Date
Other: State Relationship	Other Signature and Date
Witness	Witness Signature and Date

Savio

CONSENT FOR MENTAL HEALTH TREATMENT FOR COMMUNITY BASED SERVICES

I/We understand that I/we have rights as a client, including being informed of the type and duration of treatment, notification of pending discharge, the cost of services if paid directly to Savio (if applicable), confidentiality to the fullest extent provided by the law, and opportunity to file grievances.

TRAVEL AUTHORIZATION

I/We hereby grant permission to Savio and its personnel to transport the child(ren) and while being transported, authorize emergency medical and dental treatment. I/we understand there is a risk of injury to or loss of life while being transported and hereby releases Savio and its personnel from any claims or demands which may arise on account of injury to or loss of life to the above named client not due to or caused by the negligence of Savio personnel.

RECREATIONAL AUTHORIZATION

I/We, as the parent/guardian consent to, hereby authorizes Savio and its personnel to allow the child(ren) listed to engage in various recreational activities. Some recreational activities may require an additional permission form to be signed by the legal custodian. Savio agrees to supervise these activities to the best of its ability. As the parent/guardian, I agree to have the child(ren) wear required protective equipment including but not limited to helmets, pads, etc. when participating in recreation activities.

I/We understand that there may be risk of injury to or loss of life for those who are involved in such recreational activities and hereby releases Savio and its personnel and agrees to hold them harmless from any claims or demands which may arise due to injury to or loss of life of the below named child(ren) not due to or caused by negligence of Savio personnel.

AUTHORIZATION TO CONDUCT FOLLOW UP STUDIES

I/We, as the parent/guardian consent of the child(ren) listed, hereby grants permission to Savio and its personnel to conduct follow up studies in order to evaluate progress and program effectiveness. The follow up studies are conducted by collecting information through interviewing the client, a family member or caregiver, and involved professionals and/or State systems. Requested information may include, but is not limited to, the current living situation of the client, whether he/she is employed or attending an educational program, new child welfare of juvenile justice systems involvement and the legal status.

The gained information is considered confidential and specific identifying information (i.e., names) will not be shared with the general public. The information will be tallied, and the collective data will be shared with staff and interested parties to describe program effectiveness and trends. Families involved in the Problem-Solving Courts will be followed for five years post discharge.

ASSESSMENT AUTHORIZATION

I/We, as the parent/guardian of the listed child(ren) hereby authorize Savio to administer or arrange for one or more assessments in order to gain an understanding of the level of functioning and needs. The assessments may include but are not limited to psychological testing, health assessments, drug testing (UA's, breathalyzers, etc.) biopsychosocial summaries, drug and alcohol assessments, trauma assessment and family functioning assessments.

CONFIDENTIALITY OF ALCOHOL AND DRUG ABUSE PATIENT RECORDS

The confidentiality of alcohol and drug abuse records maintained by this program is protected by Federal laws and regulations. Generally, the program may not say to a person outside the program that a specific client attends the program, or disclose any information identifying a client as an alcohol or drug abuser unless:

1. The consent is in writing; OR
2. The disclosure is allowed by a court order; OR
3. The disclosure is made to medical personnel in a medical emergency or to qualified personnel for research, audit or program evaluation; OR
4. The client commits or threatens to commit a crime either at the program or against any person who works for the program.

Violation of the Federal law and regulations by a program is a crime. Suspected violations may be reported to the United States Attorney in the district where the violation occurs. Federal law and regulations do not protect any information about suspected child abuse or neglect from being reported under state law to appropriate state or local authorities, and all Savio staff are mandatory reporters. (See 42 U.S.C. & 290-22 for Federal laws and 42 C.F.R. Part 2 for Federal regulations)

HIV/AIDS INFORMATION AND REFERRAL FORM

The following activities have been confirmed to be high risk factors indicating a need for HIV/AIDS testing. The factors are as follows:

- use of unsterile needles for IV drug use, tattoos, piercings, etc.
- engaging in any activities where bodily fluids are exchanged
- engaging in unprotected oral, vaginal, and/or anal sex
- engaging in sexual activity for money, drugs, or something else
- blood transfusions
- blackouts

Clients who have participated in any of these activities are encouraged to obtain HIV/AIDS testing. In addition to informing clients of high-risk factors, staff are available to provide counseling (pre and post); scheduling, transporting to and accompanying to a testing site; education and support; and referrals for additional services. These services are available at any time during involvement with Savio, regardless of the client's test results.

CHILD ABUSE AND NEGLECT AND LICENSING
PARENT/GUARDIAN INFORMATION

At the time of admission, licensing rules require Savio House to inform all parent(s) or guardian(s) how to report suspected child abuse or child neglect.

Any suspected incidents of child abuse or neglect are to be reported to: **1.844.CO.4.KIDS or 1.844.254.5437**

Childcare facilities must provide written information to parents at the time of admission on how to file a complaint concerning suspected licensing violation. The undersigned certifies that they have read and received a copy of the above policy.

Any suspected incidents of licensing violations are to be reported to:

Division of Child Care Office
Colorado Department of Human Services
1575 Sherman Street
Denver, Colorado 80203-1714
(303) 856-5958

Office of Behavioral Health
Substance Use Disorders Licensing Section
3824 S. Princeton Circle
Denver, CO 80236
(303)-866-7480

Federal law and regulations do not protect any information about suspected child abuse or neglect from being reported under state law to appropriate state or local authorities, and all Savio staff are mandatory reporters.

GRIEVANCE PROCEDURES

I/We, hereby acknowledges the following grievance procedure for processing concerns or complaints regarding any aspect of their involvement with Savio. Any suspected mistreatment is to be reported to the appropriate Program Coordinator as follows:

- Elizabeth Doner, Community Based Services Adolescent Coordinator
- Julia Roguski, Child Protection Coordinator
- Rebecca Carpenter, CPA Placement Coordinator
- Courtney Fiedler, MST Coordinator

Any of the above personnel can be reached at the following address, telephone number or fax number:

Savio
325 King Street
Denver, CO 80219
Telephone Number: 303-225-4100
Fax Number: 303-225-4101

The Coordinator will review and respond to the grievance or complaint within 3 business days. The only exception will be when information concerning the grievance is not available until a later date, such as when significant staff are off-duty. When the Coordinator has reviewed and assessed the grievance, he or she shall report a response to the parent or caregiver who filed the grievance and document the entire process (all information and actions taken). If the person who filed the grievance is dissatisfied with Savio's response, or if the grievance concerns a Program Coordinator, the grievance may be presented to the Executive Director, Norma Aguilar-Dave. The Executive Director will address the grievance and will respond to the parent/caregiver no later than 15 days after the grievance is filed.

Any suspected incidents of licensing violations are to be reported to:

Division of Child Welfare
Colorado Department of Human Services
1575 Sherman Street
Denver, Colorado 80203-1714
(303) 856-5958

Office of Behavioral Health
Substance Use Disorders and Mental Health
3824 S. Princeton Circle
Denver, CO 80236
(303)-866-7400

CONSENT FOR AUDIO TAPING, VIDEO TAPING, CO-THERAPY, AND/OR PHOTOGRAPHS

In order to better optimize your child's and/or family's outcomes, our workers operate with a team approach. An important part of this approach involves audio or video taping of occasional sessions as well as co-therapy with another Savio Worker or direct observation by the Supervisor. You will be informed when this is to take place. The purpose of this is solely for improving the quality of services being offered to you. The nature of the materials gathered will be used for education, identification, quality assurance and documentation. At no time will the audio tapes, video tapes, and/or photographs be sold. **You may revoke this consent at any time with no penalty or loss of services.**

Savio

CLIENT RIGHTS AND RESPONSIBILITIES

CLIENT RIGHTS:

As a Savio client, you have the right to:

1. Be treated with dignity and respect
2. Be treated as an individual with personal needs, feeling and requirements
3. Receive treatment on an equal basis with others, free from discrimination due to race, religion, sex, age, ethnic origin, ability, gender or sexual orientation
4. Privacy in your treatment, care, and in the fulfillment of your personal needs
5. Be fully informed of all services available at Savio and the fee(s) associated with those services
6. Be fully informed of your rights as a client and of all the rules and regulations governing your conduct as a client
7. Participate in the development of your treatment plan
8. Have access to Savio services during regular program hours, and 24-hour access to crisis intervention services
9. Refuse treatment to the extent permitted by law and to be informed of the consequences
10. You will receive counseling and services which promote an appropriate aftercare plan when discharged from program
11. Notification of pending discharge. You will not be discharged except for a medical or therapeutic reason, non-compliance with the program rules, for your personal welfare, or for the welfare of others. If a discharge is necessary, you will be given reasonable advance notice with the exception of an emergency situation
12. Voice grievances in relation to policies and services offered by Savio without fear of restraint, interference, coercion, discrimination, or retaliation and have it handled in accordance with the grievance procedure
13. Confidential treatment of clinical records to the fullest extent provided by the law.
14. Consult with legal counsel at any time during your treatment episode
15. Every Child has the right to be given the names and professional status of the staff members responsible for his/her care

CLIENT RESPONSIBILITIES:

As a Savio client, you have the responsibility to:

1 Participate actively in your own treatment
2. Report changes in your condition to the appropriate staff
3. Be considerate and careful of the rights of other clients and Savio staff
4. Honor the confidentiality and privacy of others
5. Comply with the policies and rules of your individual case plan and program
6. Make financial arrangements for payment of services rendered (if applicable)
7. Keep your agreements with the Savio program
8. Be honest about matters that relate to you as a Client
9. Attend sessions as scheduled. If you will be absent it is your responsibly to contact Savio staff
10. Use the grievance procedure if you feel that your rights are being violated
11. Respect the property of Savio and assist in keeping the facility clean

The violation of any of the above client responsibilities may result in discharge or termination from the Savio Program. The undersigned certified that they have read and received a copy of the above policy.

EMERGENCY PREPAREDNESS ACKNOWLEDGEMENT

Emergency preparedness refers to the planning and organizing surrounding dangerous and/or life-threatening situations, such as weather (tornado, flood, lightening or severe thunderstorms), fires, toxic leaks, other disasters, pandemic conditions, and/or hostile situations.

On-Grounds

In an on-grounds emergency, clients and staff should follow emergency instructions accordingly:
Fire Alarms: Find the nearest exit lighted by an EXIT sign, and exit the building.
Emergency Alert Sirens: Proceed to areas designated as Tornado Shelter Area and sit with backs to the walls away from glass and doors.
Panic Alarm system: Staff and/or local law enforcement will respond

Off-Grounds

If the Savio staff is with the client off-grounds and a natural emergency arises, if weather permits, staff and client will return to the vehicle and seek the nearest shelter or return to the client's home or a Savio office. If a vehicular emergency, such as an accident occurs, Savio staff will contact police and EMS (if needed). In both situations, Savio staff should alert supervisors who can communicate to family members/caretakers about the situation and the client's whereabouts and condition. Upon arriving at a client home or if during Savio services a situation becomes dangerous or hostile, Savio staff may alert a supervisor, the Mobile Crisis Unit, Emergency Medical Services, and/or local law enforcement to assist in making the situation safe.

Savio

NOTICE OF USE OF PRIVATE HEALTH INFORMATION
Effective Date: April 14, 2003
FOR YOUR PROTECTION THIS NOTICE DESCRIBES HOW MEDICAL AND DRUG AND ALCOHOL RELATED INFORMATION ABOUT YOU MAY BE USED AND DISCLOSED AND HOW YOU CAN GET ACCESS TO THIS INFORMATION. PLEASE REVIEW IT CAREFULLY.

GENERAL INFORMATION
Information regarding your health care, including payment for health care, is protected by two federal laws:

- The Health Insurance Portability and Accountability Act of 1996 ("HIPAA"); and,
- 42 U.S.C. §1320d *et seq.*, 45 C.F.R. Parts 160 and 164, and the Confidentiality Law, 42 U.S.C. §290dd-2, 42 C.F.R. Part 2.

Under these laws, Savio may not say to a person outside Savio that you attend the program, nor may Savio disclose any information about your history of alcohol or drug use or disclose any other protected information except as permitted by federal law.

Savio must get your written permission before it can share information about you for payment purposes. For example, Savio must get your written permission before it can give information to the county in order to be paid for services. Generally, you must also give written permission before Savio can share information for treatment purposes or for business operations. However, federal law allows Savio to share some information *without* your written permission:

1. Pursuant to an agreement with a qualified service organization / business associate;
2. For research, audit or evaluations;
3. For the purpose of staff training and case supervision and consultation;
4. To report a crime committed on Savio property or against Savio personnel;
5. To medical personnel in a medical emergency;
6. To appropriate authorities to report suspected child abuse or neglect; and
7. As allowed by a court order.

For example, Savio can disclose information without your consent to obtain legal or financial services, or to another medical facility to provide health care to you, as long as there is a qualified service organization/business associate agreement in place. Before Savio can use or disclose any information about your health in a way not described above, it must first get your specific written permission allowing it to make the disclosure. Any such written permission may be revoked by you in writing.

YOUR RIGHTS
Under HIPAA you have the right to request restrictions on certain uses and disclosures of your health information. Savio is not required to agree to any restrictions you request, but if it does agree, then it is bound by that agreement and may not use or disclose any information which you have restricted except as necessary in a medical emergency.

You have the right to request that we communicate with you by alternative means or at an alternative location. Any requests of this nature should be made to the individual listed at the end of this notice. Savio will accommodate such requests that are reasonable and will not request an explanation from you. Under HIPAA you also have the right to inspect and copy your own health information maintained by Savio, except to the extent that the information contains psychotherapy notes or information compiled for use in a civil, criminal or administrative proceeding or in other limited circumstances. To obtain access to your health information maintained by Savio, you should make a written request to the individual listed at the end of this notice.

Under HIPAA you also have the right, with some exceptions, to amend health care information maintained in Savio's records, by submitting a written request that includes the reason supporting the amendment. HIPAA allows you to request and receive an accounting of disclosures of your health-related information made by Savio during the six years prior to your request. You are permitted to receive the first accounting during a 12-month period free of charge. If you request further accountings within the same 12-month period, Savio may charge a cost-based fee. Requests for an accounting of disclosures should be submitted in writing to the individual listed below. You also have the right to receive a paper copy of this notice.

ELECTRONIC COMMUNICATION
Forms of communication including emails, text messages, Apple Facetime, Facebook messenger video chat, Google Hangouts Video, Skype and phone conversations are not guaranteed to be HIPPA compliant or confidential.

SAVIO'S DUTIES
Savio is required by law to maintain the privacy of your health information and to provide you with notice of its legal duties and privacy practices with respect to your health information. Savio is required by law to abide by the terms of this notice. Savio reserves the right to change the terms of this notice and to make new notice provisions effective for all protected health information it maintains. If the notice changes, you will be mailed an updated copy. You can obtain additional copies of this notice by asking your counselor or therapist.

COMPLAINTS AND REPORTING VIOLATIONS
You may complain to Savio and the Secretary of the United States Department of Health and Human Services if you believe that your privacy rights have been violated under HIPAA. You may complain to Savio by contacting one of the following individuals:

Savio House
Julia Roguski, Associate Executive Director
325 King Street
Denver, CO 80219
(303) 225-4100

Violation of the Confidentiality Law by a program is a crime. Suspected violations of the Confidentiality Law may be reported to the United States Attorney in the district where the violation occurs.

Savio

MEDICAID RIGHTS AND RESPONSIBILITIES

Members should be clearly informed about their rights and responsibilities, so they can make the best health care decisions. Members also have the right to ask questions about the way we conduct business as well as the responsibility to learn about their health care coverage. The following member rights and responsibilities are defined by the state of Colorado and appear in the Health First Colorado member handbook.

You have the right to

1. Get the information in this handbook and about your coverage, plans, benefits and services
2. Be treated with respect and consideration for your privacy and dignity
3. Get information in a way you can easily understand
4. Get information from your provider about treatment choices for your health condition
5. Be involved in all decisions about your health care and say "no" to any treatment offered
6. Not be secluded or restrained as a punishment or to make things easier for your provider
7. Ask for and get a copy of your medical records and ask that they be changed or corrected
8. Get health care services
9. Use your rights without fear of being treated poorly
10. Any other rights guaranteed by law
11. Be free from discrimination based on race, color, ethnic or national origin, ancestry, age, sex, gender, sexual orientation, gender identity and expression, religion, creed, political beliefs, disability or health status
12. Ask your health plan for help if your provider does not offer a service you need because of moral or religious reasons

You have the responsibility to:

1. Understand your rights
2. Follow this handbook
3. Treat other members, your providers and staff with respect
4. Choose a primary care provider and call 303-839-2120 or 888-367-6557 (State Relay 711) if you want to see a different provider
5. Pay for services you get that are not covered by Health First Colorado
6. Tell your provider and Health First Colorado if you have other insurance or family or address changes
7. Ask questions when you do not understand or want to learn more
8. Tell your provider information they need to care for you, such as your symptoms
9. Take medications as prescribed and tell your provider about side effects or if your medications are not helping
10. Invite people who will be helpful and supportive to you to be included in your treatment
11. Report suspected member or provider fraud or abuse to Member Fraud at 844-475-0444 or Provider Fraud at 855-375-2500

Mental Health

If it appears your child needs residential treatment, call your Regional Accountable Entity (RAE) for an assessment. The Child Mental Health Treatment Act says your child must be assessed and you must get a decision on treatment in a timely way. If you do not agree with the decision, you can appeal (see Part 6: Appeals). If you lose your Health First Colorado coverage and cannot afford needed mental health treatment, call the Office of Behavioral Health at 303-866-7400 (State Relay 711). The Child Mental Health Treatment Act may be able to help.

Child and Youth Well Care

Health First Colorado automatically gives child and youth members ages 20 and younger special health care services. This makes sure they get the right preventive, dental, mental health, developmental and specialty services. Members ages 20 and younger may have different co-pays depending on their age and the type of service:

- Members ages 18 and younger do not have co-pays
- Members ages 19 and 20 may have a co-pay for some services

Children in the County Department of Social/Human Services custody have these same benefits and co-pays. For members ages 20 and younger, any medically necessary service to treat any physical, dental or mental diagnosis is covered. These services are called Early and Periodic Screening, Diagnostic and Treatment (EPSDT). A service may be covered even if it is not a Health First Colorado benefit or has service limits. Your provider must ask Health First Colorado for the medically necessary service. Health First Colorado will read the medical necessity request and approve or deny it. You must still see licensed participating providers and get needed pre-approvals.

Well-child check-ups Well-child check-ups are more complete than sports physicals. They make sure your child or teen is growing up healthy. The provider can identify physical, dental and behavioral health risks early and correct, reduce or control health problems. Your child also gets needed shots and screenings at the right ages.

Your child should get a well-child check-up at these ages:

- 2-4 days after birth
- 1 month
- 2 months
- 4 months
- 6 months
- 9 months
- 12 months
- 15 months
- 18 months
- 24 months
- 30 months
- Once a year from 3 to 20 years old

Savio

SAVIO HOUSE DISCHARGE AND ATTENDANCE POLICY

As a client of Savio House, I agree to:

Insurance agreement:

Savio needs up to date information in order to effectively utilize your insurance for services. We ask that Savio clients agree to the following in order to ensure continuity of services:

- Update my therapist upon any changes to Medicaid status, which would include cancellation of Medicaid or change or RAE or primary care physician.
- Let my therapist know if my child is listed as a beneficiary of any additional private insurance.
- I understand that changes in my insurance may result in termination from services.

Attendance agreement:

As a client of Savio House, I recognize that attendance is an important part of my own and my family's progress. I agree to:

- Call my therapist to cancel any scheduled session in advance.
- Reschedule any cancelled sessions within one week of cancelled session. I understand this may include multiple appointments in one week.
- I understand that multiple missed sessions may result in termination from services.

Savio

AUTHORIZATION FOR RELEASE OR INSPECTION OF EDUCATION RECORDS TO SAVIO
COMPLETE ONE FOR EACH CHILD

Name of Student _____ Date of Birth: _____

The undersigned hereby authorizes _____ to release to Savio, 325 King Street, Denver, Colorado, the following records for the above-named client:

Please initial next to each item you authorize to be released:

_____ Transcript	_____ Individual Education Plan
_____ Behavior Plan	_____ Medical
_____ Immunization	_____ Sociological
_____ Standardized Test Data	_____ Psychological
_____ Attendance	_____ Other _____
_____ Triennial Review	_____ Other _____

Record may be inspected by Savio Personnel.

Please forward requested records to:
SAVIO
Attention: _____
325 KING STREET
DENVER, COLORADO 80219

PLEASE NOTE: The person or agency receiving these records must not transfer the information obtained to any other person or agency without obtaining the written consent of the parent or legal guardian, or of the client if he/she is 18 years of age or older.

INITIAL **ONE OF THE FOLLOWING**
____ I certify that I am the parent or legal guardian of the above-named person who is the subject matter of the records listed above. The said person above is under 18 years of age.
____ I certify that I am 18 years of age or older and that I am the person who is identified above.

This authorization and consent expires **30 days after discharge** but I understand I may revoke it at any time. I have read this authorization and by signing acknowledge that I knowingly and freely authorize and consent to the release of the above-identified information.

_____ _____
Client printed Name Client Signature and Date

_____ _____
Parent/Guardian Printed Name Parent/Guardian Signature and Date

_____ _____
Witness name printed Witness Signature and Date

Savio

CLIENT CONSENT FOR THE RELEASE OF CONFIDENTIAL INFORMATION

I, as the client(s) named and signed below, hereby consent to communication between Savio and the following:
Please check the box for all the entities you are authorizing consent to release information:

☐ ***Parent/Caregiver:***
☐Attendance ☐Assessments ☐Diagnosis ☐Education Info ☐Recommendations ☐Progress reports ☐ Verbal/written reports

☐ ***Savio's Contracted Consultants***:
☐Attendance ☐Assessments ☐Diagnosis ☐Education Info ☐Recommendations ☐Progress reports ☐ Verbal/written reports

☐ ***GAL***:
☐Attendance ☐Assessments ☐Diagnosis ☐Education Info ☐Recommendations ☐Progress reports ☐ Verbal/written reports

☐**Counsel for Youth**:
☐Attendance ☐Assessments ☐Diagnosis ☐Education Info ☐Recommendations ☐Progress reports ☐ Verbal/written reports

☐ ***County Department of Human Services:***
☐Attendance ☐Assessments ☐Diagnosis ☐Education Info ☐Recommendations ☐Progress reports ☐ Verbal/written reports

☐ ***School/School District:***
☐Attendance ☐Assessments ☐Diagnosis ☐Education Info ☐Recommendations ☐Progress reports ☐ Verbal/written reports

☐ ***DYS:***
☐Attendance ☐Assessments ☐Diagnosis ☐Education Info ☐Recommendations ☐Progress reports ☐ Verbal/written reports

☐ ***Child Placement Agency***:
☐Attendance ☐Assessments ☐Diagnosis ☐Education Info ☐Recommendations ☐Progress reports ☐ Verbal/written reports

☐ ***Court:***
☐Attendance ☐Assessments ☐Diagnosis ☐Education Info ☐Recommendations ☐Progress reports ☐ Verbal/written reports

☐ ***Mental Health Services:***
☐Attendance ☐Assessments ☐Diagnosis ☐Education Info ☐Recommendations ☐Progress reports ☐ Verbal/written reports

☐ ***Police Personnel***:
☐Attendance ☐Assessments ☐Diagnosis ☐Education Info ☐Recommendations ☐Progress reports ☐ Verbal/written reports

☐ ***Medicaid***:
☐Attendance ☐Assessments ☐Diagnosis ☐Education Info ☐Recommendations ☐Progress reports ☐ Verbal/written reports

☐ ***Probation/Parole/Diversion:***
☐Attendance ☐Assessments ☐Diagnosis ☐Education Info ☐Recommendations ☐Progress reports ☐ Verbal/written reports

☐ ***Legal Counsel***:
☐Attendance ☐Assessments ☐Diagnosis ☐Education Info ☐Recommendations ☐Progress reports ☐ Verbal/written reports

☐ ***Primary Care Physician*** _____
☐Attendance ☐Assessments ☐Diagnosis ☐Education Info ☐Recommendations ☐Progress reports ☐ Verbal/written reports

☐ ***Emergency Contact*** _____
☐Attendance ☐Assessments ☐Diagnosis ☐Education Info ☐Recommendations ☐Progress reports ☐ Verbal/written reports

☐ ***Other*** _____
☐Attendance ☐Assessments ☐Diagnosis ☐Education Info ☐Recommendations ☐Progress reports ☐ Verbal/written reports

☐ ***Other*** _____
☐Attendance ☐Assessments ☐Diagnosis ☐Education Info ☐Recommendations ☐Progress reports ☐ Verbal/written reports

☐ ***Other*** _____
☐Attendance ☐Assessments ☐Diagnosis ☐Education Info ☐Recommendations ☐Progress reports ☐ Verbal/written reports

Savio releases the minimum amount of information necessary to achieve the purpose of disclosure.
I understand that my alcohol and/or drug treatment records are protected under the Federal regulations governing Confidentiality of Alcohol and Drug Abuse Patient Records, 42 C.F.R. Part 2 and the Health Insurance Portability and Accountability Act of 1996 (HIPPA), 45 C.F.R. Parts 160 and 164 and cannot be disclosed without my written consent unless otherwise provided for in the regulations. I also understand that I may revoke this consent in writing at any time except to the extent that action ha been taken in reliance on it, and that in any event this consent expires automatically as follows: Thirty days past discharge from the program (to allow for Discharge Summary to be completed and sent). (Specification of the date, event or condition upon which consent expires.)

I understand that generally Savio may not condition my treatment on whether I sign a consent form, but that in certain limited circumstances, I may be denied treatment if I do not sign a consent form. I also understand that any disclosure made is

bound by Part 2 of Title 42 of the Code of Federal Regulations governing confidentiality of alcohol and drug abuse patient records and that recipients of this information may re-disclose it only in connection of their official duties.

The undersigned certifies that they have read and received a copy of the above consent.

Child's Name	Child's Signature/Date
Child's Name	Child's Signature/Date
Child's Name	Child's Signature/Date
Child's Name	Child's Signature/Date
Parent/Guardian's Name	Parent/Guardian's Signature/Date
Other: State Relationship	Other Signature/Date
Other: State Relationship	Other Signature/Date
Witness Name	Witness Signature/Date

Savio

CAREGIVER CONSENT FOR THE RELEASE OF CONFIDENTIAL INFORMATION

I, as the Parent/caregiver of the child/children named below, do hereby consent to communication between Savio and the following: Please check the box for all the entities you are authorizing consent to release information:

☐***Parent/Caregiver:***
☐Attendance ☐Assessments ☐Diagnosis ☐Education Info ☐Recommendations ☐Progress reports ☐ Verbal/written reports

☐ ***Savio's Contracted Consultants***:
☐Attendance ☐Assessments ☐Diagnosis ☐Education Info ☐Recommendations ☐Progress reports ☐ Verbal/written reports

☐ ***GAL***:
☐Attendance ☐Assessments ☐Diagnosis ☐Education Info ☐Recommendations ☐Progress reports ☐ Verbal/written reports

☐**Counsel for Youth**:
☐Attendance ☐Assessments ☐Diagnosis ☐Education Info ☐Recommendations ☐Progress reports ☐ Verbal/written reports

☐ ***County Department of Human Services:***
☐Attendance ☐Assessments ☐Diagnosis ☐Education Info ☐Recommendations ☐Progress reports ☐ Verbal/written reports

☐ ***School/School District:***
☐Attendance ☐Assessments ☐Diagnosis ☐Education Info ☐Recommendations ☐Progress reports ☐ Verbal/written reports

☐ ***DYS:***
☐Attendance ☐Assessments ☐Diagnosis ☐Education Info ☐Recommendations ☐Progress reports ☐ Verbal/written reports

☐ ***Child Placement Agency***:
☐Attendance ☐Assessments ☐Diagnosis ☐Education Info ☐Recommendations ☐Progress reports ☐ Verbal/written reports

☐ ***Court:***
☐Attendance ☐Assessments ☐Diagnosis ☐Education Info ☐Recommendations ☐Progress reports ☐ Verbal/written reports

☐ ***Mental Health Services:***
☐Attendance ☐Assessments ☐Diagnosis ☐Education Info ☐Recommendations ☐Progress reports ☐ Verbal/written reports

☐ ***Police Personnel***:
☐Attendance ☐Assessments ☐Diagnosis ☐Education Info ☐Recommendations ☐Progress reports ☐ Verbal/written reports

☐ ***Medicaid***:
☐Attendance ☐Assessments ☐Diagnosis ☐Education Info ☐Recommendations ☐Progress reports ☐ Verbal/written reports

☐ ***Probation/Parole/Diversion:***
☐Attendance ☐Assessments ☐Diagnosis ☐Education Info ☐Recommendations ☐Progress reports ☐ Verbal/written reports

☐ ***Legal Counsel***:
☐Attendance ☐Assessments ☐Diagnosis ☐Education Info ☐Recommendations ☐Progress reports ☐ Verbal/written reports

☐ ***Primary Care Physician*** _____
☐Attendance ☐Assessments ☐Diagnosis ☐Education Info ☐Recommendations ☐Progress reports ☐ Verbal/written reports

☐ ***Emergency Contact*** _____
☐Attendance ☐Assessments ☐Diagnosis ☐Education Info ☐Recommendations ☐Progress reports ☐ Verbal/written reports

☐ ***Other*** _____
☐Attendance ☐Assessments ☐Diagnosis ☐Education Info ☐Recommendations ☐Progress reports ☐ Verbal/written reports

☐ ***Other*** _____
☐Attendance ☐Assessments ☐Diagnosis ☐Education Info ☐Recommendations ☐Progress reports ☐ Verbal/written reports

☐ ***Other*** _____
☐Attendance ☐Assessments ☐Diagnosis ☐Education Info ☐Recommendations ☐Progress reports ☐ Verbal/written reports

Savio releases the minimum amount of information necessary to achieve the purpose of disclosure.

I understand that my alcohol and/or drug treatment records are protected under the Federal regulations governing Confidentiality of Alcohol and Drug Abuse Patient Records, 42 C.F.R. Part 2 and the Health Insurance Portability and Accountability Act of 1996 (HIPPA), 45 C.F.R. Parts 160 and 164 and cannot be disclosed without my written consent unless otherwise provided for in the regulations. I also understand that I may revoke this consent in writing at any time except to the extent that action ha been taken in reliance on it, and that in any event this consent expires automatically as follows:

Thirty days past discharge from the program (to allow for Discharge Summary to be completed and sent). (Specification of the date, event or condition upon which consent expires.)

I understand that generally Savio may not condition my treatment on whether I sign a consent form, but that in certain limited circumstances, I may be denied treatment if I do not sign a consent form. I also understand that any disclosure made is



bound by Part 2 of Title 42 of the Code of Federal Regulations governing confidentiality of alcohol and drug abuse patient records and that recipients of this information may re-disclose it only in connection of their official duties.

The undersigned certifies that they have read and received a copy of the above consent.

Child's Name	Child's Signature/Date
Child's Name	Child's Signature/Date
Child's Name	Child's Signature/Date
Child's Name	Child's Signature/Date
Parent/Guardian's Name	Parent/Guardian's Signature/Date
Other: State Relationship	Other Signature/Date
Other: State Relationship	Other Signature/Date
Witness Name	Witness Signature/Date

Savio

INITIAL TREATMENT PLAN DEVELOPED AT INTAKE
TO BE FORMALIZED WITH ONGOING THERAPIST

Date

Initial Treatment Plan Goals

Recommended Savio Treatment Program

Treatment Modalities ☐: Individual ☐ Family ☐ Group

Frequency of Sessions

Anticipated Duration of Services

Tentative discharge plan: The client will be discharged from the recommended treatment when symptom reduction is sustained, and a lower level of care is deemed appropriate. Aftercare services will be assessed prior to discharge.

This Initial Treatment Plan was developed at intake with family participation. I/we agree to the initial treatment plan.

Child's Name Printed	Child's Signature/Date
Parent/Guardian's Name Printed	Parent/Guardian's Signature/Date
Other: State Relationship Printed	Other Signature/Date
Witness Name Printed	Witness Signature/Date
Rendering Provider	Rendering Provider Signature/Date

MEETING DATE: September 24, 2024

STAFF PERSON RESPONSIBLE: Laura Ciancone, Douglas County Mental Health Division Manager

DESCRIPTION: Term Extension: Substance Abuse and Mental Health Services Administration, Grant for an Enhanced Model of Mental/Behavioral Service Delivery.

SUMMARY: The County received $629,970.00 through Representative Crow's Community Project Fund which is now managed by the federal Substance Abuse and Mental Health Services Administration (SAMHSA). This grant includes funding for the county's Youth Care Compact Navigator to support care coordination for youth and families, supportive mental/behavioral health services such as access to in-home and outpatient services, and enhancements to the Julota system used by both the Community Response Team (CRT) and Care Compact (TCC) programs.

Staff applied, and the county was approved, for a No Cost Extension (NCE) which extends the end of the grant term from the original end date of September 29, 2024 to September 29, 2025. The NCE rolls over unspent dollars from Federal Fiscal Year 2024 to Federal Fiscal Year 2025. There is no match requirement.

This new funding will:

- Continue to allow the county to implement the Youth Care Compact pilot,
- Create access to programming for developing resiliency in young people including peer support opportunities, evidence-based treatment programs and parent support (Supportive Parenting for Anxious Childhood Emotions program and a treatment program for youth marijuana use)
- Reimburse qualified providers of community-based outpatient mental health and substance use treatment and intensive-in home treatment, and
- Link the web-based case management platform (Julota) and faith-based community portal (Care Portal) to support access to care and connection to resources for basic needs such as food, housing, and transportation.

This Enhanced Model of Service will embed in a larger continuum of care that includes direct coordination with Douglas County's Co-Responder and care coordination programs (The Community Response Teams and Care Compact), coordination of multiple substance use and mental health providers, wrap-around services, partnership with schools and child welfare, and collaboration with the justice system.

RECOMMENDED ACTION: Approval to accept the No Cost Extension. No Board signature required.

REVIEW:

Doug DeBord	Approve	9/10/2024
Jeff Garcia	Approve	9/17/2024
Andrew Copland	Approve	9/17/2024

ATTACHMENTS:

6H79FG001006-01M002-Noa

Department of Health and Human Services
Substance Abuse and Mental Health Services Administration
Center for Flex Grants

Notice of Award
FAIN# H79FG001006
Federal Award Date
08/15/2024

Recipient Information

1. Recipient Name
DOUGLAS COUNTY GOVERNMENT
100 3RD ST
CASTLE ROCK, CO 80104

2. Congressional District of Recipient
04

3. Payment System Identifier (ID)
1846000761A2

4. Employer Identification Number (EIN)
846000761

5. Data Universal Numbering System (DUNS)
014842934

6. Recipient's Unique Entity Identifier
LXE5XEA44AH6

7. Project Director or Principal Investigator
Laura Ciancone

lciancone@douglas.co.us
720-520-2497

8. Authorized Official
Mrs. Barbara Drake
bdrake@douglas.co.us
303-660-7372

Federal Agency Information

9. Awarding Agency Contact Information
David Foote
Grants Specialist
David.Foote@samhsa.hhs.gov
240-276-0767

10. Program Official Contact Information
Enid Osborne
Program Official
enid.osborne@samhsa.hhs.gov
(240) 276-1624

Federal Award Information

11. Award Number
6H79FG001006-01M002 (No-Cost Extension)

12. Unique Federal Award Identification Number (FAIN)
H79FG001006

13. Statutory Authority
Consolidated Appropriation Act, 2023 [P.L. 117-328]

14. Federal Award Project Title
Enhanced Model of Mental/Behavioral Health Service Delivery - Care Coordination for Youth and Families, Supportive Mental/Behavioral Health Services, and Technology Enhancements

15. Assistance Listing Number
93.493

16. Assistance Listing Program Title
Community Funded Projects

17. Award Action Type
Amendment

18. Is the Award R&D?
No

Summary Federal Award Financial Information	
19. Budget Period Start Date 09/30/2023 **– End Date** 09/29/2025	
20. Total Amount of Federal Funds Obligated by this Action	$0
20a. Direct Cost Amount	$0
20b. Indirect Cost Amount	$0
21. Authorized Carryover	$0
22. Offset	$0
23. Total Amount of Federal Funds Obligated this budget period	$629,970
24. Total Approved Cost Sharing or Matching, where applicable	$0
25. Total Federal and Non-Federal Approved this Budget Period	$629,970
26. Project Period Start Date 09/30/2023 **– End Date** 09/29/2025	
27. Total Amount of the Federal Award including Approved Cost Sharing or Matching this Project Period	$629,970

28. Authorized Treatment of Program Income
Additional Costs

29. Grants Management Officer - Signature
David Foote

30. Remarks

Acceptance of this award, including the "Terms and Conditions," is acknowledged by the recipient when funds are drawn down or otherwise requested from the grant payment system.

Version: 201 - 12/14/2023 2:33 PM | Generated on: 8/16/2024 12:26 AM

Congressional Directed Spendning Projects **Issue Date:** 08/15/2024
Department of Health and Human Services
Substance Abuse and Mental Health Services Administration

Center for Flex Grants

Award Number: 6H79FG001006-01M002
FAIN: H79FG001006
Program Director: Laura Ciancone

Project Title: Enhanced Model of Mental/Behavioral Health Service Delivery - Care Coordination for Youth and Families, Supportive Mental/Behavioral Health Services, and Technology Enhancements

Organization Name: DOUGLAS COUNTY GOVERNMENT

Authorized Official: Mrs. Barbara Drake

Authorized Official e-mail address: bdrake@douglas.co.us

Budget Period: 09/30/2023 – 09/29/2025
Project Period: 09/30/2023 – 09/29/2025

Dear Grantee:

The Substance Abuse and Mental Health Services Administration hereby awards a grant in the amount of $0 (see "Award Calculation" in Section I and "Terms and Conditions" in Section III) to DOUGLAS COUNTY GOVERNMENT in support of the above referenced project. This award is pursuant to the authority of Consolidated Appropriation Act, 2023 [P.L. 117-328] and is subject to the requirements of this statute and regulation and of other referenced, incorporated or attached terms and conditions.

This award addresses the following Amendment requests:

- No-Cost Extension (6H79FG001006-01L003)

Award recipients may access the SAMHSA website at www.samhsa.gov (click on "Grants" then SAMHSA Grants Management), which provides information relating to the Division of Payment Management System, HHS Division of Cost Allocation and Postaward Administration Requirements. Please use your grant number for reference.

Acceptance of this award including the "Terms and Conditions" is acknowledged by the grantee when funds are drawn down or otherwise obtained from the grant payment system.

If you have any questions about this award, please contact your Grants Management Specialist and your Government Project Officer listed in your terms and conditions.

Sincerely yours,
David Foote
Grants Management Officer
Division of Grants Management
David.Foote@samhsa.hhs.gov
See additional information below

SECTION I – AWARD DATA – 6H79FG001006-01M002

Award Calculation (U.S. Dollars)	
Personnel(non-research)	$68,164
Fringe Benefits	$9,966
Contractual	$551,840
Direct Cost	$629,970
Approved Budget	$629,970
Federal Share	$629,970
Cumulative Prior Awards for this Budget Period	$629,970
AMOUNT OF THIS ACTION (FEDERAL SHARE)	$0

SUMMARY TOTALS FOR ALL YEARS	
YR	**AMOUNT**
1	$629,970

Note: Recommended future year total cost support, subject to the availability of funds and satisfactory progress of the project.

Fiscal Information:

CFDA Number:	93.493
EIN:	1846000761A2
Document Number:	23FG01006E
Fiscal Year:	2023

IC	**CAN**	**Amount**
FG	C96CF01	$0

IC	CAN	2023
FG	C96CF01	$0

FG Administrative Data:
PCC: CDS-TI23 / **OC:** 4145

SECTION II – PAYMENT/HOTLINE INFORMATION – 6H79FG001006-01M002

Payments under this award will be made available through the HHS Payment Management System (PMS). PMS is a centralized grants payment and cash management system, operated by the HHS Program Support Center (PSC), Division of Payment Management (DPM). Inquiries regarding payment should be directed to: The Division of Payment Management System, PO Box 6021, Rockville, MD 20852, Help Desk Support – Telephone Number: 1-877-614-5533.

The HHS Inspector General maintains a toll-free hotline for receiving information concerning fraud, waste, or abuse under grants and cooperative agreements. The telephone number is: 1-800-HHS-TIPS (1-800-447-8477). The mailing address is: Office of Inspector General, Department of Health and Human Services, Attn: HOTLINE, 330 Independence Ave., SW, Washington, DC 20201.

SECTION III – TERMS AND CONDITIONS – 6H79FG001006-01M002

This award is based on the application submitted to, and as approved by, SAMHSA on the above-title project and is subject to the terms and conditions incorporated either directly or by reference in the following:

a. The grant program legislation and program regulation cited in this Notice of Award.
b. The restrictions on the expenditure of federal funds in appropriations acts to the extent those restrictions are pertinent to the award.
c. 45 CFR Part 75 as applicable.

d. The HHS Grants Policy Statement.
e. This award notice, INCLUDING THE TERMS AND CONDITIONS CITED BELOW.

Treatment of Program Income:
Use of program income – Additive: Recipients will add program income to funds committed to the project to further eligible project objectives. Sub-recipients that are for-profit commercial organizations under the same award must use the deductive alternative and reduce their subaward by the amount of program income earned.

In accordance with the regulatory requirements provided at 45 CFR 75.113 and Appendix XII to 45 CFR Part 75, recipients that have currently active Federal grants, cooperative agreements, and procurement contracts with cumulative total value greater than $10,000,000 must report and maintain information in the System for Award Management (SAM) about civil, criminal, and administrative proceedings in connection with the award or performance of a Federal award that reached final disposition within the most recent five-year period. The recipient must also make semiannual disclosures regarding such proceedings. Proceedings information will be made publicly available in the designated integrity and performance system (currently the Federal Awardee Performance and Integrity Information System (FAPIIS)). Full reporting requirements and procedures are found in Appendix XII to 45 CFR Part 75.

SECTION IV – FG SPECIAL TERMS AND CONDITIONS – 6H79FG001006-01M002

REMARKS

Post Award Amendment - No Cost Extension

This award approves a **12 month** NO COST EXTENSION extending the budget and project period end dates from **09/29/2024** to **09/29/2025**, based on documentation received on 07/25/2024.

This award also reflects acceptance of the response(s) to the Request for Additional Materials (RAM) received on 07/29/24.

STANDARD TERMS AND CONDITIONS

Annual Programmatic Progress Report

By **December 28, 2024**, submit via eRA Commons an annual **Programmatic Progress Report**.

The Programmatic Progress Report (PPR) is required on an annual basis and must be submitted no later than 90 days after the end of each 12-month budget period/incremental period.

The annual PPR must, at a minimum, include the following information:

- Data and progress for performance measures as reflected in your application regarding goals and evaluation activities.
- A summary of key program accomplishments to-date.
- Description of the changes, if any, that were made to the project that differ from the application for this budget period.
- Description of any difficulties and/or problems encountered in achieving planned goals and objectives including barriers to accomplishing program objectives, and actions to overcome barriers or difficulties.

Please contact your Government Program Official (GPO) for program specific

submission information. Note: Recipients must also comply with the GPRA requirements that include the collection and periodic reporting of performance data as specified in the FOA or by the Grant Program Official (GPO). This information is needed in order to comply with PL 102-62, which requires SAMHSA to report evaluation data to ensure the effectiveness and efficiency of its programs.

The response to this term must be submitted as PDF documents in eRA Commons under the *View Terms Tracking Details* page. For more information on how to respond to tracked terms and conditions, refer to https://www.samhsa.gov/grants/grants-training-materials under heading *How to Respond to Terms and Conditions.*

Additional information on reporting requirements is available at https://www.samhsa.gov/grants/grants-management/reporting-requirements.

Annual Federal Financial Report (FFR or SF-425)

All financial reporting for recipients of Health and Human Services (HHS) grants and cooperative agreements has been consolidated through a single point of entry, which has been identified as the Payment Management System (PMS). The Federal Financial Report (FFR or SF-425) initiative ensures all financial data is reported consistently through one source; shares reconciled financial data to the HHS grants management systems; assists with the timely financial monitoring and grant closeout; and reduces expired award payments.

The FFR is required on an annual basis and must be submitted **no later than 90 days after the end of each incremental period/budget period**. The FFR should reflect cumulative amounts. Additional guidance to complete the FFR can be found at http://www.samhsa.gov/grants/grants-management/reporting-requirements.

SAMHSA reserves the right to request more frequent submissions of FFRs. If so, the additional submission dates will be shown below.

Your organization is required to submit an FFR for this grant funding as follows:

- By **December 28, 2024**, submit the Federal Financial Report (FFR)/(SF-425).
- The grant recipient staff member(s) responsible for FFR preparation, certification and submission of the FFR must either submit a request for New User Access or Update User Access to the FFR Module as applicable. Refer to the PMS User Access website https://pms.psc.gov/grant-recipients/user-access.html for information on how to submit a New User Access, Update User Access or Deactivate User Access. You can also view PMS Video on how to request new user access @ https://youtu.be/kdoqaXfiuI0 and PDF resource with instructions on Requesting Access @ https://pms.psc.gov/forms/New-User-Request_Grantee.pdf
- Instructions on **how to submit an FFR via PMS** are available at https://pmsapp.psc.gov/pms/app/help/ffr/ffr-grantee-instructions.html (The user must be logged in to PMS to access the link). Updates to the FFR instructions effective 4/1/2022 are also available @ https://pms.psc.gov/grant-recipients/ffr-updates.html
- While recipients must submit the FFR in PMS, the FFR can also be accessed by connecting seamlessly from the eRA Commons to PMS by clicking the Manage FFR link on the Search for Federal Financial Report (FFR) page in eRA

Commons, which will redirect to PMS. SAMHSA will not accept FFRs submitted by email or uploaded as an attachment into eRA. To access the Manage FFR link in eRA Commons, the individual must be registered in eRA Commons and assigned the Financial Status Reporter (FSR) role for their organization. The individual assigned the FSR role is responsible for reporting the statement of grant expenditures for their organization. Refer to the page Managing eRA User Accounts on SAMHSA's website for instructions on how to assign the FSR role.

If you have questions about how to set up a PMS account for your organization, please contact the PMS Help Desk at PMSSupport@psc.hhs.gov or 1-877-614-5533.

Note: While recipients will use PMS to report all financial expenditures as well as to drawdown funds, recipients will continue to use eRA Commons for all other grant-related matters, including submitting progress reports, requesting post award amendments, and accessing grant documents such as the Notice of Award.

Closeout Requirements - Discretionary Grants

Recipients must complete all actions required for closeout to include:

- Liquidate all obligations incurred under the award. All payment requests must be submitted before the end of the **(120) days post-award reconciliation/liquidation period**.
- Reconcile financial expenditures to the reported total disbursements and charges in PMS.
- Return any funds due to PMS as a result of refunds, corrections, or audits. Refer the following link for additional guidance: https://pms.psc.gov/grant-recipients/returning-funds-interest.html

Recipients must close the award in accordance with 2 CFR 200.344 - Closeout and the terms and conditions listed in the Notice of Award. Recipients must liquidate all obligations incurred under an award no later than one hundred twenty (120) days after the end of award obligation and project period. **After one hundred twenty (120) days, the PMS account is automatically locked. SAMHSA does not approve payment requests after one hundred twenty (120) days post-award reconciliation/liquidation period. Late withdrawal requests occurring after the aforementioned 120-day post award reconciliation/liquidation will be denied.**

Final reports are due to SAMHSA no later than 120 days after the end of the project period. Final reports include:

- Submit via PMS the Final Federal Financial Report (Final FFR, SF-425).
- Submit in eRA Commons the Final Progress Report (FPR) or other reports required by the terms and conditions of the award.
- Submit in eRA Commons a Tangible Personal Property Report (TPPR SF-428, SF-428B & if needed additional forms from SF-428 series) to account for any property acquired with federal funds or indicate on the form that you have no property to report.

Failure to complete the closeout actions in 120 days after the project period end may result in a unilateral closeout of the grant by SAMHSA. This may affect future funding of federal programs and result in the reimbursement of funding to SAMHSA. **If the recipient does not submit all reports satisfactorily in accordance with 2 CFR 200.344, SAMHSA will report the recipients material failure to comply with the terms and conditions of the award with the OMB-designated integrity and**

performance system (currently FAPIIS). Federal awarding agencies may also pursue other enforcement actions per 2 CFR 200.339.

Additional information on closeout is available at https://www.samhsa.gov/grants/grants-management/grant-closeout.

Staff Contacts:

Enid Osborne, Program Official
Phone: (240) 276-1624 **Email:** enid.osborne@samhsa.hhs.gov

David Foote, Grants Specialist
Phone: 240-276-0767 **Email:** David.Foote@samhsa.hhs.gov

MEETING DATE: September 24, 2024

STAFF PERSON RESPONSIBLE: Erin Johnson, Manager, Self-Sufficiency & Family Support

DESCRIPTION: Contract with Family Tree for GOALS Program in the Amount of $250,000.00.

SUMMARY: In December 2022, the Department of Human Services (the Department) applied for and was awarded a $1,000,000 grant from the U.S. Department of Housing and Urban Development (HUD). The funds were designated to renovate a building located on the Family Tree campus in Aurora, Colorado. Construction of the now-named Evergreen building began in July 2023 and is nearing completion.

The Department is now planning to partner with Family Tree to offer the Generational Opportunities to Achieve Long-term Success (GOALS) program to eligible Douglas County families who qualify for Temporary Assistance for Needy Families (TANF). GOALS is a Two-Generation housing program designed to support families experiencing homelessness by offering private accommodations in the Evergreen building while they work toward long-term stability and independence. Families can participate in the program for 4 to 9 months, receiving assistance in areas such as employment, financial stability, academic success for their children, health and well-being, and strengthening community connections. The program's objective is to help families achieve self-sufficiency while residing on-site.

RECOMMENDED ACTION: Approve and sign.

REVIEW:

Daniel P Makelky	Approve	9/11/2024
Jeff Garcia	Approve	9/17/2024
Andrew Copland	Approve	9/17/2024
Doug DeBord	Approve	9/19/2024
Ruby Richards - FYI	Notified - FYI	9/19/2024

ATTACHMENTS:

Family Tree GOALS

PUBLIC CONTRACT FOR SERVICES

THIS PUBLIC CONTRACT FOR SERVICES ("Contract") is made and entered into this _____ day of _____, 2024, by and between the **BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO** (the "County"), and **FAMILY TREE, INC.** (the "Contractor") authorized to do business in Colorado.

RECITALS

WHEREAS, the County is undertaking certain activities in its role as the local Human Services Agency, in accordance with Colorado State laws and mandates; and

WHEREAS, the Department of Human Services (Department) submitted to the U.S. Department of Housing and Urban Development (HUD) an Application for Community Project Funding (CPF) in which Family Tree, Inc. would renovate an existing building to provide supportive housing and implement the Generational Opportunities to Achieve Long-term Success (GOALS) program in that space; and

WHEREAS, the Department received the CPF funding for said building renovation, and Family Tree, Inc. was identified as the subgrantee for the work which is captured under a separate Subgrantee Agreement; and

WHEREAS, the Department now wishes to Contract with Family Tree, Inc. to provide the GOALS program for families eligible for Temporary Assistance for Needy Families (TANF); and

WHEREAS, the Contractor can 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: Daniel Makelky, (the "Authorized Representative"), is designated as the 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 Contract 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 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 Two Hundred and Fifty Thousand Dollars ($250,000.00) for the Term. 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. No part of this Contract is a limitation of liability for Contractor. Any potential payment or expenditure for this Contract outside the current fiscal year is conditional and subject to future annual appropriation of funds for any such proposed expenditure.

Federal rule prohibits entities from supplanting, i.e., replacing or substituting, state or local funds with federal funds. Therefore, if the Contractor is already receiving state or local funds for a specific purpose described in Exhibit A, the Contractor attests by virtue of executing this Public Contract for Services that they will not now use payments made under this Contract (which include federal funds) to cover costs related to those services that were previously covered by state or local funds. Federal funds may be used to supplement existing state or federal funds, but not replace them.

5. SUSPENSION AND DISBARMENT: The County may not pay any vendor who is suspended or disbarred from receiving federal funds. The Contractor attests by virtue of executing this Contract that: a) it is not suspended or disbarred at the time services begin or Contract execution, b) it has no knowledge of or reason to believe suspension or disbarment is pending or forthcoming, c) it will report within three (3) business days to the Department any changes in items a or b; and d) it understands that it may be required to repay all funds received if the Department learns the Contractor was suspended or disbarred at any time during service delivery or while under Contract, or that the Contractor failed to report any pending or forthcoming suspension or disbarment.

6. TERM: It is mutually agreed by the Parties that the Term of this Contract shall commence as of 12:01 a.m. on September 1, 2024 and terminate at 12:00 a.m. on June 30, 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.

7. INVOICING PROCEDURES: Payments shall be made to the Contractor based upon complete invoices submitted by the Contractor, provided such invoices have been approved by the Authorized Representative. Payments will be made to the Contractor within forty-five (45) days, or within a mutually agreed upon period after the County has received complete invoices and deliverables 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. Signature of an officer of the Contractor or someone reasonably able to verify the accuracy of the invoices shall appear on all invoices certifying that the invoice has been examined and found to be correct.

Late payment or delay in payment due to incomplete or incorrect invoices is not a Breach of Contract.

8. 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. Specifically, Contractor will notify Authorized Representative (or that person's designee) if anyone performing services outlined in Exhibit A: 1) is a past or current Human Services client, or 2) is related to or a close acquaintance of a past or current Human Services client. Providing services when a known or potential Conflict of Interest exists without previously informing the Authorized Representative and receiving approval, may be deemed a Breach of Contract.

9. 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.

10. 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.

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 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.

13. COUNTY REVIEW OF RECORDS: The Contractor agrees that, upon request of the Authorized Representative, at any time during the Term of this Contract, or four (4) 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. Under this item, records refer to the support documentation for expenses invoiced to the County and paid to the Contractor. The Contractor will retain any and all records, beyond the terms outlined above in this recital, as identified in a "litigation hold" notice provided by the County until receipt of a release from said hold.

14. OWNERSHIP OF DOCUMENTS: The Contractor owns all service delivery documents, case notes, and other client-based information, to include cyber and electronic communication, prepared and maintained by the Contractor as needed to perform professional services outlined in Exhibit A. The Contractor will make available appropriate items to parents, caretakers, legal guardians, counsel or others as required by law should a request be made. The County referrals and deliverables outlined in Exhibit A shall be owned by the County.

Except as provided under the term County Review of Records in paragraph 13 of this Contract, all such Contractor and County documents shall remain confidential and shall not be made available by the Contractor to any individual or entity without the consent of the Authorized Representative, or as permitted to parents, caretakers, legal guardians, counsel or others as required by law. Confidential material must be maintained in a secure physical and digital environment that ensures confidentiality. The Contractor will notify the County immediately of any breaches of security or confidentiality as they pertain to client data regardless of the data format.

15. 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.

16. 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 documents and partial documents will be handled consistent with paragraphs 14 and 15 above. 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 any Breach of the Contract by the Contractor.

17. 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:

Daniel Makelky, Director
Department of Human Services
4400 Castleton Court
Castle Rock, Colorado 80109
Dmakelky@douglas.co.us

	Phone: (303) 814-5395 Facsimile: (877) 285-8988
with a copy to:	Douglas County Attorney's Office 100 Third Street Castle Rock, Colorado 80104 Phone: 303-660-7414
with a copy to:	Ruby Richards Department of Human Services 4400 Castleton Court Castle Rock, Colorado 80109 rarichar@douglas.co.us Phone: (303) 814-5395
with a copy to:	Erin Johnson Department of Human Services 4400 Castleton Court Castle Rock, CO 80109 Ejohnso1@douglas.co.us Phone: (303) 814-5329
and by the County to:	Jill S. Farnham, Interim CEO Family Tree, Inc. 3805 Marshall Street Wheat Ridge, CO 80033 JFarnham@thefamilytree.org Telephone: (303) 403-5898 Facsimile: (303) 422-4928

Said notices shall be delivered personally during normal business hours to the appropriate office above, or by prepaid first-class U.S. mail, e-mail, or other method authorized in writing by the Authorized Representative. 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.

18. 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.

19. 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, and 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.

20. COMPLIANCE WITH ALL LAWS AND REGULATIONS: All 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.

21. FOREIGN ENTITY: The Contractor is a Foreign Entity if its business was formed in a different state. A Foreign Entity that transacts business or conducts activities in Colorado must be registered with the Colorado Secretary of State by filing a Statement of Foreign Entity Authority. A Foreign Entity shall not transact business or conduct activities with the County until its Statement of Foreign Entity Authority is filed in the records of the Colorado Secretary of State.

22. 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.

23. 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.

24. ADVERTISING AND PUBLIC DISCLOSURE: The Contractor may include reference to this Contract in a broad description of the services provided. Outside of this broad description, the Contractor shall not include any detailed discussion of clients or cases served under this Contract in any advertising or public relations materials without first obtaining the written approval of the Douglas County Director of Communication and Public Affairs. Nothing herein, however, shall preclude the transmittal of any information to officials of the County, including without limitation, the County Manager, the Assistant County Manager, and the Board of County Commissioners.

25. PRIORITY OF PROVISIONS: If any term 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 32 (inclusive of Attachment A1 – A2)
2nd Exhibit A - Scope of Services
3rd Exhibit B - Method of Payment
4th Exhibit C - Insurance Requirements
5th HUD CPF Grant Award and any Amendment(s)
6th HUD CPF Family Tree Subgrantee Agreement and Amendment(s)

26. 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.

27. 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.

28. 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.

29. 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 upon request 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.

30. BREACH OF CONTRACT: Failure to perform according to the specifications of this Contract will be considered a Breach of Contract and may be subjected to legal action, termination of contract and/or any additional applicable legal remedies available to the County.

31. 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.

32. 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.

(Remainder of Page Intentionally Blank)

IN WITNESS WHEREOF, the County and the Contractor have executed this Contract as of the above date.

FAMILY TREE, INC.

BY: _____
Jill S. Farnham, Interim CEO

DATE: 9/4/2024

ATTEST: (if a corporation)

BY: Cassie Radcliff
(Print name and title)

SIGNATURE: _____

DATE: 9/4/24

Signature of Notary Public Required:

STATE OF Colorado)
) **ss.**
COUNTY OF Jefferson)

RYNN SANGO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20244017086
MY COMMISSION EXPIRES 05/02/2028

The foregoing instrument was acknowledged before me this 4th **day of** September **, 2024, by** Rynn Sango **.**

Witness my hand and official seal

_____
Notary Public

My commission expires: 5/2/2028

Exhibit A
SCOPE OF SERVICES

Contractor agrees to provide service(s) outlined herein. Services provided outside of this Exhibit will be deemed gratuitous and are subject to non-payment at the Department of Human Services' (Department) discretion.

Contractor agrees to provide support and services to families referred by the Department or DC GOALS who are either receiving Colorado Works/TANF Basic Cash Assistance (BCA) or are TANF eligible (as defined below) and are experiencing homelessness and in need of safe temporary housing, and case management services are needed to implement the Generational Opportunities to Achieve Long-term Success (GOALS) program. Housing and GOALS case management will be provided at 14997 East Oxford Avenue, Aurora, Colorado 80114 in the Evergreen building which is one of several buildings on this campus.

Contractor will provide services for Temporary Assistance for Needy Families (TANF) eligible pregnant individuals and families as outlined herein. The TANF program permits the use of federal funds as long as they relate to one or more of the four federal purposes:

1. To provide assistance to needy families so that children may be cared for in their own homes or the homes of relatives;
2. To end the dependence of needy parents on government benefits by promoting job preparation, work, and marriage;
3. To prevent and reduce out-of-wedlock pregnancies and to establish annual goals for preventing and reducing the incidence of these pregnancies; and
4. To encourage the formation and maintenance of two-parent families.

The Department determined these services at least meet TANF purpose 1 and 2 above. Services outlined in this Exhibit are considered "non-emergency" services for the purposes of TANF eligibility and the required Affidavit DC GOALS will use.

Families not already receiving BCA must be TANF eligible as follows:

1. The household has gross annual income of under $75,000,
2. The household has a dependent child under 18, and
3. Anyone 18 and older must be lawfully present.

A. GOALS Program Description

1. GOALS is a Two-Generation (2Gen) housing program for families experiencing homelessness developed by Contractor. It provides families a private room while they develop long-term goals for stability and self-reliance. Families are provided a safe space to live for four (4) to nine (9) months.
2. GOALS helps stabilize families experiencing homelessness, empowering them to move from poverty and homelessness by focusing on services and opportunities that address the needs of all family members using a 2Gen approach. Through this empowerment method, the program helps families secure safe and stable housing; increase their overall health and well-being; improve employment situations and economic assets; better position children for academic success and enhance connections for these families within their community.
3. GOALS is designed to help a family work towards self-sufficiency while living on-site. The Department processes all applications for or continue to provide services, i.e., Medicaid, Child Care Assistance, Supplemental Nutrition

Assistance Program (SNAP), and TANF, while families participate in the program and help transition them back into independent housing upon completion of the program with support of non-profits and faith-based organizations.

4. GOALS will provide housing and case management for five (5) families at a time to participate in the program with a potential to add as the program expands.

B. DC GOALS Services
    1. DC GOALS is a multi-agency collaboration managed by the Douglas County Department of Community Development. It provides vulnerable residents opportunities to achieve self-sufficiency by participating in a process to identify current issues and needs and assisting with addressing barriers.
    2. DC GOALS partners will consider participation in the Contractor's housing and GOALS program for non-Basic Cash Assistance (BCA) TANF eligible families as defined above.
    3. DC GOALS partners will have everyone in the household 18 or over complete a TANF Affidavit and determine initial TANF eligibility. (See Attachment 1.)
    4. The Department may also refer TANF BCA enrolled families to the Contractor. In that instance, the Department's referral verifies eligibility, so no additional verification is required by Contractor.
    5. DC GOALS is required to complete a new Affidavit(s) if they become aware that a family's eligibility has changed, and they may no longer be TANF eligible.
    6. DC GOALS will complete Colorado Bureau of Investigations (CBI) and Child Protective Services (CPS) background checks. The following disqualify a family from being able to participate in this program:
        i. Convicted Sex Offender on the Sex Offender Registry
        ii. Current protection order between two adults in the household
    7. DC GOALS and Contractor will review GOALS program specifics and forms to ensure there are no requirements that conflict with Federal and State TANF rules, and eligible activities and expenses. DC GOALS and Contractor must notify Department TANF Manager in advance of any subsequent program changes to verify they remain consistent with Federal and State TANF rules, and eligible activities and expenses.

C. Contractor Services
    1. Upon receipt of a referral, Contractor will complete an intake process with all family members 18 or older. Contractor will have each person in the household 18 or older sign an agreement that outlines terms and requirements related to remaining in housing, and the process for addressing issues including removal from housing and the GOALS program. (See Attachment 2.)
    2. Services shall minimally include the following:
        i. Safe and secure temporary housing with no-cost access for participants.
        ii. Dedicated Navigator to work individually with client households (adults and children), providing wide-ranging case management and support toward the accomplishment of self-sufficiency plan, to include assistance in locating and applying for various housing programs
        iii. Early childhood education partnerships with Head Start and other early childhood programs
        iv. Post-secondary adult education support and other pathways to employment

v. Employment services or partnerships including soft skills training; computer training; careers preparations; access to professional clothing; and post-employment support to help sustain long-term employment
vi. Services and assistance that encourages building social networks within and outside the program
vii. On-site classes which may include parenting, finance and substance use peer groups
viii. Referrals for health care, specialty care, dental care, mental health care and substance abuse treatment
ix. Partnership connections for academic tutoring to help school-age children with schoolwork and other academic needs

3. During the client's involvement in the GOALS program, GOALS Navigator will include DC Case Manager in meetings with the client monthly to share progress of client, if client agrees via ROI to share information with referring agency. This ensures the referring agency's case manager stays informed about the client's progress in the GOALS program and facilitates a smooth transition back to the referring agency once the client completes the program.
4. GOALS services will be available during normal business hours, i.e., Monday through Friday from 8:00 a.m. to 5:00 p.m. with on-site staffing presence 24 hours per day, seven days per week. Contractor is solely responsible for all housing related emergencies and family needs.
5. If the Contractor removes a client from the program, or if the client elects to voluntarily leave the program, the Contractor will notify DC GOALS within two (2) business days.
6. If the Contractor becomes aware that the family's eligibility has changed, and they may no longer be TANF eligible, the contractor will notify DC GOALS within two (2) business days.
6. Health care, Head Start and childcare services only refers to access to these services, and the Department will not pay for any direct services, fees or expenses related to use of these services. If clients are eligible for and receive Medicaid, SNAP and/or CCCAP from the Department, payment for services will be managed via the established statewide systems.

D. Facility Requirements
1. "Facility" refers to the Contractor's leased Evergreen building mentioned in the introductory paragraph. This Contract does not cover any service or expenses related to other buildings on this campus.
2. Contractor is solely responsible for all facility and general campus expenses and requirements, including but not limited to, maintenance and repair, insurance, and occupancy certificates, permits, and all federal, state and local applicable housing requirements.
3. If any required insurance, certificate, license, permit or similar, or compliance within any applicable federal, state or local housing requirement is not in effect and in good standing at the time of this Contract's execution, and does not continuously remain in effect and in good standing during the course of this Contract, the Department may terminate the Contract for Breach of Contract.

E. Contractor Staff Background Checks
1. Various required checks are outlined in this section.

2. Contractor accepts the disqualifying offenses as listed in 12 CCR 2509-8 and Colorado Department of Human Services Volume VII, 7.701.33, D. 7. Contractor will notify the Department within two (2) business days of any staff charged with a disqualifying crime.
3. Contractor will complete Colorado Bureau of Investigations (CBI) and Federal Bureau of Investigations (FBI) background checks as follows:
    i. Contactor shall ensure all employees, interns, mentors and volunteers who may have client contact or provide services under this Contract have submitted to and passed a fingerprint-based CBI and FBI criminal background check prior to commencing provision of services under this Contract.
    ii. If Contractor's Vice President of Human Resources deems any results received on the background checks warrant a background check review per Contractor's normal hiring processes and in accordance with 12 CCR 2509-8 and Colorado Department of Human Services Volume VII, 7.701.33, D. 7, the Department's Authorized Representative (or their designee) will be consulted as part of the review process.
    iii. Results of these criminal background checks must be kept by Contractor in a secure location as directed by CBI and FBI guidance and be maintained for three (3) calendar years after the date of the Contractor's final payment from the County under this Contract.
    iv. Contractors eligible for automatic CBI and FBI updates, i.e., with five (5) or more employees, will timely review updates and inform the Department of any changes. Contractors that are not eligible for or are not receiving automatic CBI and FBI updates for any reason will ensure that every five (5) years an updated fingerprint-based CBI and FBI criminal background check will be run on each employee, intern, mentor and volunteer and kept in their secure file.
    v. If these conditions cannot be met, Contractor will immediately notify the County Contract Representative.
4. Contractor will complete Colorado Department of Human Services (CDHS) background checks as follows:
    i. Contractor shall also conduct a Child Abuse and Neglect background check through the Colorado Department of Human Services (CDHS), Office of Early Childhood (OEC), Background Investigations Unit (BIU) on all employees, subcontractors, interns, mentors and volunteers prior to them providing services to Department clients under this Contract.
    ii. If any employee, or volunteer has findings of child abuse or neglect, Contractor shall consult with the Department's Authorized Representative (or their designee) regarding whether that individual may provide services under this Contract.
    iii. Contractor must retain copies of these background check results in all employee, intern, mentor or volunteer secured files, for 3 calendar years after the date of the Contractor's final payment from the County under this Contract.
    iv. Contractor will ensure that every five (5) years an updated Child Abuse and Neglect background check will be run on each employee, intern, mentor and volunteer.

5. Contractor will complete a Sexual Offender Registry check and receive, at minimum, preliminary results before assigning/hiring employees to perform under this contract.
6. Douglas County reserves the right to audit Family Tree GOALS with on-site inspections, without notice, to ensure that only approved staff are providing the appropriate services.

F. Contractor Reporting
   1. Reporting outlined in this Contract is separate from the Contractor's HUD CPF Subgrantee Agreement with the County, and these reports will not be submitted to HUD.
   2. The following goal(s) and corresponding measure(s) will be established and tracked by the Contractor:
      i. Goal 1
         1. Goal = Children will be enrolled/engaged with school.
         2. Measure = Within two (2) months of entering housing at the GOALS program, 90% of children will be enrolled/engaged with school or quality early childhood education services.
      ii. Goal 2
         1. Goal = Families will obtain housing.
         2. Measure = Upon exit of the GOALS program, 80% of families will exit to safe and stable housing.
      iii. Goal 3
         1. Goal = Household will maintain or increase income
         2. Measure = Over time, as clients participate in the GOALS program, 70% of adults will either secure employment or enhance their income at their current job.
      iv. Goal 4
         1. Goal = GOALS case management contributed to client success
         2. Measure = upon exit of the GOALS program 80% of clients will report that case management at GOALS contributed to improved outcomes.
   3. Contractor will provide to the Department a monthly report that minimally includes the following:
      i. A cumulative report for the contract term that includes the number of current residents, number of new families referred in that month and date of housing commencement, and number of residents that exited that month.
      ii. Summary of case management plan for each family, and
      iii. Identification of any program, referral or coordination issues that need to be addressed by the Department.
   4. Reports will be submitted with each month's invoice.
   5. The Contractor will provide a report (in Microsoft Word), cumulative of the Monthly Report at the end of this Contract that is suitable for distribution to the Board of County Commissioners and potentially shared at a public Board Business Meeting. No client identifying information may be used. The report is due no later than the date of the final invoice. The report must include:
      a. Summary minimally inclusive of a description of services provided, number of clients served, how service delivery was approached, and how the funds were used,

b. Identification of all TANF purposes met,
c. Summary of goal(s) and corresponding measure(s) and outcomes, and
d. Any additional qualitative goals, measures or information relevant to the services provided.

During the course of this Contract, the Department will:

1. Use appropriate funding streams and will solely determine the appropriate eligibility for services and applicable funding streams.
2. Review and approve invoices and reports.
3. Provide clients information regarding civil rights complaints and conduct all reviews.
4. Monitor the provision of services which includes various expenditure and outcomes analyses, practice enhancements, and meetings with Contractor.
5. Coordinate with DC GOALS and/or Contractor as needed.
6. Schedule meetings with Contractor and/or DC GOALS as needed.

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Exhibit B
METHOD OF PAYMENT

1. Contractor shall invoice monthly for services rendered pursuant to Exhibit A. No pre-payments or advances will be made.

2. Contractor will not be paid for any additional fees, amounts, or costs. The Contractor will not be paid for an expense previously paid as outlined under the term Maximum Contract Expenditure in paragraph 4 of the Contract.

3. Contractor may invoice for any of the following expenses:
    a. Staff salary
    b. Taxes and benefits
    c. Program operating costs for the GOALS Evergreen building which may include:
        i. Client food
        ii. Household supplies
        iii. Phone/Internet
        iv. Facilities
    d. Administrative expenses of 15% of total costs

4. Payments under this Agreement shall not exceed the amount in **4. MAXIMUM CONTRACT EXPENDITURE.**

5. Contractor will not charge any fees or co-pays for services to clients or use any part of payment made under this Contract as a co-pay or partial payment to any third-party.

6. In the event that any costs are shared by multiple clients, or a cost is shared across two or more contracts with Douglas County, the Contractor must prorate the expense(s). The Department will only reimburse the portion of the expense incurred for the execution of this Contract.

7. If the Contractor elects to simultaneously use any of the same staff members on this Contract and another contract with the Department, the Contractor must provide documentation that clearly identifies that the Contractor is not receiving more reimbursement for that expense than the appropriate share for each contract.

8. Invoices will be submitted monthly by the 15th of the month following the month in which the expense occurred except the invoice for June 2025 is due to the County by July 7, 2025 at noon. Invoices cannot be requests for pre-payment. Contractor will post invoices to the County's OneDrive folder.

9. Invoices and back-up documentation may only be posted to the Department's OneDrive contractor folder, or mailed to:

    Douglas County Human Services
    Attn: Business Office
    4400 Castleton Court
    Castle Rock, CO 80109

Contractor will email HSAccounting@douglas.co.us when new invoices have been added to OneDrive or existing documents edited in OneDrive.

10. Contractor will submit a complete invoice and only complete invoices will be paid. If the invoice is not complete, the Department will reject the invoice by emailing the Contractor's Office Director and delete all documents from the OneDrive folder. The Contractor is responsible for reposting the correct and complete invoice once it is available.

11. A complete invoice shall include the following:
    i. Invoice completed, printed, signed and incorporates all invoicing requirements and deliverables identified in Table 1:

Table 1.

#	**Invoicing Requirements**	**Deliverable**
1	Staff Salary	Expense and proof of payment
2	Staff Benefits	Expense and proof of payment
3	Taxes	Expense and proof of payment
4	15% Administration Costs	Up to 15%
5	Operating Costs • Client food • Household supplies • Phone/Internet • Facilities	Expense and proof of payment
6	Monthly Report	A cumulative report for the contract term that includes the number of current residents, number of new families referred in that month and date of housing commencement, and number of residents that exited that month.

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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.

Attachment 1
COLORADO WORKS ELIGIBILITY AFFIDAVIT

The form found on the next page must be completed by anyone who is 18 or over in a household for which reimbursement will be requested. (A version in Spanish can be provided to DC GOALS and Contractor as needed. For any other languages, please contact the Department.)

Colorado Works Eligibility Affidavit

Receipt of Colorado Works (TANF):

____ I am currently receiving Colorado Works (TANF) Basic Cash Assistance
____ I am not currently receiving Colorado Works (TANF) Basic Cash Assistance from any Colorado County

Residency in the United State (Please check one box below):

____ I am citizen of the United States, or
____ I am a Permanent Resident of the United States, or
____ I can verify lawful presence in the United States, pursuant to state law, or
____ None of the above

Family Income (Income from all family members living at your address who are 18 and over):

___ Less than $75,000/year
___ Greater than $75,000/year

Family:

# of adult (18 and over) members in household _____
# of children (under age 18) _____
# of biological or legally adopted children (under age 18) who do not live in your house _____

Race/Ethnicity (Optional):

White_____ Black/African American_____
American Indian/Alaskan Native _____ Asian _____
Native Hawaiian/Other Pacific Islander_____
Other: (Please specify) _____

Ethnicity (Optional): Hispanic_____ Non-Hispanic_____

County of Residence: _____

AFFIDAVIT

I ,_____, do hereby declare and represent the information provided above to be TRUE and CORRECT to the best of my knowledge on this date signed below. The information you provided above could be subject to verification.

Signature: _____ Date: _____

Attachment 2
GOALS AGREEMENT

The form found on the next page is completed during Contractor's intake process by anyone who is 18 or over in a household for which reimbursement will be requested.

Guidelines for GOALS program:

Clients at all Family Tree residential sites are to maintain the rules and requirements of the shelter they are occupying. Shelter services are meant to provide a safe place for children and families experiencing homelessness. Clients are expected to maintain the following guidelines and expectations:

- Clients understand that all Family Tree staff, interns, and volunteers are mandated by the state of Colorado to report any child abuse and/or neglect.
- Clients understand that all Family Tree staff, interns, and volunteers are mandated by the state of Colorado to report any elder abuse and/or neglect.
- There may be no alcohol or drug use on any shelter property. Use of prohibited items will lead to immediate exit of the shelter and program.
- Use of substances outside of shelter property are your decision, keeping in mind that you are responsible for the supervision of your child(ren). If you are unable to care for your children and are the primary care giver of your children, Family Tree Staff are required to report child a abuse and neglect to the Colorado Child Abuse and Neglect Hotline.
- If you chose to use substances outside of shelter and return to property under the influence, you are expected to maintain responsible behavior. If you are not acting responsible, this may result in an exit from shelter.
- There may be no weapons in shelter or on shelter property. Possession or use of weapons on shelter property will lead to immediate exit of the shelter and program.
- Clients are expected to participate in chores and contribute to the overall well-being and maintenance of the shelter.
- Clients are expected to treat each shelter resident, Family Tree staff members, volunteers and donors with respect and consideration.

- Clients will not leave their child(ren) unattended unless there is a previous agreement with Family Tree staff i.e., a Teen Contract or Child-Care Contract.
- Clients may not open the shelter door to anyone. This includes other residents. Instead, clients should locate a Family Tree staff member to assist someone at the door.
- Clients understand that safety checks occur three times a day. Family Tree staff will knock on your door once in the morning and once in the evening and request a verbal response. Family Tree staff will knock on your door mid-day and clients will need to open the door for staff to look inside and view the room from the doorway. That safety checks occur three times a day. Family Tree staff will knock on your door once in the morning and once in the evening and request a verbal response. Family Tree staff will knock on your door at midday and clients will need to open the door for staff to look inside and view the room from the doorway.
- Clients are not permitted to have animals or pets of any kind in shelter unless the client has a service animal.
- For confidentiality reasons, clients understand that there may be no still photographs, audio or videotaped recordings taken of other clients, staff, volunteers, or interns. This includes posts on social media or images taken on cell phones.
- Client understands that they are required to meet with case managers and/or navigators at least once per week in order for staff to assist clients in their goals, needs, and keep them up to date about their remaining length of stay in shelter.
- Children under the age of 12 may not be left unattended, use the microwave on their own, and are altogether prohibited from using the stoves.
- Clients understand that attendance is required by each client to remain in shelter over-night. Clients may request up to three nights outside of shelter.
- All clients are responsible for keeping their rooms clean and safe.
- Client understands that shelter cannot accommodate any outside visitors at this time. Please visit family and friends outside of shelter. If client needs to request a meeting with a community partner, case worker, health care provider, physician, please make staff aware with notice, so that they can accommodate the visit to the best of their ability.
- Client understands that they cannot burn candles, incenses, cigarettes, vapes, or anything that produces smoke in shelters.

- Client agrees to respect observed quiet hours of the shelter. Quiet hours begin at 8:00pm and end at 7:00am
- Client understands that if there is a pattern of behaviors that disrupts the safety of the community and/or breaches these guidelines and expectations that a plan will be put into place between Family Tree staff and the client to find solutions for behavior that aligns more closely with the more closely with the needs of shelter.
- Client agrees to attend Family Voice meetings regularly.

By signing this document, the client acknowledges and understands these expectations and guidelines listed above. Family Tree staff agrees to work closely with the client in effort to help them become successful in Family Tree residential programs.

have read, in its entirety, the "Program Agreement" for Family Tree's residential program. I understand that I will work closely with Family Tree staff so that I am successful in shelter programs. I understand that if I feel that I have been or am currently being treated unfairly I will reach out to the shelter director and/or the Vice President of Residential Services.

Name:_____

Signature: _____

Date:_____

MEETING DATE: September 24, 2024

STAFF PERSON RESPONSIBLE: Toby Damisch, Assessor

DESCRIPTION: Acceptance of Real Property and Personal Property Reports from the Douglas County Assessor.

SUMMARY: Real Property and Personal Property Reports from the Douglas County Assessor.

RECOMMENDED ACTION: Accept the Real and Personal Property Reports.

ATTACHMENTS:

CBOE Memo Assessor Appeal 2024
2024 Assessor Report to the CBOE

TO: County Board of Equalization

FROM: Toby Damisch, Assessor

DATE: September 19, 2024

RE: 2024 Assessor Appeal Period

Pursuant to C.R.S. 39-8-105(1), the Douglas County Assessor reports the following:

- The 2024 total taxable actual value prior to the Assessor appeal period for real and personal property was $6,140,150,002. The total taxable value post Assessor appeal was reduced to $6,090,527,775. The total adjustments are ($49,622,227)
- During the appeal period of 2024 a total of 1,068 property appeals were received by my office involving 2,640 parcels.
- Decisions to adjust the petition were made on 717 parcels.
- Decisions to deny the petition were made on 1,923 parcels.
- Personal Property Non-Filers for 2024.

Submitted herewith is a list of all persons who have appealed values to my office.

Assessor's Report to CBOE on Taxable Property

Summary of Assessor Protest Determinations

Appeal Type	# of Appeals	Associated Accounts	Adjusted	Denied
Personal Property	95	95	78	17
Residential	728	728	298	430
Commercial	196	285	20	265
Land	49	1532	321	1211
	1068	**2640**	**717**	**1923**

Summary (Continued)

Appeal Type	Total Initial Actual Value	Total Final Actual Value	Total Adjustment
Personal Property	$65,673,619	$66,047,859	$374,240
Residential	$1,926,674,425	$1,896,833,977	($29,840,448)
Commercial	$3,932,382,946	$3,927,174,282	($5,208,664)
Land	$215,419,012	$200,471,657	($14,947,355)
	$6,140,150,002	**$6,090,527,775**	**($49,622,227)**

Post-Protest Assessed Valuations

Description of Value	Total Actual Value	Total Assessed Value
Residential	$111,626,462,661	$7,478,965,140
Commercial	$9,198,043,822	$2,566,229,060
Vacant Land	$1,373,561,146	$383,223,680
Industrial	$1,297,463,061	$361,992,100
State Assessed	$984,568,500	$274,694,900
Agricultural	$101,126,650	$26,954,740
Natural Resources	$767,946	$214,090
	$124,581,993,786	**$11,092,273,710**

Assessor's Real Property Protest Determination Detail

Count: 2545

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202400230	R0602481	MATTHEW GIBB & KATHERINE GIBB	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$661,769	$570,000	($91,769)
202400231	R0463725	CAITLIN ELIZABETH DOUGAN	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$366,557	$366,557	$0
202400232	R0458433	TERRENCE FRANK & TESSA FRANK	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$620,000	$620,000	$0
202400233	R0329640	TRUGREEN LIMITED PARTNERSHIP	Deny	45 - Insufficient data was provided to warrant a value change to this parcel.	$3,750,001	$3,750,001	$0
202400234	R0343656	JONATHAN SHRIVER & JAMIE SHRIVER	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$723,223	$660,000	($63,223)
202400235	R0444104	EDWARD H COLLUM & CYNTHIA CHARDONNAY	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,244,388	$1,160,000	($84,388)
202400236	R0490808	MICHAEL EDWARD JOHNSON JENNIFER ANN STRUTHERS-JOHNSON	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$753,989	$748,000	($5,989)
202400238	R0467161	PONY EXPRESS LLC	Adjust	42 - After further review, the Income Approach to value supports an adjustment.	$1,009,427	$810,629	($198,798)
202400239	R0467162	PONY EXPRESS LLC	Adjust	42 - After further review, the Income Approach to value supports an adjustment.	$876,826	$713,580	($163,246)
202400240	R0467164	PONY EXPRESS LLC	Adjust	42 - After further review, the Income Approach to value supports an adjustment.	$876,826	$713,580	($163,246)
202400242	R0499168	SPENCER CHAMBERS & MIAH CHAMBERS	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$680,840	$680,840	$0
202400243	R0161023	SEAN FLANAGAN & JESSICA SHAFFER	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,210,360	$1,160,000	($50,360)
202400244	R0354338	SARAH FALK & KEVIN FALK	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$773,983	$750,000	($23,983)
202400246	R0489625	COURTNEY M GASPERSON	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$732,114	$660,000	($72,114)
202400248	R0426039	DEEPAK KHANNA & LEENA KESHWANI	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$1,386,905	$1,386,905	$0
202400249	R0437619	TYLER K JOHNSON & SHANNON C ROYBAL	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$946,689	$905,000	($41,689)
202400251	R0615775	KERI L PERKES & GRANT L PERKES JR	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$615,472	$615,472	$0
202400253	R0109305	BANYEN POWERS	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$812,773	$812,773	$0
202400255	R0617174	BOURGEOIS LIVING TRUST	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$509,953	$450,000	($59,953)

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202400257	R0333769	BROOKE M FRASER & MICHAEL K FRASER	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$572,362	$540,000	($32,362)
202400258	R0106534	DEREK HENDERSON	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$817,495	$817,495	$0
202400259	R0378518	LUCAS WAINMAN STACIA WAINMAN	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$540,971	$540,971	$0
202400260	R0027991	ALICE KUPRENAS & LUKE KUPRENAS	Deny	84 - Your property assessment is based on the appraisal date of June 30, 2022. Data collected from the study period supports the current assessment on your property.	$828,804	$828,804	$0
202400261	R0153605	CARL DOUGLAS GRIFFIN & KIMBERLY ANN GRIFFIN	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,582,125	$875,000	($707,125)
202400269	R0360543	ERIN RANKIN LIVING TRUST	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$830,600	$830,600	$0
202400271	R0075791	JOHN M MACHADO & DENISE M MACHADO	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$608,830	$580,000	($28,830)
202400275	R0405981	ADAM C GRAY & MARY C GRAY	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,051,370	$960,000	($91,370)
202400278	R0400197	CHRISTEL DIKEMAN LIVING TRUST	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$2,011,767	$1,750,000	($261,767)
202400282	R0047909	ANGELA CHRISTINA BORGES	Adjust	33 - Changes have been made to your property record which has resulted in an adjustment. Data collected from the study period supports the current assessment.	$826,000	$795,000	($31,000)
202400284	R0408502	ZHE CHEN	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$663,145	$663,145	$0
202400286	R0392117	GRETAH I DUSSART	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$698,733	$620,000	($78,733)
202400287	R0437070	FREDRICK DALIRY & SHERI DALIRY	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,977,274	$1,839,000	($138,274)
202400288	R0403457	CHRISTOPHER M RODE & KELLI L RODE	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$956,904	$956,904	$0
202400295	R0098829	ESTHER C HARDESTY & MARCUS L HARDESTY	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$950,160	$950,160	$0
202400296	R0423567	VIAWEST INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$30,455,040	$30,455,040	$0
202400297	R0376762	PAUL T MINNE & KRISTEN J MINNE	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$931,213	$840,000	($91,213)
202400299	R0494051	STEPHEN M SCHWAB & MELISSA F SCHWAB	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$1,642,631	$1,642,631	$0
202400300	R0483531	XINFEI HU & ZHIMIN CHEN	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$2,188,549	$2,188,549	$0
202400301	R0386644	BRITTANY SEGNER	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$724,142	$724,142	$0

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202400303	R0609115	FRANCESCO DATTOLO	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$275,792	$244,000	($31,792)
202400304	R0609095	FRANCESCO DATTOLO	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$350,214	$281,000	($69,214)
202400305	R0454097	SETH LYONS & DANIELLE HOSKINS	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$1,911,229	$1,911,229	$0
202400306	R0600749	ALEXANDER JAMES IVANS & STEPHANIE NICOLE IVANS	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$664,000	$664,000	$0
202400307	R0450264	WILLIAM A OCHOA & PAIGE A OCHOA	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$742,199	$690,000	($52,199)
202400309	R0495504	NATHAN HAINES	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$699,719	$699,719	$0
202400310	R0425834	BRETT MAUZY & JOELY NEPTUNE MAUZY	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$946,418	$900,000	($46,418)
202400311	R0479208	THOMAS REIMANN & KRISTIN REIMANN	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$4,752,462	$4,500,000	($252,462)
202400312	R0428800	ARTHUR A ZABINSKI & BETH ANN ZABINSKI	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,698,804	$1,600,000	($98,804)
202400313	R0465169	GEHRING FAMILY REVOCABLE TRUST	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$3,410,000	$3,280,000	($130,000)
202400314	R0370736	JASON M WILLIAMS & BARBARA H WILLIAMS	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$683,828	$683,828	$0
202400315	R0487381	RYAN J LEWIS WHITNEY A LEWIS	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,026,762	$912,000	($114,762)
202400316	R0447964	GORDON GOUGER & JOSIE GOUGER	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$779,923	$740,000	($39,923)
202400318	R0160223	MICHELLE L BROWN & VADA JEAN HEYWOOD & MICHAEL S HEYWOOD	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,018,312	$850,000	($168,312)
202400319	R0487697	ALEXANDRA R LOVEGREN	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$588,958	$555,000	($33,958)
202400320	R0604454	CONNIE S WOOD & RICHARD A WOOD	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$848,088	$810,000	($38,088)
202400321	R0441290	DANIEL R MENSING & LORI M MENSING	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$875,000	$875,000	$0
202400322	R0607994	SHARON M WIEBE	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$628,727	$600,000	($28,727)
202400323	R0409150	TIMOTHY MARVIN KELLY & MICHELLE KRISTINE KELLY	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$990,821	$930,000	($60,821)
202400324	R0413988	YIXIN SHI & PAN LU	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$1,312,066	$1,312,066	$0

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202400325	R0394400	HENDERSON REVOCABLE TRUST	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$1,840,959	$1,840,959	$0
202400327	R0170481	CHRISTOPHER D SPAHR & LAUREN M SPAHR	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,045,892	$975,000	($70,892)
202400328	R0490149	SUSAN J BACHHUBER	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$950,192	$915,000	($35,192)
202400329	R0610677	CHRISTINE S SOULE TRUST & KENNETH S SOULE TRUST	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$1,713,024	$1,713,024	$0
202400331	R0165219	DANIEL R GIBAS & NICOLE J GIBAS	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$1,135,639	$1,135,639	$0
202400333	R0462324	RICHARD J VAN BUSKIRK & KATHLEEN P VAN BUSKIRK	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,121,697	$1,017,000	($104,697)
202400334	R0376814	BENJAMIN NICHOLAS LARCOMBE & KATHERINE LARCOMBE	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$836,785	$815,000	($21,785)
202400335	R0617447	HUGH A DOHERTY JR & GEORGEA M DOHERTY	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$832,070	$780,000	($52,070)
202400337	R0495732	HOPE LARSEN & BRANDON LARSEN	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$766,615	$710,000	($56,615)
202400338	R0488033	WILLIAM S PESZEK & PAMELA A PESZEK	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$965,494	$965,494	$0
202400340	R0039677	RONALD W HOLZHUTER & KARIN HOLZHUTER	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$906,043	$838,000	($68,043)
202400341	R0413786	FANG WANG	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$1,179,516	$1,179,516	$0
202400342	R0419948	DWIGHT H HUNSAKER & MICHELLE H HUNSAKER	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$632,056	$632,056	$0
202400344	R0488758	MING LI & YUELING YU	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$539,739	$470,000	($69,739)
202400345	R0145592	WILLIAM H KELLY & JODY A KELLY	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$629,249	$555,000	($74,249)
202400346	R0610756	ALYSSA BRITTANY CUNNINGHAM & JOSHUA ANDREW MANCINO & IMLADRIS LLC	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$908,468	$800,000	($108,468)
202400347	R0375664	MARK VAN SCHILFGAARDE & LAURIE VAN SCHILFGAARDE & SWAGATA ACHARYA & DEBARATI ACHARYA	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$702,399	$675,000	($27,399)
202400348	R0606614	TIMOTHY ROBERT BROSSART & LORI LYNN MARIE BROSSART	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$761,691	$705,000	($56,691)
202400349	R0496916	VENKATA SIVA SURYA AVINASH KUMAR YESO JAGANADA & MEHER KIRAMI YESO	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$834,186	$834,186	$0

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202400350	R0600554	PAULETTE PERRY	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$594,851	$540,000	($54,851)
202400352	R0450502	BARRY J WALTERS	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$932,672	$870,000	($62,672)
202400353	R0421226	JOHN HARRIGAN & CATHLEEN HARRIGAN	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$700,776	$665,000	($35,776)
202400354	R0360362	WILLIAM NORRID & NATALIE NORRID	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$760,095	$730,000	($30,095)
202400357	R0608419	ANDREW S KILLINGER & CARLY F KILLINGER	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$952,046	$850,000	($102,046)
202400359	R0472030	MATTHEW CHINN & JAMIE CHINN	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$940,000	$940,000	$0
202400361	R0603311	ANDREW POSAVAD & JENNIFER POSAVAD	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$685,037	$685,037	$0
202400362	R0490804	BRENT K BELL & TRACY K BELL	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$597,617	$570,000	($27,617)
202400364	R0163483	LEE S HILLEMAN & BETSY J HILLEMAN	Adjust	53 - After further review, the Market Approach to value supports an adjustment.	$695,448	$605,000	($90,448)
202400365	R0497973	TYLER GIBAS	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$572,555	$572,555	$0
202400366	R0494453	JAMES L BLUHM & AUDREY W BLUHM & JESSICA L BLUHM	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,014,733	$965,000	($49,733)
202400368	R0362534	TAUREAN SMITH & KATHERINE SMITH	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$905,555	$880,000	($25,555)
202400369	R0466982	BOSHART FAMILY LIVING TRUST	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$1,786,504	$1,786,504	$0
202400371	R0481883	HUNTER WEST	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,436,433	$1,260,000	($176,433)
202400372	R0426142	BRUCE MOTE & DEBORAH MOTE	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$3,244,855	$3,100,000	($144,855)
202400373	R0177746	KRYSTIAN BRYNIARSKI & EKATERINA BRYNIARSKI	Adjust	83 - Your property assessment is based on a review of market data from a study period ending 6/30/2022. Market data from this period indicates an adjustment to value is warranted.	$83,600	$65,000	($18,600)
202400375	R0607585	SHIR RAIZY LEVY & JACOB JOHNATHAN LEVY	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$615,414	$575,000	($40,414)
202400376	R0291151	CHARLES HOWSE & MARY ALENBRATT	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$849,981	$780,000	($69,981)
202400377	R0431638	MATTHEW R VOELL & MEGHAN E VOELL	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$2,043,301	$1,900,000	($143,301)

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202400379	R0432014	WILLIAM M SCHNEIDER & CHRISTINE G SCHNEIDER	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$712,787	$680,000	($32,787)
202400381	R0252591	JUSTIN M HORSCH TRACIE A HORSCH	Deny	43 - Appraiser's property specific response:	$1,025,661	$1,025,661	$0
202400383	R0486957	JOSHUA RYAN CATRON & CHELSEA JANAE CATRON	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$1,040,804	$1,040,804	$0
202400385	R0604045	MAYER FAMILY TRUST	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$1,120,207	$1,120,207	$0
202400387	R0056872	JOHN A RODRIGUE & GABRIELLE G RODRIGUE	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,303,759	$1,150,000	($153,759)
202400389	R0439482	JACOB J BECKER	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$2,919,432	$2,919,432	$0
202400390	R0470439	WB BUILDERS LLC	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$4,269,337	$3,400,000	($869,337)
202400391	R0380122	AMIR DAYAN & ANNA DAYAN	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,030,166	$800,000	($230,166)
202400393	R0612300	SAMUEL WILLIS & JULIE WILLIS	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$937,284	$850,000	($87,284)
202400394	R0485259	JAYNE CROWLEY	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$539,982	$539,982	$0
202400395	R0454416	HILL FAMILY TRUST	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$950,392	$900,000	($50,392)
202400396	R0347876	RHIANNON LOCOCO & PHILIP SALANT	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,175,853	$975,000	($200,853)
202400398	R0360802	JARRET J JACOBUS TRUST & HANNAH V JACOBUS TRUST	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,247,100	$1,200,000	($47,100)
202400399	R0468303	MICHAEL S SCHWERER & HEATHER J SCHWERER	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$821,224	$795,000	($26,224)
202400401	R0175901	MARK W CHADWICK & SUSAN E CHADWICK	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$935,963	$895,000	($40,963)
202400402	R0485189	LAWRENCE A YOUNG & KATHLEEN G YOUNG	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$654,000	$654,000	$0
202400403	R0403823	GLEN T WHITEFIELD & SUZZANNE A WHITEFIELD	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$720,000	$720,000	$0
202400404	R0066991	CHAD ROBERT JENSEN & JESSICA MARIE JENSEN	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,318,373	$1,250,000	($68,373)
202400405	R0355804	NICOLAS ALEXANDER MORREY	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$819,057	$780,000	($39,057)
202400406	R0468510	RANDALL L SPIVEY & ALISA J SPIVEY REVOCABLE LIVING TRUST	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$693,294	$665,000	($28,294)

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202400407	R0342838	CHRISTINA HELREGEL & ERIC LITOW	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$730,283	$730,283	$0
202400408	R0419682	DAVID R ROOTES & AMY L ROOTES	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$1,560,435	$1,560,435	$0
202400409	R0418001	EDWARD CAULKINS & ROBIN LEE CAULKINS	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$997,115	$920,000	($77,115)
202400410	R0417559	JENNIFER LEGGATT & GORDON GIBSON	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,096,164	$1,065,000	($31,164)
202400411	R0381042	GERALD CANTRELL & CAROL CANTRELL	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$681,435	$622,000	($59,435)
202400412	R0483012	NORAH M LILE & THOMAS J LILE	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$821,000	$821,000	$0
202400414	R0458473	BROWN FAMILY LIVING TRUST	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$833,277	$775,000	($58,277)
202400416	R0155871	WILLIAM ROBERT AVERY & GAYLE ANN AVERY	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$51,450	$40,000	($11,450)
202400418	R0342901	JSR CASTLE ROCK LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$4,998,214	$4,998,214	$0
202400419	R0614298	SANJAY KISHORE & SUPRIYA SANJAY	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$776,785	$748,000	($28,785)
202400420	R0498589	SANJAY KISHORE & SUPRIYA SANJAY	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$612,372	$570,000	($42,372)
202400422	R0451138	PENWOOD A LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$3,126,791	$3,126,791	$0
202400423	R0381434	WHW 3 PARTNERSHIP LLP	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$2,722,979	$2,722,979	$0
202400424	R0416578	ONE HIGHLANDS LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$3,260,844	$3,260,844	$0
202400425	R0423511	BOGOMILSKY FAMILY LLC & BERNARD B & ROSEMARIE A MIRKIN FAMILY TRUST ET AL	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$2,963,481	$2,963,481	$0
202400426	R0439548	GEM HIGHLANDS LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$3,674,798	$3,674,798	$0
202400427	R0605327	NORPLUM LP	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$3,268,390	$3,268,390	$0
202400428	R0476571	ARC WGCSRCO001 LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$3,572,970	$3,572,970	$0
202400429	R0463888	AMG OF PARKER LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$3,058,970	$3,058,970	$0
202400430	R0618347	CASTLE PINES IV LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$3,462,374	$3,462,374	$0

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202400431	R0494488	MARIA ELENA LETELIER & DEAN J BOYKIN & CARLA VICENCIO BOYKIN & PATRICIO LETELIER	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$1,017,538	$1,017,538	$0
202400432	R0279443	STACY LEA TOLLISON & MATTHEW WILLIAM ZIRBEL	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,992,487	$1,800,000	($192,487)
202400433	R0437639	SMITH ADEN PROPERTIES LLC	Adjust	78 - The intervening year value has been adjusted to reflect the prior year stipulated value.	$2,837,430	$2,650,000	($187,430)
202400434	R0460324	ANDREW HARDY	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$591,581	$591,581	$0
202400435	R0611968	JUSTIN AND RACHEL HUTZLEY 2007 LIVING TRUST	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$613,228	$613,228	$0
202400437	R0333530	GARY D SMITH	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$82,544	$82,544	$0
202400437	R0333531	GARY D SMITH	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$82,544	$82,544	$0
202400437	R0333533	GARY D SMITH	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$117,438	$117,438	$0
202400437	R0333534	GARY D SMITH	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$117,438	$117,438	$0
202400437	R0333536	GARY D SMITH	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$116,705	$116,705	$0
202400437	R0333537	GARY D SMITH	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$117,438	$117,438	$0
202400437	R0333539	GARY D SMITH	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$117,438	$117,438	$0
202400437	R0333540	GARY D SMITH	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$117,438	$117,438	$0
202400437	R0333541	GARY D SMITH	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$117,438	$117,438	$0
202400437	R0333542	GARY D SMITH	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$117,438	$117,438	$0
202400437	R0333543	GARY D SMITH	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$117,731	$117,731	$0
202400437	R0333544	GARY D SMITH	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$117,878	$117,878	$0
202400437	R0333545	GARY D SMITH	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$117,731	$117,731	$0
202400437	R0333546	GARY D SMITH	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$117,731	$117,731	$0
202400437	R0333547	GARY D SMITH	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$117,878	$117,878	$0

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202400437	R0333548	GARY D SMITH	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$117,731	$117,731	$0
202400437	R0333549	GARY D SMITH	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$117,731	$117,731	$0
202400437	R0333550	GARY D SMITH	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$117,878	$117,878	$0
202400437	R0333551	GARY D SMITH	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$117,731	$117,731	$0
202400437	R0333552	GARY D SMITH	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$117,438	$117,438	$0
202400437	R0333553	GARY D SMITH	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$115,092	$115,092	$0
202400437	R0333554	GARY D SMITH	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$115,091	$115,091	$0
202400438	R0340198	PLAZA AT HIGHLANDS RANCH LLC	Deny	43 - Appraiser's property specific response:	$209	$209	$0
202400438	R0347455	PLAZA AT HIGHLANDS RANCH LLC	Adjust	78 - The intervening year value has been adjusted to reflect the prior year stipulated value.	$10,857,017	$10,724,188	($132,829)
202400438	R0347456	PLAZA AT HIGHLANDS RANCH LLC	Adjust	78 - The intervening year value has been adjusted to reflect the prior year stipulated value.	$3,075,849	$2,898,545	($177,304)
202400438	R0351644	PLAZA AT HIGHLANDS RANCH LLC	Adjust	78 - The intervening year value has been adjusted to reflect the prior year stipulated value.	$7,871,621	$7,695,008	($176,613)
202400438	R0351646	PLAZA AT HIGHLANDS RANCH LLC	Adjust	78 - The intervening year value has been adjusted to reflect the prior year stipulated value.	$1,571,567	$1,490,718	($80,849)
202400438	R0351648	PLAZA AT HIGHLANDS RANCH LLC	Adjust	78 - The intervening year value has been adjusted to reflect the prior year stipulated value.	$1,272,180	$1,191,332	($80,848)
202400439	R0440251	DALTON DETWILER & AMBER REA	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$903,761	$785,000	($118,761)
202400440	R0116231	ELIZABETH ANN MEIER	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$730,311	$730,311	$0
202400442	R0341689	GREGORY JOSEPH HANOWSKI & ANNETTE KAY HANOWSKI	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$1,456,065	$1,456,065	$0
202400443	R0469693	HANNAH LYNN CARTER STANFIELD	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$1,096,457	$1,096,457	$0
202400445	R0421336	JOSHUA L ROBINSON & MOLLY ROBINSON	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$871,288	$871,288	$0
202400447	R0476754	DRISCOLL FAMILY PROPERTIES LLC	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$437,181	$410,000	($27,181)
202400449	R0608514	OLGA DIACHUK & YURIY IVANOV	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$847,173	$810,000	($37,173)
202400450	R0352161	CARLA A GARDNER	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$499,807	$499,807	$0

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202400452	R0495708	JASON BARNETT & JESSICA BARNETT	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$859,471	$859,471	$0
202400453	R0408751	ERIC CHAN & HARRY A CHAN	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$906,849	$840,000	($66,849)
202400454	R0610951	BRIAN BEDNAREK & SARA SANDER	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$820,642	$780,000	($40,642)
202400455	R0375546	JOOYOUNG LEE & EUNHYEONG JEON	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$880,162	$880,162	$0
202400456	R0393667	DANIEL SCOTT MEREDITH	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$910,952	$795,000	($115,952)
202400458	R0411116	LANDON PASLEY & ABIGAYLE PASLEY	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$836,154	$810,000	($26,154)
202400459	R0607673	JARROD L BOWERS LIVING TRUST	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$2,139,886	$1,760,000	($379,886)
202400461	R0417660	MAHESH ANANDAN & VINEETA MISHRA	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$803,365	$803,365	$0
202400462	R0488520	RYAN LEVI COLEMAN	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,648,733	$1,500,000	($148,733)
202400464	R0364981	TYLER PRESNALL & LAURA PRESNALL	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$952,319	$864,000	($88,319)
202400465	R0614234	WILLIAM KENT	Adjust	60 - The parcel value has been adjusted due to the development data provided.	$188,446	$100,000	($88,446)
202400466	R0494100	CHRISTOPHER MEEWES & STEPHANIE MEEWES	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$2,117,525	$2,117,525	$0
202400467	R0344849	RACHEL PUTHUFF	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$723,086	$670,000	($53,086)
202400468	R0408199	ELYSE DENAULT & JACOB PALMER	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$630,308	$579,000	($51,308)
202400470	R0484278	CHRISTOPHER D PHELEN & ELAINE P PHELAN	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$880,015	$880,015	$0
202400471	R0609119	SONIA J MCTAGGART TRUST	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$1,829,468	$1,829,468	$0
202400472	R0356269	JULIE A DSOUZA FAMILY TRUST	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,789,287	$1,450,000	($339,287)
202400474	R0612041	DAVID W SCOTT & SUSAN SCOTT	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$780,196	$780,196	$0
202400475	R0612004	JONATHAN DAVID HARTLEY & EMILEE ROSE HARTLEY	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$702,019	$702,019	$0
202400476	R0616892	ANDREAS PETER BRECL & JENNIFER EVE MARIE LACROIX	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$582,959	$535,000	($47,959)
202400478	R0334316	CHF II LONE TREE MOB LLC	Deny	25 - The Market Approach to value was used in determining the subjects value, resulting in no change.	$13,496,000	$13,496,000	$0

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202400480	R0486994	WESLEY TRISSEL	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$937,955	$937,955	$0
202400481	R0432549	BEN A YORKS & BRIDGET YORKS	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$942,968	$837,000	($105,968)
202400484	R0460009	AUSTIN R GOOD	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$602,554	$565,000	($37,554)
202400485	R0383849	CARLOS ALBERTO PIETRI JR & JOSE M CASILLAS	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,004,607	$950,000	($54,607)
202400486	R0607033	DARRELL A SWANBERG & CYNTHIA C SWANBERG	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$666,602	$666,602	$0
202400488	R0463544	ROBERT FRAIJO	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$383,902	$375,000	($8,902)
202400489	R0348837	MICHAEL WAGNER & MICHELE WAGNER	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$664,481	$664,481	$0
202400490	R0490540	KINGDOM LIVING TRUST	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$858,232	$858,232	$0
202400491	R0362405	MICHEAL D TRIPP II & SANDRA A TRIPP	Adjust	33 - Changes have been made to your property record which has resulted in an adjustment. Data collected from the study period supports the current assessment.	$1,463,104	$1,200,000	($263,104)
202400492	R0459725	LARRY JOE LUTTRELL KSENIA LUTTRELL	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,437,135	$1,400,000	($37,135)
202400494	R0431507	MATTHEW MONNIG & JACLYN MONNIG	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$863,592	$863,592	$0
202400495	R0472060	YASAMIN SADRIAN TRUST	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,011,155	$985,000	($26,155)
202400496	R0495920	JOLANTA WENCEL	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$1,114,485	$1,114,485	$0
202400497	R0366637	KERI MELICH & CHRISTOPHER STAHL	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$842,005	$785,000	($57,005)
202400498	R0608045	OWEN EMILE HOLDER & JESSICA PEARL TOBOIKA	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$773,104	$773,104	$0
202400499	R0465989	ALEXANDER R MIERAU & DANAE N MIERAU	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$892,517	$875,000	($17,517)
202400502	R0410882	PARKER HILLTOP APARTMENTS LP	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$38,880,000	$38,880,000	$0
202400502	R0410885	PARKER HILLTOP APARTMENTS LP	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$76,156,851	$76,156,851	$0
202400503	R0219272	KATRINA SWENSON	Deny	25 - The Market Approach to value was used in determining the subjects value, resulting in no change.	$1,202,419	$1,202,419	$0
202400505	R0328316	SHARON NG	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$532,160	$475,000	($57,160)

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202400507	R0608080	RODRIGO MARIN CITORES & SANDRA ERIKA MARTINEZ DIAZ	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$656,269	$610,000	($46,269)
202400508	R0171627	JOHN GRISSOM & MELISSA GRISSOM	Deny	40 - The subjects value is determined using the percent complete of the subjects permit value(s) as of January 1st and the market supported value of the land.	$753,166	$753,166	$0
202400509	R0394011	ANN KATHRYN STARKEY TRUST	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$667,786	$630,000	($37,786)
202400510	R0392338	LAUREN KEBA & SASHA BERKOWITZ	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$641,311	$641,311	$0
202400511	R0440101	DANIEL MORGAN BRIGHT & TESSA ROSE BRIGHT	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$836,052	$836,052	$0
202400512	R0384319	CHANI HALL & DAVE STAHULAK	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$703,572	$660,000	($43,572)
202400513	R0463811	MA ESTHER ALVAREZ ALCALA & JOSEPH CLAUSSEN	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$445,128	$425,000	($20,128)
202400514	R0414428	DILLON MATTHEW HURD & JESSICA KATHRYN HURD	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$610,568	$610,568	$0
202400515	R0611944	STEVEN HALE & JENNIFER HALE	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$734,005	$720,000	($14,005)
202400516	R0494797	CHARLES E NORMAN & DEBRA E NORMAN	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$896,495	$875,000	($21,495)
202400517	R0355875	CLAY WEILAND & DANA K WEILAND	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$771,414	$771,414	$0
202400518	R0143984	STEVEN ANDREW HELLMAN & RUBY AILEEN HELLMAN & SUSAN HELLMAN	Deny	25 - The Market Approach to value was used in determining the subjects value, resulting in no change.	$610,766	$610,766	$0
202400519	R0093235	YALI MADSEN	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$714,533	$714,533	$0
202400520	R0487267	BRIAN SNYDER	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,087,271	$1,050,000	($37,271)
202400521	R0459472	CWB FAMILY TRUST	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$936,048	$850,000	($86,048)
202400522	R0005696	BRIAN EVINS & JENNIFER ECHEVERRIA	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$1,075,389	$1,075,389	$0
202400523	R0392549	MATTHEW M ROBBINS & NANCY J ROBBINS	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$1,839,999	$1,839,999	$0
202400525	R0607981	CHRISTIANA FAMINU	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$600,533	$580,000	($20,533)
202400526	R0481427	KEITH R HULING	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$507,899	$464,000	($43,899)
202400527	R0481428	KEITH R HULING	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$529,452	$479,500	($49,952)

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202400529	R0612633	VENKAT KANCHARLA & SRIVANI CHINAVELKA	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$961,043	$961,043	$0
202400532	R0009460	BRIAN EVINS & JENNIFER ECHEVERRIA	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$76,000	$60,000	($16,000)
202400533	R0612960	PATRICIA A WORCESTER & JOHN P WORCESTER	Deny	40 - The subjects value is determined using the percent complete of the subjects permit value(s) as of January 1st and the market supported value of the land.	$486,924	$486,924	$0
202400534	R0415947	LAURENCE M SMITH & ROBIN S SMITH	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$1,142,696	$1,142,696	$0
202400535	R0389634	JOHN KLOSTER & THERESA KLOSTER	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$553,790	$553,790	$0
202400536	R0483196	DEBORAH PARRA MEDINA & EDGAR MEDINA	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$801,805	$785,000	($16,805)
202400537	R0011455	DAVID BRETT PATRICK	Deny	63 - Your property has been valued correctly using comparable sales of other unbuildable lots in the vicinity	$62,500	$62,500	$0
202400538	R0464737	JERZY PUC & AGNIESZKA PUC	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$386,480	$360,000	($26,480)
202400540	R0453311	DOUGLAS BRODERICK & MARY BETH BRODERICK	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$870,958	$870,958	$0
202400541	R0331739	CST METRO LLC	Deny	37 - The Cost Approach to value was used in determining the subjects value, resulting in no change.	$842,127	$842,127	$0
202400542	R0489480	DENISE BARTH TRUST	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$711,891	$685,000	($26,891)
202400543	R0362318	VALERO DIAMOND METRO INC	Deny	37 - The Cost Approach to value was used in determining the subjects value, resulting in no change.	$754,534	$754,534	$0
202400544	R0378302	CST METRO LLC	Deny	37 - The Cost Approach to value was used in determining the subjects value, resulting in no change.	$896,719	$896,719	$0
202400545	R0378735	CST METRO LLC	Deny	37 - The Cost Approach to value was used in determining the subjects value, resulting in no change.	$1,192,127	$1,192,127	$0
202400546	R0394308	MILESTONE BORROWER LLC	Deny	37 - The Cost Approach to value was used in determining the subjects value, resulting in no change.	$1,428,452	$1,428,452	$0
202400547	R0396629	AMAZON PARTNERS LLC	Deny	37 - The Cost Approach to value was used in determining the subjects value, resulting in no change.	$1,692,075	$1,692,075	$0
202400548	R0410765	GATEWAY STAR LLC	Deny	37 - The Cost Approach to value was used in determining the subjects value, resulting in no change.	$1,532,323	$1,532,323	$0
202400549	R0433394	CST METRO LLC	Deny	37 - The Cost Approach to value was used in determining the subjects value, resulting in no change.	$1,795,677	$1,795,677	$0
202400550	R0438032	CIRCLE K STORES INC	Deny	37 - The Cost Approach to value was used in determining the subjects value, resulting in no change.	$1,469,756	$1,469,756	$0
202400551	R0463890	VALERO DIAMOND METRO INC	Deny	37 - The Cost Approach to value was used in determining the subjects value, resulting in no change.	$1,739,484	$1,739,484	$0

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202400554	R0601942	CIRCLE K STORES INC	Deny	37 - The Cost Approach to value was used in determining the subjects value, resulting in no change.	$2,598,183	$2,598,183	$0
202400555	R0610260	CST METRO LLC	Deny	37 - The Cost Approach to value was used in determining the subjects value, resulting in no change.	$1,124,093	$1,124,093	$0
202400558	R0470399	INTERSTELLAR TRUST	Deny	84 - Your property assessment is based on the appraisal date of June 30, 2022. Data collected from the study period supports the current assessment on your property.	$2,600,000	$2,600,000	$0
202400559	R0381781	JOSHUA J SCHAEFER & TIFFANY SCHAEFER	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$712,262	$712,262	$0
202400560	R0410840	SPRING CREEK FIELDS LLC	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$680,331	$680,331	$0
202400561	R0266749	ANDREW SHAKIN & KAREN SHAKIN	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$552,438	$552,438	$0
202400563	R0361995	JOSEPH G BEAHM LESLIE A BEAHM	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,005,022	$950,000	($55,022)
202400565	R0348411	ANDREW M SHAKIN & KAREN E SHAKIN	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$984,578	$984,578	$0
202400567	R0496765	KENNETH J HERRMANN & MARY K HERRMANN	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$847,024	$847,024	$0
202400568	R0124871	JAMES C SPATE AND MARY V SPATE REVOCABLE TRUST & TERRY L SPATE	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$705,244	$650,000	($55,244)
202400569	R0483621	KALYANI SURA	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,105,672	$1,075,000	($30,672)
202400571	R0493233	SHAWN DAVIS	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$547,704	$547,704	$0
202400573	R0612369	JOSEPH GULLEDGE & PAMELA GENEROSO	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$1,172,528	$1,172,528	$0
202400575	R0338336	JUPITER CASS LLC	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$751,562	$700,000	($51,562)
202400578	R0177210	DARRYL A HERMANN & SUSAN HERMANN	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$347,464	$240,000	($107,464)
202400579	R0490294	MARK E ROSS & AMY ROSS	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$1,806,145	$1,806,145	$0
202400580	R0403272	JOSHUA D LEASURE & SADIE M F LEASURE	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$697,039	$697,039	$0
202400581	R0424606	MICHAEL T GRAY ELIZABETH A GRAY	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,054,810	$1,030,000	($24,810)
202400582	R0458089	ALCAZAR VALLEY TRUST	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$666,838	$623,000	($43,838)
202400583	R0462461	COACH VALLEY TRUST	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$561,800	$561,800	$0

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202400585	R0469578	MARK ULMER & MARYANN ULMER	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$998,459	$998,459	$0
202400586	R0411444	JESSICA L LEWIS & DAVID K LEWIS	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$582,454	$582,454	$0
202400587	R0608515	CRAIG PLUEMER & GERRI PLUEMER	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$879,707	$855,000	($24,707)
202400588	R0352000	STACY BLAIR	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$670,634	$645,000	($25,634)
202400589	R0156793	MICHAEL MOCK & MARIA MOCK	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$46,550	$28,000	($18,550)
202400590	R0168161	COLBY GLICK	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$417,745	$417,745	$0
202400591	R0426437	VENUS SCHARD	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$1,037,966	$1,037,966	$0
202400592	R0443477	DEVIN J NEWELL & JENNIFER A NEWELL	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$838,844	$838,844	$0
202400594	R0403323	ANDREW TONSAGER & SARAH TONSAGER	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$646,325	$646,325	$0
202400595	R0421030	JEFFREY KLOSKA & MEREDITH SWINEHART & SWINEHART FAMILY TRUST OF 1999	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$1,204,557	$1,204,557	$0
202400596	R0489750	SHEILA MARIE ADAIR TRUST NO 1	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$1,327,477	$1,327,477	$0
202400598	R0391417	GREGORY D FAST & SHARON G FAST	Deny	25 - The Market Approach to value was used in determining the subjects value, resulting in no change.	$643,190	$643,190	$0
202400600	R0608413	LAWRENCE KITT TUCKER & ANNA TUCKER	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$934,152	$865,000	($69,152)
202400602	R0608084	JAMIE HUDSPETH	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$589,955	$560,000	($29,955)
202400603	R0409991	JAMES MORRISSEY & REBECCA S MORRISSEY	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,864,870	$1,600,000	($264,870)
202400605	R0432183	VALDEMAR ALEKSON & MARYANA ALEKSON	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$1,034,000	$1,034,000	$0
202400607	R0149631	KAREN ULRICH	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,102,609	$965,000	($137,609)
202400610	R0612440	JAMES E CUTCLIFFE III & BETSY R CUTCLIFFE	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$885,215	$885,215	$0
202400611	R0331983	KEVIN ROBERT WOOD & ROBERTA VALLINA	Deny	25 - The Market Approach to value was used in determining the subjects value, resulting in no change.	$863,979	$863,979	$0
202400612	R0462638	JOSEPH W MOORE & JENNIFER L MOORE	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$869,988	$869,988	$0

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202400613	R0610910	DAVID P WUJASTYK	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$644,772	$644,772	$0
202400614	R0374649	ALAN REITER & WENDY REITER	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$711,589	$711,589	$0
202400615	R0449268	SUSAN HARDY & PHILLIP H HARDY	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$960,469	$875,000	($85,469)
202400617	R0400388	JULIE A KEMERLING & KAREN KEMERLING	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$751,378	$751,378	$0
202400619	R0338398	NATALIE OTOOLE & ANDREW PITTS	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$618,677	$618,677	$0
202400620	R0389766	LOIS L LEISTIKO	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$660,640	$630,000	($30,640)
202400621	R0608682	ROBIN KEITH DEYOE & SUNITA BELLA DEYOE	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$860,949	$820,000	($40,949)
202400622	R0448465	WILLIAM E CLIFTON & JULIE A CLIFTON	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$860,075	$760,000	($100,075)
202400623	R0370053	JASON C GIAMBRONE & JENNIFER A GIAMBRONE	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$705,531	$705,531	$0
202400625	R0600492	CHAD BELT & KELCEY BELT	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,847,779	$1,450,000	($397,779)
202400627	R0460054	WILDCAT PARKWAY LLC	Adjust	78 - The intervening year value has been adjusted to reflect the prior year stipulated value.	$7,647,150	$6,851,000	($796,150)
202400628	R0410731	WESTMINSTER PARKWAY CENTER LLC	Deny	45 - Insufficient data was provided to warrant a value change to this parcel.	$4,828,130	$4,828,130	$0
202400628	R0410733	WESTMINSTER PARKWAY CENTER LLC	Deny	45 - Insufficient data was provided to warrant a value change to this parcel.	$8,477,000	$8,477,000	$0
202400629	R0470283	CHRISTOPHER T BLISARD REVOCABLE TRUST NICOLE D BLISARD REVOCABLE TRUST	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$4,300,000	$4,300,000	$0
202400630	R0478177	SHREE KRISHNA LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$5,131,500	$5,131,500	$0
202400631	R0490708	CASTLE ROCK REAL PROPERTY & INVESTMENTS LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$6,156,000	$6,156,000	$0
202400632	R0153488	JUDSON A WEECE & SANDI L WEECE	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$837,370	$800,000	($37,370)
202400633	R0603529	MADHU KAVIKKAL & DRISHYA NAIR	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$905,103	$905,103	$0
202400634	R0425273	TYLER R SOMMERFELD & CHELSEA M SOMMERFELD	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,286,414	$1,200,000	($86,414)
202400635	R0329326	BRADLEY J HOGAN & TARYN L HOGAN	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$771,770	$771,770	$0

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202400636	R0343397	JESSE T SEHLMEYER & OCEAN M SEHLMEYER	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,163,452	$1,100,000	($63,452)
202400637	R0449914	MATTHEW T HANNIGAN & DIANE C HANNIGAN	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$415,484	$400,000	($15,484)
202400638	R0267522	MARK L ANDERSON	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$529,600	$529,600	$0
202400640	R0616689	CHARLES E HOGAN JR & MARY CHRISTINE HOGAN	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$857,046	$795,000	($62,046)
202400641	R0600477	BRENNAN WILLIAM BOEHNE	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$702,759	$702,759	$0
202400642	R0147248	MASON J MARKLE	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$669,851	$640,000	($29,851)
202400643	R0363089	LOTUS SUMMIT REALTY LLC	Adjust	44 - Appraiser's property specific response:	$811,591	$783,825	($27,766)
202400644	R0448138	RYAN IVIS & AMANDA IVIS	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$984,767	$940,000	($44,767)
202400646	R0499383	TAEHO LEE & HANGSUK KANG	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$599,274	$590,000	($9,274)
202400647	R0444543	ALYSSA BECK & CHRISTOPHER WILLATT	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$771,463	$771,463	$0
202400648	R0488663	JOSEPH H DELUCA CONNIE S DELUCA	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$891,505	$860,000	($31,505)
202400649	R0123393	ANDY H EDWARDS & KAYLEE M EDWARDS	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$931,544	$875,000	($56,544)
202400651	R0611787	THOMAS NICHOLSON & NANCY NICHOLSON	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$364,015	$364,015	$0
202400655	R0486959	JOHN J PEACOCK	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$892,803	$892,803	$0
202400656	R0616887	RYAN MATTHEW REMUS	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$579,833	$518,000	($61,833)
202400658	R0491401	MELISSIA S SUGAR	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$996,541	$950,000	($46,541)
202400660	R0362325	BERNHARD M BARON	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$3,095,000	$3,095,000	$0
202400661	R0386428	BERNHARD BARON	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$3,400,000	$3,400,000	$0
202400662	R0464338	4284 TRAIL BOSS LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$504,600	$504,600	$0
202400662	R0464339	4284 TRAIL BOSS LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$502,280	$502,280	$0
202400663	R0484606	HR SHEA CENTER APARTMENTS LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$87,360,000	$87,360,000	$0

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202400664	R0479017	TCN 1 LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$14,359,280	$14,359,280	$0
202400665	R0330068	SIXTIETH LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$9,135,000	$9,135,000	$0
202400666	R0432153	PHILLIP B COYLE & AMANDA J WOLKEN	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$945,095	$860,000	($85,095)
202400667	R0607671	CHAD M DALESSIO & DANA K DALESSIO	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,616,907	$1,240,000	($376,907)
202400668	R0402449	MICHAEL A DIZMANG & MEILON J DIZMANG	Adjust	44 - Appraiser's property specific response:	$1,174,844	$974,000	($200,844)
202400669	R0438533	BRYAN KEVIN WILLIAMS & LEEANNA MARY WILLIAMS	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$758,940	$650,000	($108,940)
202400673	R0496520	JULIANA ANDERSON	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$748,908	$748,908	$0
202400675	R0401196	CRAIG M TANGEMAN & JONI A TANGEMAN	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,001,044	$950,000	($51,044)
202400676	R0069121	KRIS GRAHAM & THAD GRAHAM	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$1,420,000	$1,420,000	$0
202400678	R0613318	MICHAEL WILLIAM WURSTER & SIGRID FERSTL WURSER	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,183,950	$1,110,000	($73,950)
202400679	R0391686	DAN YE & HAYLEY LUO	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$816,296	$780,000	($36,296)
202400680	R0452913	VEENA SAHAI & ASHWANI K SAHAI	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,013,136	$950,000	($63,136)
202400681	R0344957	JOSHUA PAUL ACKERSON & ALICIA REED ACKERSON	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$794,454	$794,454	$0
202400682	R0375482	KYLE R ODONNELL & BETSY I LACROIX	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,020,000	$950,000	($70,000)
202400683	R0606727	RAHUL BHAIYA & PUJA BHAIYA	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$723,045	$723,045	$0
202400684	R0619225	JUDITH KLUTHE	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$438,438	$438,438	$0
202400685	R0388993	DAVID KEITH ALDER & SONNET MARTINEAU	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$600,098	$600,098	$0
202400686	R0428798	JAY FRANCIS DECKER & SHEILA MARY DECKER	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,805,110	$1,450,000	($355,110)
202400687	R0615776	MONICA BROWN & EDWARD BROWN	Deny	40 - The subjects value is determined using the percent complete of the subjects permit value(s) as of January 1st and the market supported value of the land.	$531,956	$531,956	$0
202400689	R0397706	ROBERT J MCRAE & JEANNIE L MCRAE	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$516,118	$503,000	($13,118)

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202400690	R0364628	SOOYEON REED & ROBERT REED	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$807,438	$775,000	($32,438)
202400692	R0612383	ROBERT VRBA & MORGAN VRBA	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$1,167,771	$1,167,771	$0
202400693	R0068259	SCOTT D CLATON & SHANNON R CLATON	Deny	27 - A review of the market value of land in your neighborhood indicates your land assessment is correct.	$187,714	$187,714	$0
202400694	R0609425	LAURA TAUZIAC & CHRISTIAN TAUZIAC	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$665,157	$600,000	($65,157)
202400696	R0342863	HARRY W POSTLETHWAIT& SYLVIA J POSTLETHWAIT	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$600,604	$600,604	$0
202400697	R0413678	CYNTHIA ANN HOLLISTER & RIPLEY ROBERT HOLLISTER	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,438,914	$1,400,000	($38,914)
202400698	R0467292	KEVIN MACKESSY & PHUONG NGUYEN	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$2,672,224	$2,500,000	($172,224)
202400699	R0497934	VERA S BASSY REVOCABLE TRUST	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$599,237	$570,000	($29,237)
202400700	R0382264	MATTHEW F WAKEFIELD & ANGELA WAKEFIELD	Adjust	83 - Your property assessment is based on a review of market data from a study period ending 6/30/2022. Market data from this period indicates an adjustment to value is warranted.	$464,506	$400,000	($64,506)
202400701	R0485017	EMMANUEL A MANGIN	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$715,018	$715,018	$0
202400703	R0439143	SHAILENDRA SINGH & BENU SINGH	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,806,869	$1,690,000	($116,869)
202400704	R0397069	VINCENT VALENTINE & STACY VALENTINE	Deny	25 - The Market Approach to value was used in determining the subjects value, resulting in no change.	$641,735	$641,735	$0
202400706	R0429057	MATTHEW BACKUS & NATALIE BACKUS	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$983,945	$960,000	($23,945)
202400708	R0607551	M5 LAND HOLDINGS LLC	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$500,045	$465,000	($35,045)
202400709	R0435748	KEITH E CORDER & GWENDOLYN H CORDER	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$944,256	$875,000	($69,256)
202400710	R0487868	JUSTIN SLUTSKY	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$415,567	$394,500	($21,067)
202400711	R0602891	JAIME HERNANDEZ JR & MELISSA MARIE HERNANDEZ	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$846,517	$846,517	$0
202400714	R0370120	LANSON BORDELON	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$670,138	$670,138	$0
202400716	R0441794	JOHN D HOSKINSON & JANICE A HOSKINSON	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,113,433	$1,090,000	($23,433)
202400717	R0000457	PROGRESS GROUP LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$3,146,231	$3,146,231	$0

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202400718	R0070666	MICJAC LLC DBA TOWN SQUARE APARTMENTS AT CASTLE ROCK	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$740,000	$740,000	$0
202400719	R0070682	MICJAC LLC DBA TOWN SQUARE APARTMENTS AT CASTLE ROCK	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$1,665,000	$1,665,000	$0
202400720	R0081859	JRE 1407 LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$700,000	$700,000	$0
202400721	R0333621	KISLEV REALTY INVESTMENTS LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$7,358,780	$7,358,780	$0
202400722	R0341634	CARDWELL LEGACY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$1,656,760	$1,656,760	$0
202400724	R0362321	SECURE COMMERCIAL STORAGE LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$2,945,000	$2,945,000	$0
202400725	R0386557	8536 S COLORADO BLVD LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$2,715,300	$2,715,300	$0
202400726	R0401115	HIGHLANDS RANCH 0632 LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$6,756,750	$6,756,750	$0
202400727	R0405771	DOK PROPERTIES LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$4,733,625	$4,733,625	$0
202400728	R0406137	ST PAUL FIRE & MARINE INSURANCE COMPANY	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$19,889,100	$19,889,100	$0
202400729	R0415799	LONE TREE REALCO LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$2,460,925	$2,460,925	$0
202400730	R0439550	LQ SHOPS I LLC	Deny	85 - Consideration was given to the actual income operating data provided, and it was determined to support the Assessor's value with no adjustment warranted.	$3,055,460	$3,055,460	$0
202400731	R0439856	METZLER PLAZA LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$4,845,520	$4,845,520	$0
202400732	R0445270	EDUCHILDREN LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$2,352,730	$2,352,730	$0
202400733	R0459912	CASTLE ROCK IMPORTS TM VB LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$1,482,940	$1,482,940	$0
202400734	R0472309	CASTLE RK REALCO LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$2,968,988	$2,968,988	$0
202400735	R0475923	R&R LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$4,688,644	$4,688,644	$0
202400736	R0475934	WINDMILL CREEK ENTERPRISES INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$550,836	$550,836	$0
202400737	R0490707	4991 FACTORY SHOPS BLVD LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$6,934,200	$6,934,200	$0
202400738	R0496501	ROOSTER ON THE ROCK LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$4,780,000	$4,780,000	$0

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202400740	R0496860	OCHSNER PROPERTIES LLC & HILLTOP PARTNERSHIP LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$5,931,750	$5,931,750	$0
202400741	R0607054	PARKER ROAD AUTO PLAZA LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$1,887,031	$1,887,031	$0
202400742	R0607055	PARKER ROAD AUTO PLAZA LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$1,216,840	$1,216,840	$0
202400743	R0607056	PARKER ROAD AUTO PLAZA LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$1,791,330	$1,791,330	$0
202400744	R0607057	PARKER ROAD AUTO PLAZA LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$951,200	$951,200	$0
202400745	R0607327	FAMILIA LP	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$5,461,200	$5,461,200	$0
202400747	R0412466	BRADLEY VAUGHAN & MARIE VAUGHAN	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$845,330	$778,000	($67,330)
202400748	R0400734	CHRIS C CARSON REVOCABLE TRUST & EMILY R CARSON REVOCABLE TRUST	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$686,639	$686,639	$0
202400749	R0605355	JEFF DOUGLAS LOWRY & KARIN M LOWRY	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,386,705	$1,271,000	($115,705)
202400751	R0614852	ROBERT IVAN MILLIKAN & ANGELA ANN MILLIKAN	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$580,022	$580,022	$0
202400752	R0297916	DREW T MYERS	Adjust	33 - Changes have been made to your property record which has resulted in an adjustment. Data collected from the study period supports the current assessment.	$509,854	$450,000	($59,854)
202400753	R0497363	MICHELE L MURPHY	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$438,497	$438,497	$0
202400754	R0476668	KATHLEEN M ROMAN	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$831,599	$800,000	($31,599)
202400755	R0617740	ELIZABETH BLACK WEISS REVOCABLE TRUST	Deny	40 - The subjects value is determined using the percent complete of the subjects permit value(s) as of January 1st and the market supported value of the land.	$981,069	$981,069	$0
202400757	R0491982	JEFFREY A GORDAN & WENDA L GORDAN	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$573,924	$573,924	$0
202400758	R0388701	EVANTHIA K KAVAS	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$585,273	$580,000	($5,273)
202400759	R0460071	THOMAS EMIL WENDLING & CLARIBEL MARIA WENDLING	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,324,522	$1,130,000	($194,522)
202400761	R0388204	MARTIN C CLAUS	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$776,064	$776,064	$0
202400762	R0611699	DAVID I WATKINS & RACHEL M WATKINS	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,174,529	$1,100,000	($74,529)

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202400763	R0494526	ALESYA CASSE & JASON CASSE	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$850,236	$790,000	($60,236)
202400764	R0603216	MAGESH SRINIVASAN & PRIYA MAGESH	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$674,416	$674,416	$0
202400766	R0362357	NICHOLAS CHARLES BATTERMAN	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$697,479	$660,000	($37,479)
202400767	R0459404	SCOTT J BECKER & ELIZABETH J BECKER	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$2,020,911	$2,020,911	$0
202400769	R0613876	SHARON A RIGGERT & ROGER LEE RIGGERT & CASSANDRA JANE RIGGERT	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$557,321	$557,321	$0
202400770	R0609319	LEONDA R COX	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$640,310	$640,310	$0
202400771	R0496950	MURPHY FAMILY TRUST	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$664,547	$664,547	$0
202400772	R0395642	MARY L WARNTJES	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$806,003	$806,003	$0
202400773	R0424781	ANNE WEEKS	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,028,730	$940,000	($88,730)
202400775	R0452668	NICHOLAS RAFEEW	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$670,611	$650,000	($20,611)
202400776	R0602540	KATHLEEN D WELLER & EDWARD G WELLER III	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$725,230	$700,000	($25,230)
202400777	R0482801	JUSTIN GREER & ISABELL GREER	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$767,523	$767,523	$0
202400779	R0437786	JULIE ANNA GRASMAN & ALEXANDER PANIAGUA FUENTES	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$533,750	$533,750	$0
202400781	R0488986	WILSON MCMANUS & DABNEY MCMANUS	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$1,445,000	$1,445,000	$0
202400783	R0463688	LEANNE MCDERMOTT & NOEL CALLAGHAN & JACK CHAPMAN	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$437,355	$437,355	$0
202400784	R0423003	JOSH J PIERCE & TRACY L PIERCE	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$756,972	$756,972	$0
202400785	R0367565	JOSHUA J PIERCE & TRACY L PIERCE	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$975,334	$975,334	$0
202400786	R0048338	BLAKE KRENKE & EMILY KRENKE	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$793,739	$793,739	$0
202400787	R0344860	ASHLEY TUCKER & JOHN TUCKER	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$795,024	$740,000	($55,024)
202400788	R0379030	ELISABETH KARIN WOLFERT & MICHAEL DEWIGHT ANTONELLI	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$793,489	$760,000	($33,489)

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202400789	R0051941	JUDE DSOUZA FAMILY TRUST	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$988,339	$820,000	($168,339)
202400791	R0345920	MARTHA ORTEGA & NOLAN ORTEGA & LUCILA CRUZ DE OCEGUERA	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$696,372	$662,000	($34,372)
202400792	R0342073	ANDREW MERRITT THARP & ELIZABETH ANN THARP	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$540,836	$540,836	$0
202400793	R0392757	PETER G LOURDEL AND BARBARA L LOURDEL LIVING TRUST	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$795,945	$760,000	($35,945)
202400794	R0369539	TOBI LEA BASILE & PATRICK EDWARD DUFFEY	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,204,869	$1,050,000	($154,869)
202400796	R0602123	CHRISTINA L GREGOIRE & JUDY R LEE	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$609,971	$575,000	($34,971)
202400797	R0476037	MICHAEL W ALLEN & ELLEN J ALLEN	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$942,978	$942,978	$0
202400798	R0468297	COREY A FORSLUND & LINDA K MILDREXLER	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$824,659	$800,000	($24,659)
202400799	R0349077	PROGRESS RESIDENTIAL BORROWER 21 LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$570,000	$570,000	$0
202400800	R0493092	PROGRESS RESIDENTIAL BORROWER 19 LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$649,950	$649,950	$0
202400801	R0271311	TRUE NORTH PROPERTY OWNER C LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$692,000	$692,000	$0
202400802	R0267590	DWF VI ATLAS SFR CO LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$494,223	$494,223	$0
202400803	R0405438	YAMASA CO LTD	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$556,651	$556,651	$0
202400804	R0464431	YAMASA CO LTD	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$617,241	$617,241	$0
202400805	R0376846	VERM FW RESIDENTIAL HOME BUYER DENVER LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$681,000	$681,000	$0
202400806	R0382794	RESIDENTIAL HOME BUYER DENVER LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$608,000	$608,000	$0
202400808	R0000545	GARY ALITZ	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$738,994	$668,000	($70,994)
202400809	R0379094	RESIDENTIAL HOME BUYER DENVER LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$633,847	$633,847	$0
202400810	R0374654	VERM FW RESIDENTIAL HOME BUYER DENVER LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$616,322	$616,322	$0
202400811	R0346083	VERM FW RESIDENTIAL HOME BUYER DENVER LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$639,743	$639,743	$0

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202400812	R0379086	VERM FW RESIDENTIAL HOME BUYER DENVER LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$586,392	$586,392	$0
202400813	R0462563	YAMASA CO LTD	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$638,355	$638,355	$0
202400814	R0411359	YAMASA CO LTD	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$620,393	$620,393	$0
202400815	R0374630	YAMASA CO LTD	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$648,688	$648,688	$0
202400816	R0390537	YAMASA CO LTD	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$612,087	$612,087	$0
202400817	R0448457	YAMASA CO LTD	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$668,187	$668,187	$0
202400818	R0400737	YAMASA CO LTD	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$700,285	$700,285	$0
202400819	R0339037	YAMASA CO LTD	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$687,761	$687,761	$0
202400820	R0485243	FREDDY RODRIGUEZ & INES M CARIOLA SANZ	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$809,000	$809,000	$0
202400821	R0405448	YAMASA CO LTD	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$557,075	$557,075	$0
202400822	R0379818	YAMASA CO LTD	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$568,068	$568,068	$0
202400823	R0344060	YAMASA CO LTD	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$677,129	$677,129	$0
202400824	R0398085	MILE HIGH BORROWER 1 CORE LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$648,353	$648,353	$0
202400825	R0296307	YAMASA CO LTD	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$517,276	$517,276	$0
202400826	R0328982	YAMASA CO LTD	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$578,031	$578,031	$0
202400827	R0426171	ELBERT SFR LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$658,000	$658,000	$0
202400828	R0426017	ELBERT SFR LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$655,000	$655,000	$0
202400829	R0390864	ELBERT SFR LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$577,440	$577,440	$0
202400830	R0412621	ELBERT SFR LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$587,935	$587,935	$0
202400831	R0385630	SIGNAL SFR LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$664,615	$664,615	$0
202400833	R0328763	SIGNAL SFR LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$576,761	$576,761	$0

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202400834	R0426563	ELBERT SFR LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$719,000	$719,000	$0
202400835	R0338418	PROGRESS RESIDENTIAL BORROWER 19 LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$601,704	$601,704	$0
202400836	R0426013	YAMASA CO LTD	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$664,981	$664,981	$0
202400837	R0358524	YAMASA CO LTD	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$548,479	$548,479	$0
202400838	R0429410	PROGRESS DENVER LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$683,465	$683,465	$0
202400839	R0408411	PROGRESS RESIDENTIAL BORROWER 21 LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$623,785	$623,785	$0
202400840	R0408479	PROGRESS RESIDENTIAL BORROWER 21 LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$626,425	$626,425	$0
202400841	R0340124	YAMASA CO LTD	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$613,000	$613,000	$0
202400842	R0412055	MICHAEL A TARABORELLI JR & KARA M TARABORELLI	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$747,294	$747,294	$0
202400843	R0332385	TRUE NORTH PROPERTY OWNER C LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$530,000	$530,000	$0
202400846	R0369633	YAMASA CO LTD	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$590,000	$590,000	$0
202400847	R0493019	PROGRESS RESIDENTIAL BORROWER 19 LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$640,849	$640,849	$0
202400848	R0405311	OLYMPUS BORROWER LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$601,486	$601,486	$0
202400849	R0450386	YAMASA CO LTD	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$692,637	$692,637	$0
202400850	R0411865	YAMASA CO LTD	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$694,842	$694,842	$0
202400851	R0329737	YAMASA CO LTD	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$572,122	$572,122	$0
202400852	R0391010	OLYMPUS BORROWER LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$628,327	$628,327	$0
202400854	R0069542	REDWINE FAMILY TRUST	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$1,330,233	$1,330,233	$0
202400855	R0428928	JULIE MARIE CONNALLY	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$582,343	$582,343	$0
202400856	R0078182	DWF VI ATLAS SFR CO LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$460,460	$460,460	$0
202400857	R0352057	DWF VI ATLAS SFR-CO LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$655,699	$655,699	$0

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202400858	R0348761	DWF VI ATLAS SFR CO LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$610,000	$610,000	$0
202400859	R0493353	DWF VI ATLAS SFR CO LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$625,633	$625,633	$0
202400860	R0343798	DWF VI ATLAS SFR CO LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$612,989	$612,989	$0
202400861	R0435478	DWF VI ATLAS SFR CO LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$661,754	$661,754	$0
202400862	R0142720	DWF VI ATLAS SFR CO LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$622,458	$622,458	$0
202400863	R0328856	DWF VI ATLAS SFR-CO LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$584,986	$584,986	$0
202400864	R0379548	DWF VI ATLAS SFR CO LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$566,469	$566,469	$0
202400865	R0338799	DWF VI ATLAS SFR - CO LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$533,573	$533,573	$0
202400866	R0408418	AH4R PROPERTIES LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$585,530	$585,530	$0
202400867	R0462494	AH4R PROPERTIES LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$575,000	$575,000	$0
202400868	R0338974	AMERICAN HOMES 4 RENT PROPERTIES NINE LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$719,559	$719,559	$0
202400869	R0374645	AMERICAN HOMES 4 RENT PROPERTIES NINE LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$610,341	$610,341	$0
202400870	R0385857	AMERICAN HOMES 4 RENT PROPERTIES NINE LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$600,350	$600,350	$0
202400871	R0405363	AMERICAN HOMES 4 RENT PROPERTIES NINE LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$592,534	$592,534	$0
202400872	R0343830	AMERICAN HOMES 4 RENT PROPERTIES NINE LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$647,009	$647,009	$0
202400873	R0348770	AMERICAN HOMES 4 RENT PROPERTIES NINE LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$546,790	$546,790	$0
202400874	R0411368	AH4R PROPERTIES LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$632,836	$632,836	$0
202400876	R0393034	AH4R PROPERTIES LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$646,157	$646,157	$0
202400877	R0329856	AH4R PROPERTIES LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$563,126	$563,126	$0
202400878	R0370155	LAUREN E GONZALEZ & NATHAN R BLUMENTHAL	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$720,992	$720,992	$0
202400879	R0408979	AH4R I CO LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$627,337	$627,337	$0

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202400880	R0411358	AH4R PROPERTIES LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$650,206	$650,206	$0
202400881	R0346078	AH4R PROPERTIES LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$589,311	$589,311	$0
202400882	R0464421	AH4R PROPERTIES LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$579,762	$579,762	$0
202400883	R0338511	DWF VI ATLAS SFR CO LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$670,000	$670,000	$0
202400884	R0296657	DWF VI ATLAS SFR - CO LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$470,000	$470,000	$0
202400885	R0274714	DWF VI ATLAS SFR CO LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$530,000	$530,000	$0
202400886	R0345102	DWF VI ATLAS SFR - CO LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$579,633	$579,633	$0
202400887	R0376127	SWF VI ATLAS SFR-CO LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$543,777	$543,777	$0
202400888	R0421875	YAMASA CO LTD	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$622,961	$622,961	$0
202400889	R0328705	PROGRESS DENVER LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$561,357	$561,357	$0
202400890	R0374507	PROGRESS DENVER LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$587,843	$587,843	$0
202400891	R0481324	PROGRESS RESIDENTIAL BORROWER 18 LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$731,447	$731,447	$0
202400892	R0606424	TRUE NORTH TRS 1 LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$588,845	$588,845	$0
202400893	R0430162	YAMASA CO LTD	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$583,725	$583,725	$0
202400894	R0260806	DWF VI ATLAS SFR CO LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$642,410	$642,410	$0
202400895	R0404744	DWF VI ATLAS SFR-CO LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$558,813	$558,813	$0
202400896	R0332440	DWF VI ATLAS SFR CO LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$585,146	$585,146	$0
202400898	R0340842	DWF VI ATLAS SFR-CO LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$556,153	$556,153	$0
202400899	R0333601	YAMASA CO LTD	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$492,000	$492,000	$0
202400900	R0462750	PROGRESS DENVER LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$622,000	$622,000	$0
202400901	R0405002	YAMASA CO LTD	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$579,999	$579,999	$0

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202400903	R0376526	AH4R PROPERTIES LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$678,648	$678,648	$0
202400904	R0393675	AH4R PROPERTIES LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$737,791	$737,791	$0
202400905	R0420345	AH4R PROPERTIES LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$742,816	$742,816	$0
202400906	R0374538	YAMASA CO LTD	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$588,719	$588,719	$0
202400907	R0430263	MICHAEL D ROMBERGER & JANE E ROMBERGER	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$794,192	$700,000	($94,192)
202400908	R0336518	YAMASA CO LTD	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$679,024	$679,024	$0
202400909	R0338870	YAMASA CO LTD	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$617,230	$617,230	$0
202400910	R0407856	YAMASA CO LTD	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$633,061	$633,061	$0
202400911	R0410605	YAMASA CO LTD	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$594,394	$594,394	$0
202400912	R0266597	YAMASA CO LTD	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$491,479	$491,479	$0
202400913	R0452759	OLYMPUS BORROWER LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$592,792	$592,792	$0
202400914	R0391014	OLYMPUS BORROWER LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$608,740	$608,740	$0
202400916	R0362426	YAMASA CO LTD	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$662,000	$662,000	$0
202400917	R0426155	YAMASA CO LTD	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$639,255	$639,255	$0
202400918	R0385632	YAMASA CO LTD	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$630,965	$630,965	$0
202400919	R0408218	OLYMPUS BORROWER LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$637,000	$637,000	$0
202400920	R0464514	OLYMPUS BORROWER LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$538,000	$538,000	$0
202400921	R0405084	YAMASA CO LTD	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$615,537	$615,537	$0
202400922	R0399339	YAMASA CO LTD	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$565,000	$565,000	$0
202400923	R0110138	PROGRESS RESIDENTIAL BORROWER 21 LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$718,000	$718,000	$0
202400924	R0362366	PROGRESS RESIDENTIAL BORROWER 19 LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$700,000	$700,000	$0

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202400925	R0376115	YAMASA CO LTD	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$675,000	$675,000	$0
202400926	R0396050	PROGRESS RESIDENTIAL BORROWER 21 LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$676,160	$676,160	$0
202400927	R0458392	MILE HIGH BORROWER 1 VALUE LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$646,045	$646,045	$0
202400928	R0329827	YAMASA CO LTD	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$618,466	$618,466	$0
202400929	R0464502	PROGRESS RESIDENTIAL BORROWER 19 LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$506,646	$506,646	$0
202400930	R0330317	PROGRESS RESIDENTIAL BORROWER 24 LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$723,376	$723,376	$0
202400931	R0411357	YAMASA CO LTD	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$605,543	$605,543	$0
202400932	R0405852	RESIDENTIAL HOME BUYER DENVER LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$621,836	$621,836	$0
202400934	R0462846	ALEXANDRIA LEE JESELINK & CODY VAUGHN JESELINK	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$978,741	$924,000	($54,741)
202400935	R0467147	STICK RE LLC	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$2,334,153	$2,100,000	($234,153)
202400937	R0396652	JESSICA HERRERA	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$543,476	$515,000	($28,476)
202400938	R0480781	HAARCO LLC	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$440,350	$300,000	($140,350)
202400939	R0613800	THOMAS JAMES KAUFMAN	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$626,762	$626,762	$0
202400940	R0492726	BROWN FAMILY TRUST	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$870,340	$790,000	($80,340)
202400942	R0367379	JASON G BENSON & PHILLINE BENSON	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$954,029	$900,000	($54,029)
202400944	R0619967	HAARCO LLC	Adjust	61 - Your land value has been adjusted based on a review of the characteristics of your property.	$327,456	$100,000	($227,456)
202400945	R0418220	BARBARA GAIL SCHINDLER	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$434,543	$434,543	$0
202400946	R0121996	ERIC J GABRIELSEN & KELSEY M GABRIELSEN	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$982,035	$930,000	($52,035)
202400947	R0445596	SANDFORD W ROTHE & LESLIE H ROTHE	Adjust	61 - Your land value has been adjusted based on a review of the characteristics of your property.	$811,064	$657,000	($154,064)
202400949	R0125858	GARY BENNETT & ANDREA BENNETT	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$617,130	$617,130	$0
202400951	R0602964	STEPHANIE M JOHNSON	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$736,271	$675,000	($61,271)

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202400952	R0374355	GREGORY BARRETT & KRISTY ANN BARRETT	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$795,000	$795,000	$0
202400953	R0485330	AARON P LUC & SARAH L CHUNG REVOCABLE TRUST	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$650,941	$650,941	$0
202400955	R0415523	CHRISTOPHER M STAAB & ERIN E SEARFOSS	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$1,262,063	$1,262,063	$0
202400956	R0386492	ELIZABETH ANN WHITE	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$553,866	$553,866	$0
202400958	R0153541	BRYAN HUDSON	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$709,347	$709,347	$0
202400960	R0462845	JESSE CONNER & ALLIE CONNER	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$1,020,055	$1,020,055	$0
202400962	R0369658	RODNEY ALBERT LANGTON & LI LANGTON	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$658,070	$610,000	($48,070)
202400963	R0380066	HOWARD FLOYD & MARGARET FLOYD	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,116,011	$1,045,000	($71,011)
202400965	R0382649	JOHN D HERMANSTORFER	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$713,160	$713,160	$0
202400967	R0410821	JULIE EVANS FAMILY TRUST	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$396,472	$378,000	($18,472)
202400970	R0392494	VICTOR J ACCOLLA & DEBRA A ACCOLLA	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$622,817	$580,000	($42,817)
202400972	R0394232	FRANCISCO J VILLARREAL SAUCEDO & MYRNA E REYES DE VILLARREAL	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,849,501	$1,735,000	($114,501)
202400973	R0481923	ADITI CHAURASIA	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$582,228	$582,228	$0
202400974	R0158414	JEFFREY JAY HOOLEY	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$650,000	$650,000	$0
202400975	R0400271	SAISAN TRUST	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,240,088	$1,200,000	($40,088)
202400976	R0261913	TIMOTHY R SOUTH	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$586,547	$545,000	($41,547)
202400977	R0450448	JORDAN DAVID DENECOUR & JENNIFER NICOLE DENECOUR	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$785,000	$760,000	($25,000)
202400978	R0397730	LORI IWANCHUK	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$631,665	$631,665	$0
202400980	R0012183	JOSEPH A LUCIDO & SHELLEY LUCIDO	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$852,897	$600,000	($252,897)
202400981	R0400541	PATRICK SCHUROTT & STACIA SCHUROTT	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,322,937	$1,250,000	($72,937)

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202400982	R0392597	JOHN T MCNABB II AND DARLENE MCNABB LIVING TRUST	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$2,741,200	$2,500,000	($241,200)
202400983	R0600254	DALTON BLAINE DETWILER & AMBER MARIE REA	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$642,808	$642,808	$0
202400984	R0611689	HALM TRUST	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$996,083	$996,083	$0
202400986	R0487695	SONIA WALESKA BACON TRUST	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$673,070	$673,070	$0
202400988	R0349078	ALEXANDER MITCHELL	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$595,000	$595,000	$0
202400990	R0426087	AMY SANDS HADSOCK	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$702,613	$702,613	$0
202400992	R0004562	WAYNE F LAUER	Deny	84 - Your property assessment is based on the appraisal date of June 30, 2022. Data collected from the study period supports the current assessment on your property.	$457,000	$457,000	$0
202400994	R0486928	THOMAS J CONCIALDI & ANITA R CONCIALDI	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$884,832	$822,000	($62,832)
202400996	R0476139	DEEPAK ARORA & NAVITA ARORA	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,123,357	$1,070,000	($53,357)
202400997	R0444517	DEEPAK ARORA & NAVITA ARORA	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$823,701	$810,000	($13,701)
202400999	R0449358	SCOTT MCGOWAN & LUCINDA MCGOWAN	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$821,854	$800,000	($21,854)
202401001	R0603266	ALEXANDRA CATHERINE MURRAY & SEAN DAVID MURRAY	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$755,420	$755,420	$0
202401003	R0146069	HOPE AND HUFFMAN TRUST	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$779,768	$705,000	($74,768)
202401004	R0427327	DANE AKSEL BURNESON & LAUREN ELIZABETH BURNS	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$557,142	$540,000	($17,142)
202401005	R0479192	JAVIER LIVING TRUST	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$1,618,137	$1,618,137	$0
202401006	R0104627	SEAN HURLEY & JULIE HURLEY	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$830,998	$758,000	($72,998)
202401008	R0434293	ANDRE CUENIN & MARISA CUENIN	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,856,757	$1,780,000	($76,757)
202401009	R0460411	SARAH RUSSELL & MATTHEW RUSSELL	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,036,719	$929,000	($107,719)
202401010	R0396585	KATHLEEN PECK	Deny	43 - Appraiser's property specific response:	$620,000	$620,000	$0
202401011	R0439904	BALLARD URFER LIVING TRUST	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,972,624	$1,750,000	($222,624)

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202401012	R0473392	LAMMERS FAMILY REVOCABLE TRUST	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$911,023	$870,000	($41,023)
202401013	R0342282	COREY WILLIAM LEMAY	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$594,810	$560,000	($34,810)
202401014	R0485456	VITAL STANKEVICH	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$954,919	$906,000	($48,919)
202401015	R0300062	LOUIS PAUL DEMARTINI III & KATHY A DEMARTINI	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,213,784	$1,120,000	($93,784)
202401017	R0495863	SHUO ZHANG & JING CAI	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$842,962	$800,000	($42,962)
202401018	R0441175	RHONE M LEVIN & RICHARD W LEVIN	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$770,996	$770,996	$0
202401020	R0465235	HOWARD CHARLES ESSEGIAN & BRANDI JEAN ESSEGIAN	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$4,490,628	$3,900,000	($590,628)
202401021	R0337520	ELIZABETH L WHITHAM TRUST NO 1	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$2,492,085	$2,400,000	($92,085)
202401022	R0408180	ANDREW RYAN BOGAGE & CARSON LYNN ANN WYATT	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$583,967	$583,967	$0
202401023	R0499187	NABIN ACHARYA & ASHA POKHREL	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$780,568	$780,568	$0
202401024	R0292082	CHARLES F BLAKEMAN & DIANE M BLAKEMAN	Deny	25 - The Market Approach to value was used in determining the subjects value, resulting in no change.	$844,381	$844,381	$0
202401026	R0422610	ROBERT BARRETT RUBENS & LINDSEY ALEXANDRA RUBENS	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$527,325	$527,325	$0
202401027	R0458359	ANDREW C DIETER & MELODIE S DIETER	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$664,455	$636,000	($28,455)
202401028	R0469011	JOSEPH PAUL TILL & IRENE DELGADO TILL	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,333,271	$1,130,000	($203,271)
202401029	R0489030	JEFFREY A DOERNER & JESSICA DOERNER	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$1,688,266	$1,688,266	$0
202401030	R0012221	LINDSEY M WULBER & MARK S WULBER	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,123,506	$1,020,000	($103,506)
202401032	R0125621	KASIE GAONA & JOSEPH GAONA	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$931,433	$850,000	($81,433)
202401033	R0447677	SUSAN M STEWART	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$1,005,644	$1,005,644	$0
202401034	R0600199	S & S PALMER COMPANY LLC	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$726,727	$628,000	($98,727)
202401035	R0482329	CF BASS II LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$13,636,215	$13,636,215	$0
202401036	R0482319	CF BASS II LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$3,962,196	$3,962,196	$0

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202401037	R0611786	MARK ALLENSPACH & SABINE ALLENSPACH	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$636,568	$636,568	$0
202401039	R0338262	EMILY LOUISE GOLENZER & MATTEW GOLENZER & MALINDA DIFLEY	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$625,777	$625,777	$0
202401041	R0620765	AMERICAN WAY PROPERTIES LLC	Adjust	53 - After further review, the Market Approach to value supports an adjustment.	$1,087,025	$782,325	($304,700)
202401042	R0493635	MATTHEW LELAND ADAMS & AMBER NICOLE ADAMS & JENNIFER ANNE CUTLER	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$760,372	$715,000	($45,372)
202401043	R0174799	LONG ELK HANBLECEYA LLC	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$2,698,577	$2,550,000	($148,577)
202401044	R0470413	BENJAMIN J BLAKELEY & MARY E BLAKELEY	Deny	25 - The Market Approach to value was used in determining the subjects value, resulting in no change.	$3,033,990	$3,033,990	$0
202401045	R0334235	EVA M KINGMAN & JUSTIN J KINGMAN	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$602,963	$602,963	$0
202401046	R0450428	BRIAN R JAMISON & EMILY R JAMISON	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$808,694	$775,000	($33,694)
202401048	R0466159	JUSTIN M SMITH & JENNIFER S SMITH	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$841,592	$820,000	($21,592)
202401049	R0449038	AARON ETHIER AND ALEXANDRA MARCOTTY TRUST	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$947,533	$947,533	$0
202401050	R0461757	ANNA KOT ADAMCZYK & JERZY ADAMCZYK	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$733,863	$733,863	$0
202401051	R0610927	DARIN L DENZLER TRUST	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$861,356	$861,356	$0
202401052	R0445320	JUDIT RAQUEL ADRIAN & EDWARD DEIDRICH ADRIAN	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$955,781	$880,000	($75,781)
202401053	R0375242	SEAN WILLIAM SPEES & PHOEBE WESTERVELT NORTH	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$679,671	$679,671	$0
202401055	R0452344	BENJAMIN R JACKSON & LAUREN M JACKSON	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$836,319	$836,319	$0
202401056	R0470742	ANDREW BECKER & BROOK LINDGREN BECKER	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$895,775	$830,000	($65,775)
202401057	R0380444	SKYLER BUDMAN & LAUREN MELNICK	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$660,914	$660,914	$0
202401059	R0381011	CHRISTIAN GRANT	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$848,882	$848,882	$0
202401060	R0485226	IAN STEPHENS & WENDY STEPHENS	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$652,484	$652,484	$0
202401061	R0373871	JOSEPH BENEDETTO	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$3,691,697	$3,691,697	$0

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202401062	R0380041	BLAKE LICHTIG & JENNIFER LICHTIG	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$713,429	$713,429	$0
202401063	R0614292	CROWN POINT CENTER II LLC	Adjust	42 - After further review, the Income Approach to value supports an adjustment.	$10,271,100	$9,723,000	($548,100)
202401064	R0465417	DONNA BREWSTER	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$541,132	$541,132	$0
202401065	R0471883	JAMES AND MARY PAYNE LIVING TRUST	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$2,450,139	$2,225,000	($225,139)
202401066	R0388860	RANEE WILSON & DON SOMSKY & KRYSTYNA SOMSKY	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$2,457,007	$2,457,007	$0
202401067	R0003201	G TOBIAS KIRSCHKE & SAMANTHA KIRSCHKE	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$2,334,670	$1,800,000	($534,670)
202401068	R0611656	LAURA STACK & JOHN STACK	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$1,053,673	$1,053,673	$0
202401069	R0480589	S & S FUELS LLC	Deny	37 - The Cost Approach to value was used in determining the subjects value, resulting in no change.	$2,184,063	$2,184,063	$0
202401071	R0614752	TWIN STAR ENERGY LLC	Deny	37 - The Cost Approach to value was used in determining the subjects value, resulting in no change.	$2,565,093	$2,565,093	$0
202401073	R0148822	MARIANNE EDWARD	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$912,541	$820,000	($92,541)
202401074	R0602725	TWIN STAR ENERGY LLC	Deny	37 - The Cost Approach to value was used in determining the subjects value, resulting in no change.	$1,465,497	$1,465,497	$0
202401075	R0406125	TWIN STAR ENERGY LLC	Deny	37 - The Cost Approach to value was used in determining the subjects value, resulting in no change.	$1,600,026	$1,600,026	$0
202401077	R0457825	PARAGON HOLDINGS LTD	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$434,460	$434,460	$0
202401078	R0611445	S & S FUELS LLC	Deny	37 - The Cost Approach to value was used in determining the subjects value, resulting in no change.	$2,757,217	$2,757,217	$0
202401079	R0454694	TWIN STAR ENERGY LLC	Deny	37 - The Cost Approach to value was used in determining the subjects value, resulting in no change.	$1,592,397	$1,592,397	$0
202401081	R0613771	JELAINE WUTZKE	Deny	40 - The subjects value is determined using the percent complete of the subjects permit value(s) as of January 1st and the market supported value of the land.	$526,341	$526,341	$0
202401082	R0404537	GK OF LONE TREE CO LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$13,680,000	$13,680,000	$0
202401083	R0472651	MEADOWS SHOPPING CENTER 05 A LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$19,490,635	$19,490,635	$0
202401084	R0438571	KEITH R HACKETT	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$711,244	$711,244	$0
202401085	R0495942	PARKER HOTEL INVESTORS LLC	Adjust	78 - The intervening year value has been adjusted to reflect the prior year stipulated value.	$12,960,000	$11,542,628	($1,417,372)

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202401086	R0405787	SAID W WAHDAN & URAYB S WAHDAN	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$3,099,439	$2,900,000	($199,439)
202401087	R0452714	ALESI FAMILY TRUST	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$1,047,421	$1,047,421	$0
202401089	R0487714	ERIN HALLOWS & MATTHEW GRAHAM	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$750,224	$750,224	$0
202401091	R0436097	TELIA M WENDELL & TRAVIS D WENDELL	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$777,945	$777,945	$0
202401092	R0447685	JAYSON M POOLER & MELINDA J MONTANTE POOLER	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$1,015,723	$1,015,723	$0
202401093	R0172996	DAVID A EASTON & TERESAMARIE EASTON	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,020,000	$945,000	($75,000)
202401095	R0437132	TWIN STAR ENERGY LLC	Deny	37 - The Cost Approach to value was used in determining the subjects value, resulting in no change.	$1,908,273	$1,908,273	$0
202401099	R0487075	JEFFREY J SHERMAN	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$821,310	$791,000	($30,310)
202401101	R0370146	ROB DALEY JR & BRENDA D DALEY	Adjust	58 - The land classification has been changed to contiguous residential, and the residential assessment rate will be applied.	$435,000	$435,000	$0
202401102	R0489801	PROPERTY HOLDINGS LLC	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$1,323,960	$1,323,960	$0
202401104	R0475416	HTA LINCOLN MEDICAL CENTER LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$31,799,556	$31,799,556	$0
202401105	R0465298	HTA YOSEMITE EAT LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$19,026,900	$19,026,900	$0
202401106	R0448251	HTA PARK MEADOWS EAT LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$11,743,380	$11,743,380	$0
202401107	R0434302	CHRIS CAMPBELL & KELLY CAMPBELL	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$1,759,890	$1,759,890	$0
202401109	R0622228	STERLING RANCH LLC	Adjust	60 - The parcel value has been adjusted due to the development data provided.	$1,391,400	$402,000	($989,400)
202401109	R0622229	STERLING RANCH LLC	Adjust	60 - The parcel value has been adjusted due to the development data provided.	$1,534,800	$417,000	($1,117,800)
202401109	R0622230	STERLING RANCH LLC	Adjust	60 - The parcel value has been adjusted due to the development data provided.	$1,448,400	$408,000	($1,040,400)
202401110	R0479563	CONCORD CENTER PARTNERS LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$9,770,400	$9,770,400	$0
202401111	R0409183	TWIN STAR ENERGY LLC	Deny	34 - 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.	$1,404,716	$1,404,716	$0

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202401112	R0387516	LATTNER INVESTMENT GROUP LLC	Deny	34 - 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.	$814,240	$814,240	$0
202401113	R0439857	CHICK FIL A INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$2,105,145	$2,105,145	$0
202401114	R0433860	HANCOOP HOLDINGS LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$2,086,425	$2,086,425	$0
202401115	R0317374	MORGAN J KELLER & CIA C KELLER	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$554,787	$554,787	$0
202401117	R0444058	TOWER 22 LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$9,335,314	$9,335,314	$0
202401118	R0408766	RA MORRISON LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$303,267	$303,267	$0
202401118	R0476869	RA MORRISON LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$7,604,850	$7,604,850	$0
202401119	R0458905	KAISER FOUNDATION HEALTH PLAN OF COLORADO	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$7,970,200	$7,970,200	$0
202401120	R0457852	KAISER FOUNDATION HEALTH PLAN OF COLORADO	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$13,983,030	$13,983,030	$0
202401121	R0617715	KAISER FOUNDATION HOSPITALS	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$122,859,363	$122,859,363	$0
202401122	R0398473	KEN J EVANS	Adjust	33 - Changes have been made to your property record which has resulted in an adjustment. Data collected from the study period supports the current assessment.	$2,879,167	$2,100,000	($779,167)
202401123	R0613326	RYAN A MAVIS & MEGAN M MAVIS & TERRY E MAVIS & MARVIN T MUNDAY	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,415,620	$1,200,000	($215,620)
202401125	R0168057	DEVRIES FAMILY LIVING TRUST	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$922,599	$880,000	($42,599)
202401127	R0417049	CSM PARK MEADOWS LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$16,380,000	$16,380,000	$0
202401128	R0459913	742 CASTLETON ROAD LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$1,513,680	$1,513,680	$0
202401129	R0417048	CSM PARK MEADOWS LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$11,760,000	$11,760,000	$0
202401130	R0355297	ROCKYARD BREWING CO LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$1,490,600	$1,490,600	$0
202401131	R0475598	PHVIF LONE TREE LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$11,070,000	$11,070,000	$0

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202401132	R0417123	IHG PROPERTIES TRUST	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$8,910,000	$8,910,000	$0
202401133	R0397072	SUMMIT HOSPITALITY XIII LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$11,430,000	$11,430,000	$0
202401134	R0478136	CARMAX AUTO SUPERSTORES INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$13,039,373	$13,039,373	$0
202401135	R0415779	KOHLS INC	Adjust	78 - The intervening year value has been adjusted to reflect the prior year stipulated value.	$7,999,000	$7,999,000	$0
202401136	R0440894	KOHLS INC	Adjust	78 - The intervening year value has been adjusted to reflect the prior year stipulated value.	$8,097,000	$8,097,000	$0
202401137	R0448312	KOHLS INC	Adjust	78 - The intervening year value has been adjusted to reflect the prior year stipulated value.	$8,540,000	$8,540,000	$0
202401138	R0396710	JORDAN N CLOUSE & LOU ANN FISHER	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,341,405	$1,200,000	($141,405)
202401139	R0481109	SHEILA MAE HESS ALLEN	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,029,841	$980,000	($49,841)
202401140	R0610316	ROLLING HILLS APARTMENT HOMES LLC ET AL	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$42,780,000	$42,780,000	$0
202401141	R0330520	NEXGEN 384 INVERNESS HOLDINGS LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$5,820,760	$5,820,760	$0
202401142	R0399723	PROVIDENCE PARTNERS LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$13,919,400	$13,919,400	$0
202401143	R0480204	MCDONALD LAND HOLDINGS LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$5,280,000	$5,280,000	$0
202401144	R0473819	OLS PRESTON LLC & OLS MEADOWSTONE LLC & OLS PPA LLC & OLS PPH LLC & OLS 1401 LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$27,240,000	$27,240,000	$0
202401145	R0497360	PEPF PARKRIDGE FOUR LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$36,050,000	$36,050,000	$0
202401146	R0414666	RETREAT AT PARK MEADOWS LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$202,020,000	$202,020,000	$0
202401147	R0411766	TPP 323 PLAZA AT INVERNESS LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$19,222,224	$19,222,224	$0
202401148	R0417132	1745 LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$22,569,400	$22,569,400	$0
202401149	R0379007	AXAL LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$6,018,950	$6,018,950	$0
202401150	R0239978	DATABANK PROPERTIES LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$8,394,100	$8,394,100	$0
202401151	R0407365	D GRUPPE LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$5,565,000	$5,565,000	$0

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202401152	R0488962	PARKRIDGE SIX OWNER LLC C/O CONFLUENT DEVELOPMENT	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$32,916,800	$32,916,800	$0
202401153	R0485985	MAINSTREET RE INVESTORS LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$102,510,000	$102,510,000	$0
202401154	R0448953	KENTWOOD INVESTORS	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$159,880,451	$159,880,451	$0
202401155	R0465124	FMF LITTLETON LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$128,975,000	$128,975,000	$0
202401156	R0470678	CWS SGARR RIDGEGATE LLC & GOLDEN SANDS LONE TREE LLC ETAL	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$94,770,000	$94,770,000	$0
202401157	R0477205	SIMPSON FAMILY TRUST	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$4,850,357	$4,850,357	$0
202401157	R0498127	SIMPSON FAMILY TRUST	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$518,121	$518,121	$0
202401158	R0470672	ARCADIA HOLDINGS AT RIDGEGATE II LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$76,270,000	$76,270,000	$0
202401159	R0496230	SOLANA LUCENT STATION LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$92,424,993	$92,424,993	$0
202401160	R0422399	CWS CASTLE PINES LP & CWS ROYALE FRANCISCAN LP & CWS WESTON LLC & HLLC CWS WESTON LP & ET AL	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$119,260,000	$119,260,000	$0
202401161	R0496231	SOLANA LUCENT STATION LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$3,050,007	$3,050,007	$0
202401162	R0367733	BLUFFS ACQUISITION LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$113,900,000	$113,900,000	$0
202401163	R0621146	STERLING RANCH LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$7,738,800	$7,738,800	$0
202401163	R0621147	STERLING RANCH LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$2,629,200	$2,629,200	$0
202401163	R0621149	STERLING RANCH LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$16,800	$16,800	$0
202401164	R0491194	IMT CAPITAL III RG LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$85,410,000	$85,410,000	$0
202401165	R0119183	GARY AND COLLEEN MILLER FAMILY TRUST	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$788,253	$750,000	($38,253)
202401166	R0416101	CASTLE PARTNERS THREE LTD C/O PROPERTY TAX DEPT	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$33,816,793	$33,816,793	$0
202401167	R0441004	JOHN A COBBETT	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$922,701	$840,000	($82,701)

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202401168	R0490749	HEATH M MCLAUGHLIN	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$2,089,037	$1,850,000	($239,037)
202401169	R0402720	CASTLE PARTNERS TWO LTD	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$35,068,764	$35,068,764	$0
202401169	R0402721	CASTLE PARTNERS TWO LTD	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$27,905,554	$27,905,554	$0
202401170	R0431174	SHLP MEADOWS AT MERIDIAN LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$150,750,000	$150,750,000	$0
202401171	R0450937	SAMANTHA DEVITO	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$505,005	$460,000	($45,005)
202401172	R0000537	RYAN BEALE & LINDSAY OLIVER	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$780,151	$550,000	($230,151)
202401173	R0467036	RYAN SPILMAN & MARCI SPILMAN	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$2,025,768	$2,025,768	$0
202401174	R0608077	SHEILA KENNEDY	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$588,718	$550,000	($38,718)
202401175	R0398290	GREGORY C YONKER & MICHELE D YONKER	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$818,754	$721,000	($97,754)
202401176	R0435607	MICHAEL F KINSTLE & MICHELLE P KINSTLE	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,381,810	$1,200,000	($181,810)
202401177	R0017806	ERIC D MOZELL & KARI A MOZELL FAMILY TRUST	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,349,996	$1,000,000	($349,996)
202401179	R0463606	FURNITURE ROW COLO LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$10,738,711	$10,738,711	$0
202401180	R0496503	CC APARTMENTS LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$9,066,141	$9,066,141	$0
202401181	R0218456	1016 PARK STREET LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$2,919,000	$2,919,000	$0
202401182	R0491227	NATIONAL RETAIL PROPERTIES LP	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$10,160,000	$10,160,000	$0
202401183	R0438841	CH RETAIL FUND I DENVER PARKER IV LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$7,527,515	$7,527,515	$0
202401184	R0448318	CH RETAIL FUND I DENVER PARKER VI LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$7,636,500	$7,636,500	$0
202401185	R0409866	REGENCY CENTERS LP	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$2,446,500	$2,446,500	$0
202401186	R0386442	SILVERWOOD INVESTMENTS LP	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$2,349,100	$2,349,100	$0
202401187	R0319011	374 INVERNESS DRIVE SOUTH LLLP	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$6,695,044	$6,695,044	$0
202401188	R0409972	340 390 PERRY ST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$4,854,500	$4,854,500	$0

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202401189	R0383168	ANNA TRAMMEL PALMORE	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$735,253	$735,253	$0
202401190	R0471584	ASC AT MERIDIAN LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$3,978,750	$3,978,750	$0
202401191	R0603047	VENKATESHWAR RAO GANGAVELLI & VASUMATHI GANGAVELLI	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$1,323,270	$1,323,270	$0
202401192	R0458368	VENKATESHWAR RAO GANGAVELLI	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$797,132	$797,132	$0
202401193	R0388798	JAMES WISLER & DONNA ADAM	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$2,150,000	$2,150,000	$0
202401195	R0462352	WILLIAM KANE SMALLER & SARA CATHERINE SMALLER	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,138,522	$1,045,000	($93,522)
202401196	R0402778	CHAD SANDERS & XIAOWEI HU	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,507,181	$1,350,000	($157,181)
202401198	R0617501	HOME STREET OPERATIONS LLC	Deny	25 - The Market Approach to value was used in determining the subjects value, resulting in no change.	$6,000,000	$6,000,000	$0
202401199	R0371380	STEVEN C ROSS & JAMIE M OLEARY	Deny	25 - The Market Approach to value was used in determining the subjects value, resulting in no change.	$844,366	$844,366	$0
202401201	R0494861	20 MILE ROAD PARKER CO LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$98,490,000	$98,490,000	$0
202401202	R0487595	CASTLE PARTNERS ONE LTD	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$63,325,880	$63,325,880	$0
202401203	R0603720	MONTANE ACQUISITION LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$134,000,000	$134,000,000	$0
202401204	R0439285	ECHO RIDGE HOLDINGS LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$105,400,000	$105,400,000	$0
202401204	R0439286	ECHO RIDGE HOLDINGS LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$336	$336	$0
202401205	R0390542	BLUFFS OWNER LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$68,200,000	$68,200,000	$0
202401206	R0480202	BEL LINCOLN LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$39,780,000	$39,780,000	$0
202401207	R0435218	WINDSOR AT MERIDIAN LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$218,420,000	$218,420,000	$0
202401208	R0423363	TRAILSIDE HOLDINGS LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$86,800,001	$86,800,001	$0
202401209	R0481682	REGENCY AT RIDGEGATE LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$14,820,000	$14,820,000	$0
202401209	R0481683	REGENCY AT RIDGEGATE LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$138	$138	$0

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202401209	R0481684	REGENCY AT RIDGEGATE LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$258	$258	$0
202401209	R0481685	REGENCY AT RIDGEGATE LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$7,800,000	$7,800,000	$0
202401209	R0481686	REGENCY AT RIDGEGATE LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$3,450	$3,450	$0
202401209	R0481687	REGENCY AT RIDGEGATE LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$156	$156	$0
202401209	R0481688	REGENCY AT RIDGEGATE LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$18,330,000	$18,330,000	$0
202401209	R0481689	REGENCY AT RIDGEGATE LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$14,040,000	$14,040,000	$0
202401209	R0481691	REGENCY AT RIDGEGATE LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$240	$240	$0
202401209	R0481692	REGENCY AT RIDGEGATE LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$762	$762	$0
202401209	R0481693	REGENCY AT RIDGEGATE LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$8,190,000	$8,190,000	$0
202401209	R0481694	REGENCY AT RIDGEGATE LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$475,349	$475,349	$0
202401209	R0481695	REGENCY AT RIDGEGATE LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$452,024	$452,024	$0
202401209	R0481696	REGENCY AT RIDGEGATE LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$452,024	$452,024	$0
202401209	R0481697	REGENCY AT RIDGEGATE LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$452,024	$452,024	$0
202401209	R0481698	REGENCY AT RIDGEGATE LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$452,024	$452,024	$0
202401209	R0481699	REGENCY AT RIDGEGATE LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$452,024	$452,024	$0
202401209	R0481700	REGENCY AT RIDGEGATE LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$452,024	$452,024	$0
202401209	R0481701	REGENCY AT RIDGEGATE LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$475,349	$475,349	$0
202401209	R0481702	REGENCY AT RIDGEGATE LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$475,349	$475,349	$0
202401209	R0481703	REGENCY AT RIDGEGATE LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$452,024	$452,024	$0
202401209	R0481704	REGENCY AT RIDGEGATE LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$452,024	$452,024	$0
202401209	R0481705	REGENCY AT RIDGEGATE LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$452,024	$452,024	$0

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202401209	R0481706	REGENCY AT RIDGEGATE LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$475,349	$475,349	$0
202401209	R0481707	REGENCY AT RIDGEGATE LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$475,349	$475,349	$0
202401209	R0481708	REGENCY AT RIDGEGATE LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$452,024	$452,024	$0
202401209	R0481709	REGENCY AT RIDGEGATE LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$452,024	$452,024	$0
202401209	R0481710	REGENCY AT RIDGEGATE LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$475,349	$475,349	$0
202401209	R0481711	REGENCY AT RIDGEGATE LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$156	$156	$0
202401209	R0481712	REGENCY AT RIDGEGATE LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$9,876	$9,876	$0
202401209	R0481713	REGENCY AT RIDGEGATE LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$9,750,000	$9,750,000	$0
202401209	R0481714	REGENCY AT RIDGEGATE LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$475,349	$475,349	$0
202401209	R0481715	REGENCY AT RIDGEGATE LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$452,024	$452,024	$0
202401209	R0481716	REGENCY AT RIDGEGATE LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$452,024	$452,024	$0
202401209	R0481717	REGENCY AT RIDGEGATE LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$475,349	$475,349	$0
202401209	R0481718	REGENCY AT RIDGEGATE LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$156	$156	$0
202401210	R0370211	WESTRICK GROUP LLC	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$714,034	$674,000	($40,034)
202401212	R0612039	KYLE SCOTT ARFSTEN & ASHLEY CHRISTINE ARFSTEN	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$740,063	$740,063	$0
202401214	R0153584	HOYT LIVING TRUST	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$752,590	$752,590	$0
202401215	R0466181	MICHAEL D GRICE & CHERYL A GRICE	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$784,137	$784,137	$0
202401218	R0414298	GC NET LEASE LONE TREE INVESTORS LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$19,454	$19,454	$0
202401218	R0496881	GC NET LEASE LONE TREE INVESTORS LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$34,417,800	$34,417,800	$0
202401219	R0428675	CANVAS CREDIT UNION	Deny	25 - The Market Approach to value was used in determining the subjects value, resulting in no change.	$11,903,576	$11,903,576	$0
202401220	R0426500	ENGLEWOOD TWO LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$902,688	$902,688	$0

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202401220	R0426518	ENGLEWOOD TWO LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$12,524,793	$12,524,793	$0
202401221	R0406041	PETER HULL & KRISTIN HULL	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$850,000	$850,000	$0
202401222	R0617324	GREGG CROCKETT & VAL CROCKETT	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$1,406,254	$1,406,254	$0
202401223	R0454282	DAVID W WIEGAND & MEGAN G WIEGAND	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,085,934	$945,000	($140,934)
202401224	R0370415	KRISTIN J BUSHARD	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$673,231	$673,231	$0
202401228	R0620015	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$156,142	$128,037	($28,105)
202401228	R0620016	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$156,142	$128,037	($28,105)
202401228	R0620017	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$155,172	$127,241	($27,931)
202401228	R0620018	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$153,862	$126,167	($27,695)
202401228	R0620019	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$151,523	$124,249	($27,274)
202401228	R0620020	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$151,523	$124,249	($27,274)
202401228	R0620021	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$159,928	$131,141	($28,787)
202401228	R0620022	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$159,928	$131,141	($28,787)
202401228	R0620023	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$159,928	$131,141	($28,787)
202401228	R0620024	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$159,928	$131,141	($28,787)
202401228	R0620025	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$159,928	$131,141	($28,787)
202401228	R0620026	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$156,464	$128,300	($28,164)
202401228	R0620027	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$151,523	$124,249	($27,274)
202401228	R0620028	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$151,523	$124,249	($27,274)
202401228	R0620029	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$151,523	$124,249	($27,274)
202401228	R0620030	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$161,766	$132,648	($29,118)

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202401228	R0620031	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$151,523	$124,249	($27,274)
202401228	R0620032	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$151,523	$124,249	($27,274)
202401228	R0620033	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$154,846	$126,974	($27,872)
202401228	R0620034	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$156,142	$128,037	($28,105)
202401228	R0620035	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$156,142	$128,037	($28,105)
202401228	R0620036	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$156,142	$128,037	($28,105)
202401228	R0620038	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$151,523	$124,249	($27,274)
202401228	R0620039	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$152,197	$124,802	($27,395)
202401228	R0620040	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$153,200	$125,624	($27,576)
202401228	R0620041	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$165,634	$135,819	($29,815)
202401228	R0620042	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$139,587	$114,462	($25,125)
202401228	R0620043	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$139,587	$114,462	($25,125)
202401228	R0620044	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$142,635	$116,961	($25,674)
202401228	R0620045	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$142,635	$116,961	($25,674)
202401228	R0620046	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$155,820	$127,772	($28,048)
202401228	R0620047	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$141,125	$115,723	($25,402)
202401228	R0620048	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$139,587	$114,462	($25,125)
202401228	R0620049	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$140,360	$115,095	($25,265)
202401228	R0620050	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$146,299	$119,965	($26,334)
202401228	R0620051	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$146,299	$119,965	($26,334)
202401228	R0620052	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$142,635	$116,961	($25,674)

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202401228	R0620053	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$139,587	$114,462	($25,125)
202401228	R0620054	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$139,587	$114,462	($25,125)
202401228	R0620055	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$144,486	$118,479	($26,007)
202401228	R0620056	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$150,844	$123,692	($27,152)
202401228	R0620057	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$140,743	$115,409	($25,334)
202401228	R0620058	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$139,587	$114,462	($25,125)
202401228	R0620059	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$139,587	$114,462	($25,125)
202401228	R0620060	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$153,200	$125,624	($27,576)
202401228	R0620061	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$174,831	$143,361	($31,470)
202401228	R0620062	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$176,681	$144,878	($31,803)
202401228	R0620063	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$154,519	$126,706	($27,813)
202401228	R0620064	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$149,470	$122,565	($26,905)
202401228	R0620065	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$149,123	$122,281	($26,842)
202401228	R0620066	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$151,861	$124,526	($27,335)
202401228	R0620067	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$155,172	$127,241	($27,931)
202401228	R0620068	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$154,846	$126,974	($27,872)
202401228	R0620069	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$154,191	$126,437	($27,754)
202401228	R0620070	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$149,123	$122,281	($26,842)
202401228	R0620071	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$149,123	$122,281	($26,842)
202401228	R0620072	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$153,862	$126,167	($27,695)
202401228	R0620073	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$156,142	$128,037	($28,105)

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202401228	R0620074	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$156,142	$128,037	($28,105)
202401228	R0620075	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$155,820	$127,772	($28,048)
202401228	R0620076	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$162,069	$132,897	($29,172)
202401228	R0620077	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$158,683	$130,120	($28,563)
202401228	R0620078	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$153,200	$125,624	($27,576)
202401228	R0620079	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$153,200	$125,624	($27,576)
202401228	R0620080	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$149,815	$122,848	($26,967)
202401228	R0620081	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$141,505	$116,034	($25,471)
202401228	R0620082	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$141,505	$116,034	($25,471)
202401228	R0620083	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$143,751	$117,875	($25,876)
202401228	R0620084	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$147,368	$120,842	($26,526)
202401228	R0620085	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$147,368	$120,842	($26,526)
202401228	R0620086	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$147,368	$120,842	($26,526)
202401228	R0620087	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$147,368	$120,842	($26,526)
202401228	R0620088	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$145,216	$119,077	($26,139)
202401228	R0620089	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$141,505	$116,034	($25,471)
202401228	R0620090	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$150,844	$123,692	($27,152)
202401228	R0620091	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$163,272	$133,883	($29,389)
202401228	R0620094	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$139,587	$114,462	($25,125)
202401228	R0620095	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$139,587	$114,462	($25,125)
202401228	R0620096	SHEA CANYONS LLC C/O PROPERTY TAX DEPT	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$139,587	$114,462	($25,125)

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202401229	R0007376	JAMES P ALDEN AND PATRICIA A ALDEN TRUST	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$852,015	$775,000	($77,015)
202401230	R0379717	LUKE HARDCASTLE & BRITTANY BECK & MARK HARDCASTLE	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$714,622	$685,000	($29,622)
202401231	R0613395	ALAN KNUTSON	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,036,737	$1,000,000	($36,737)
202401232	R0487758	MICHAEL F SMITH & SARAH J DOZE	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$829,124	$829,124	$0
202401233	R0459851	PARKER MEADOWS LLC	Deny	85 - Consideration was given to the actual income operating data provided, and it was determined to support the Assessor's value with no adjustment warranted.	$2,986,876	$2,986,876	$0
202401234	R0609063	MONTANA VISTA OFFICES II LLC	Deny	25 - The Market Approach to value was used in determining the subjects value, resulting in no change.	$4,023,200	$4,023,200	$0
202401235	R0465190	SHAYNE HARRIS & JACQUELINE HARRIS	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$3,760,000	$3,480,000	($280,000)
202401236	R0408335	CAMERON QUINCY HASLAM & TRACY HASLAM	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$886,392	$812,000	($74,392)
202401238	R0343754	UHS OF DENVER INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$14,288,428	$14,288,428	$0
202401239	R0425392	CHARLES A RUDDY & TAMMY J RUDDY	Adjust	58 - The land classification has been changed to contiguous residential, and the residential assessment rate will be applied.	$161,179	$156,000	($5,179)
202401240	R0429393	DAVID M TREADWELL & LISA V TREADWELL	Deny	25 - The Market Approach to value was used in determining the subjects value, resulting in no change.	$1,427,793	$1,427,793	$0
202401241	R0435409	XIAOHAN TAN & SHAYAN WU	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$669,684	$650,000	($19,684)
202401242	R0393059	MENDEZ & SEDA TRUST	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$1,781,977	$1,781,977	$0
202401244	R0412901	CHASE RAUCH & JONI CLASSEN	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$593,452	$593,452	$0
202401246	R0470831	NIRMAL RAMALINGAM VRITI NIRMAL	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$848,048	$828,000	($20,048)
202401247	R0393912	NIRMAL RAMALINGAM & VRITI V NIRMAL	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$664,504	$664,504	$0
202401248	R0397479	STEVEN COLE SIMPSON & CORRYN ALEXIS SIMPSON & MARK STEVEN SIMPSON & LINDA ANN SIMPSON	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$775,420	$775,420	$0
202401249	R0474342	JEFF & STACI RUBIE REVOCABLE TRUST	Adjust	42 - After further review, the Income Approach to value supports an adjustment.	$5,043,941	$4,290,528	($753,413)
202401251	R0608444	ANDREW R HUSBY	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$987,657	$905,000	($82,657)

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202401252	R0610610	COBBLESTONE DENVER PROPCO LLC	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$1,630,803	$1,630,803	$0
202401253	R0307432	LAURA CRISTINA NICOARA & EUGEN OCTAVIAN NICOARA	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$571,527	$518,000	($53,527)
202401255	R0340090	LAURA CRISTINA NICOARA EUGEN OCTAVIAN NICOARA	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$672,912	$607,000	($65,912)
202401256	R0605899	ROBERT G HADDAD JR & SANDRA F HADDAD	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,196,284	$992,000	($204,284)
202401258	R0493608	EQR LEDGES LLC	Deny	34 - 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.	$104,520,000	$104,520,000	$0
202401260	R0617184	300 DEGREES NW LLC	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,718,416	$1,420,000	($298,416)
202401261	R0621606	REUNION INVERNESS RE LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$16,923,905	$16,923,905	$0
202401262	R0621607	GRAYS DEVELOPMENT COMPANY INC	Deny	43 - Appraiser's property specific response:	$1,609,985	$1,609,985	$0
202401263	R0269456	ROBERT ANDREW LISTER & IRINA ARACELY NORRIS LISTER	Deny	25 - The Market Approach to value was used in determining the subjects value, resulting in no change.	$761,809	$761,809	$0
202401265	R0336435	BRYAN JAMES UNDERWOOD	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$791,175	$750,000	($41,175)
202401266	R0038711	CONRAD S PRATHER	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$1,132,393	$1,132,393	$0
202401267	R0393532	PETER L ROUSSEAU JR & TRACY ROUSSEAU	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$1,316,558	$1,316,558	$0
202401269	R0410766	TAAS HOLDINGS LLC	Adjust	78 - The intervening year value has been adjusted to reflect the prior year stipulated value.	$980,000	$980,000	$0
202401270	R0459924	VALERIE L ZELENKA	Deny	25 - The Market Approach to value was used in determining the subjects value, resulting in no change.	$330,733	$330,733	$0
202401271	R0237032	RON GIBAS & NANCY GIBAS	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$632,722	$632,722	$0
202401272	R0384776	JUDITH S LINN & CHRISTOPHER C STONE	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$916,776	$840,000	($76,776)
202401273	R0499310	BRINKERHOFF CASTLE ROCK LLC	Deny	54 - The subjects value is determined using the cost approach to value of the improvements plus the market-supported value of the land.	$2,163,958	$2,163,958	$0
202401274	R0494046	NATHAN L TALOCCO & ANGELA M TALOCCO	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$2,457,230	$2,050,000	($407,230)
202401275	R0615890	CANYONS MULTIFAMILY OWNER LLC	Deny	34 - 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.	$62,790,000	$62,790,000	$0

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202401276	R0615891	CANYONS MULTIFAMILY OWNER LLC	Deny	34 - 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.	$63,960,000	$63,960,000	$0
202401277	R0367481	MICHAEL J BEATON & DARLENE E BEATON	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$764,918	$764,918	$0
202401279	R0406733	ALICE F MARTINEZ & CHARLES MARTINEZ	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,079,250	$980,000	($99,250)
202401280	R0431852	ROBERTO BETANCOURT CASTRO & GABRIELA ORTEGA MENDOZA	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$634,671	$634,671	$0
202401282	R0380816	JEFFRY G GAREW & MIN JEONG KIM	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$2,562,107	$2,562,107	$0
202401284	R0150931	THEODORE R DEPOOTER & JANET R DEPOOTER	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$290,000	$290,000	$0
202401286	R0354672	BRYAN ARTHUR HESS & MELISSA MARGARET HESS	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,033,123	$910,000	($123,123)
202401288	R0420219	KEVIN A SUTTON	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$3,123,747	$2,600,000	($523,747)
202401290	R0616941	CHRISTOPHER NOEL DILAPO	Deny	27 - A review of the market value of land in your neighborhood indicates your land assessment is correct.	$432,017	$432,017	$0
202401291	R0427068	DAVID SERVATIUS & EMILIE KING	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$1,137,502	$1,137,502	$0
202401292	R0354858	JEAN HOMESLEY & DALE HOMESLEY	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,473,143	$1,170,000	($303,143)
202401293	R0344363	DANIEL AHAIWE & GLORIA AHAIWE	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$663,083	$663,083	$0
202401294	R0346323	NICHOLAS P JASURDA & LAURA M JASURDA	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$794,380	$637,300	($157,080)
202401295	R0408660	NANCY FRANCO & NATHAN LAWRENCE KAPLAN	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$884,547	$884,547	$0
202401296	R0272751	YONGKAI WANG & CHENG ZHANG	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$2,275,150	$2,045,000	($230,150)
202401297	R0433808	DELICIA L JOHNSON RICHARD T DUNCAN	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$643,592	$597,000	($46,592)
202401298	R0483039	RENEE MARIE CLEMEN BENNETT CLEMEN	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$1,102,338	$1,102,338	$0
202401299	R0613327	MICHAEL LEE NORTUNE & JULIE ANN NORTUNE	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,235,970	$1,150,000	($85,970)
202401300	R0344518	MARCUS COLASUONNO & SARAH COLASUONNO	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$668,786	$668,786	$0

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202401301	R0486912	CHRISTINE MORITZ	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,098,722	$1,045,000	($53,722)
202401302	R0414930	KEVIN S EDWARDS & JEANNE I EDWARDS	Deny	25 - The Market Approach to value was used in determining the subjects value, resulting in no change.	$1,258,442	$1,258,442	$0
202401303	R0382456	RYAN LEVINE	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$655,000	$655,000	$0
202401304	R0603791	MAX MILLER & ALLISON MILLER	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$1,279,679	$1,279,679	$0
202401305	R0118105	PATRICIA J WALTERS	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$571,583	$545,000	($26,583)
202401306	R0495977	CHARLENE J CRANDALL TRUST	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$905,000	$905,000	$0
202401307	R0604835	LYNDI M FIELITZ	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$586,038	$555,000	($31,038)
202401308	R0452722	JOSEPH SIMS LORI SIMS	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,289,111	$1,080,000	($209,111)
202401309	R0612070	KERRY KATHLEEN OWENS & LAMONT DANIELL HUDSON	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$683,452	$645,000	($38,452)
202401310	R0013952	BRADLEY J COATS & KATHY J COATS	Adjust	33 - Changes have been made to your property record which has resulted in an adjustment. Data collected from the study period supports the current assessment.	$836,417	$650,000	($186,417)
202401312	R0069497	ROBERT STANLEY & STEPHANIE STANLEY	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,408,684	$1,300,000	($108,684)
202401313	R0149868	COLORADO ELK RIDGE PROPERTIES LLC	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$357,430	$160,000	($197,430)
202401314	R0420478	ROBERT A MUSSER & CHRISTINE GENTILE MUSSER	Deny	84 - Your property assessment is based on the appraisal date of June 30, 2022. Data collected from the study period supports the current assessment on your property.	$97,000	$97,000	$0
202401315	R0442432	ROBERT A MUSSER & CHRISTINE GENTILE MUSSER	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$450,000	$450,000	$0
202401316	R0611649	KEVIN DELOHERY & AMY DELOHERY	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$924,942	$800,000	($124,942)
202401317	R0490310	ASLAM PERWAIZ & SHAISTA PERWAIZ	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$1,100,000	$1,100,000	$0
202401319	R0330145	JOSHUA PATRICK RICHARD & ALEXIS ELIZABETH VICKERY RICHARD	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$844,136	$775,000	($69,136)
202401320	R0381856	JOSHUA D KOZSAN & TIFFANY R KOZSAN	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$617,803	$617,803	$0
202401322	R0470533	JEFFREY T SANTANGELO	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$814,491	$814,491	$0

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202401323	R0419336	ELIZABETH AMBRIZ MARTINEZ	Deny	25 - The Market Approach to value was used in determining the subjects value, resulting in no change.	$761,172	$761,172	$0
202401325	R0618573	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$165,175	$165,175	$0
202401325	R0618574	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$165,175	$165,175	$0
202401325	R0618575	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$165,175	$165,175	$0
202401325	R0618576	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$165,175	$165,175	$0
202401325	R0618577	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$164,035	$164,035	$0
202401325	R0618579	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$162,882	$162,882	$0
202401325	R0618580	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$163,268	$163,268	$0
202401325	R0618581	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$165,928	$165,928	$0
202401325	R0618582	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$169,971	$169,971	$0
202401325	R0618583	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$201,343	$201,343	$0
202401325	R0618584	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$201,343	$201,343	$0
202401325	R0618586	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$201,343	$201,343	$0
202401325	R0618587	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$167,417	$167,417	$0
202401325	R0618588	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$166,302	$166,302	$0
202401325	R0618604	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$166,302	$166,302	$0
202401325	R0618605	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$166,302	$166,302	$0
202401325	R0618606	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$166,302	$166,302	$0
202401325	R0618607	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$164,035	$164,035	$0
202401325	R0618608	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$162,882	$162,882	$0
202401325	R0618610	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$178,608	$178,608	$0

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202401325	R0618611	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$179,927	$179,927	$0
202401325	R0618612	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$179,927	$179,927	$0
202401325	R0618613	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$179,927	$179,927	$0
202401325	R0618634	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$178,276	$178,276	$0
202401325	R0618635	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$178,276	$178,276	$0
202401325	R0618636	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$180,254	$180,254	$0
202401325	R0618637	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$181,230	$181,230	$0
202401326	R0617191	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$97,650	$97,650	$0
202401326	R0617192	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$94,567	$94,567	$0
202401326	R0617193	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$94,190	$94,190	$0
202401326	R0617194	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$93,811	$93,811	$0
202401326	R0617195	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$93,236	$93,236	$0
202401326	R0617196	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$91,865	$91,865	$0
202401326	R0617197	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$95,678	$95,678	$0
202401326	R0617198	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$90,657	$90,657	$0
202401326	R0617199	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$91,063	$91,063	$0
202401326	R0617200	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$91,063	$91,063	$0
202401326	R0617201	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$90,247	$90,247	$0
202401326	R0617202	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$90,861	$90,861	$0
202401326	R0617203	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$87,264	$87,264	$0
202401326	R0617204	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$86,598	$86,598	$0

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401326	R0617205	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$86,148	$86,148	$0
202401326	R0617206	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$87,703	$87,703	$0
202401326	R0617207	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$90,247	$90,247	$0
202401326	R0617208	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$106,627	$106,627	$0
202401326	R0617223	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$100,120	$100,120	$0
202401326	R0617225	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$100,601	$100,601	$0
202401326	R0617227	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$97,384	$97,384	$0
202401326	R0617228	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$97,384	$97,384	$0
202401326	R0617229	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$97,384	$97,384	$0
202401326	R0617230	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$97,384	$97,384	$0
202401326	R0617231	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$97,384	$97,384	$0
202401326	R0617232	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$97,384	$97,384	$0
202401326	R0617235	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$96,870	$96,870	$0
202401326	R0617238	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$97,384	$97,384	$0
202401326	R0617257	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$105,615	$105,615	$0
202401326	R0617264	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$104,220	$104,220	$0
202401326	R0617265	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$97,826	$97,826	$0
202401326	R0617266	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$101,370	$101,370	$0
202401326	R0617267	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$99,036	$99,036	$0
202401326	R0617268	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$104,373	$104,373	$0
202401326	R0617269	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$90,247	$90,247	$0

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401326	R0617270	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$87,484	$87,484	$0
202401326	R0617271	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$86,373	$86,373	$0
202401326	R0617272	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$86,148	$86,148	$0
202401326	R0617273	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$92,458	$92,458	$0
202401326	R0617274	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$96,942	$96,942	$0
202401326	R0617275	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$96,405	$96,405	$0
202401326	R0617276	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$95,678	$95,678	$0
202401326	R0617277	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$86,598	$86,598	$0
202401326	R0617278	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$86,373	$86,373	$0
202401326	R0617279	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$86,373	$86,373	$0
202401326	R0617280	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$86,373	$86,373	$0
202401326	R0617281	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$88,137	$88,137	$0
202401326	R0617282	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$91,265	$91,265	$0
202401326	R0617283	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$94,379	$94,379	$0
202401326	R0617284	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$95,310	$95,310	$0
202401326	R0617285	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$94,190	$94,190	$0
202401326	R0617286	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$120,696	$120,696	$0
202401326	R0617287	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$105,737	$105,737	$0
202401326	R0617288	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$98,693	$98,693	$0
202401326	R0617289	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$103,130	$103,130	$0
202401326	R0617290	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$106,480	$106,480	$0

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401326	R0617291	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$109,629	$109,629	$0
202401326	R0617292	KB HOME COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$110,320	$110,320	$0
202401327	R0620614	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$69,220	$69,220	$0
202401327	R0620615	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$70,611	$70,611	$0
202401327	R0620616	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$70,611	$70,611	$0
202401327	R0620617	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$70,611	$70,611	$0
202401327	R0620618	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$70,611	$70,611	$0
202401327	R0620619	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$70,611	$70,611	$0
202401327	R0620620	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$70,611	$70,611	$0
202401327	R0620621	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$68,864	$68,864	$0
202401327	R0620622	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$68,864	$68,864	$0
202401327	R0620623	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$68,864	$68,864	$0
202401327	R0620624	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$68,684	$68,684	$0
202401327	R0620625	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$69,397	$69,397	$0
202401327	R0620626	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$71,786	$71,786	$0
202401327	R0620627	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$71,951	$71,951	$0
202401327	R0620628	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$70,950	$70,950	$0
202401327	R0620629	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$70,950	$70,950	$0
202401327	R0620630	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$77,461	$77,461	$0
202401327	R0620631	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$74,496	$74,496	$0
202401327	R0620632	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$68,864	$68,864	$0

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401327	R0620633	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$68,864	$68,864	$0
202401327	R0620634	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$68,864	$68,864	$0
202401327	R0620635	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$68,864	$68,864	$0
202401327	R0620636	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$68,864	$68,864	$0
202401327	R0620637	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$68,864	$68,864	$0
202401327	R0620638	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$72,441	$72,441	$0
202401327	R0620639	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$72,441	$72,441	$0
202401327	R0620640	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$69,042	$69,042	$0
202401327	R0620641	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$76,006	$76,006	$0
202401327	R0620642	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$68,504	$68,504	$0
202401327	R0620643	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$69,220	$69,220	$0
202401327	R0620644	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$69,220	$69,220	$0
202401327	R0620645	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$69,220	$69,220	$0
202401327	R0620646	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$69,220	$69,220	$0
202401327	R0620647	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$69,397	$69,397	$0
202401327	R0620648	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$69,397	$69,397	$0
202401327	R0620649	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$69,397	$69,397	$0
202401327	R0620650	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$69,397	$69,397	$0
202401327	R0620651	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$69,573	$69,573	$0
202401327	R0620652	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$69,573	$69,573	$0
202401327	R0620653	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$69,573	$69,573	$0

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401327	R0620654	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$69,573	$69,573	$0
202401327	R0620655	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$70,440	$70,440	$0
202401327	R0620656	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$71,951	$71,951	$0
202401327	R0620657	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$73,085	$73,085	$0
202401327	R0620658	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$75,259	$75,259	$0
202401327	R0620659	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$78,169	$78,169	$0
202401327	R0620660	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$81,668	$81,668	$0
202401327	R0620661	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$90,634	$90,634	$0
202401327	R0620662	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$83,931	$83,931	$0
202401327	R0620663	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$75,409	$75,409	$0
202401327	R0620664	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$77,318	$77,318	$0
202401327	R0620665	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$73,085	$73,085	$0
202401327	R0620666	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$74,956	$74,956	$0
202401327	R0620667	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$82,181	$82,181	$0
202401327	R0620668	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$84,175	$84,175	$0
202401327	R0620669	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$84,053	$84,053	$0
202401327	R0620670	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$99,152	$99,152	$0
202401327	R0620671	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$79,685	$79,685	$0
202401327	R0620672	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$76,006	$76,006	$0
202401327	R0620673	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$80,089	$80,089	$0
202401327	R0620674	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$78,865	$78,865	$0

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401327	R0620675	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$78,727	$78,727	$0
202401327	R0620676	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$79,003	$79,003	$0
202401327	R0620677	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$79,277	$79,277	$0
202401327	R0620678	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$79,414	$79,414	$0
202401327	R0620679	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$79,685	$79,685	$0
202401327	R0620680	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$79,955	$79,955	$0
202401327	R0620681	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$80,089	$80,089	$0
202401327	R0620682	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$80,356	$80,356	$0
202401327	R0620683	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$80,622	$80,622	$0
202401327	R0620684	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$80,754	$80,754	$0
202401327	R0620685	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$81,017	$81,017	$0
202401327	R0620686	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$82,814	$82,814	$0
202401327	R0620687	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$81,148	$81,148	$0
202401327	R0620688	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$80,089	$80,089	$0
202401327	R0620689	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$77,461	$77,461	$0
202401327	R0620690	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$74,187	$74,187	$0
202401327	R0620691	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$86,663	$86,663	$0
202401327	R0620693	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$73,245	$73,245	$0
202401327	R0620694	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$68,864	$68,864	$0
202401327	R0620695	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$68,864	$68,864	$0
202401327	R0620696	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$68,864	$68,864	$0

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401327	R0620697	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$68,864	$68,864	$0
202401327	R0620698	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$75,858	$75,858	$0
202401327	R0620700	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$78,588	$78,588	$0
202401327	R0620701	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$69,573	$69,573	$0
202401327	R0620702	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$71,287	$71,287	$0
202401327	R0620703	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$71,287	$71,287	$0
202401327	R0620704	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$71,287	$71,287	$0
202401327	R0620705	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$71,287	$71,287	$0
202401327	R0620706	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$71,287	$71,287	$0
202401327	R0620707	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$71,287	$71,287	$0
202401327	R0620708	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$70,611	$70,611	$0
202401327	R0620709	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$68,864	$68,864	$0
202401327	R0620710	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$69,220	$69,220	$0
202401327	R0620711	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$78,169	$78,169	$0
202401327	R0620712	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$76,302	$76,302	$0
202401327	R0620713	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$75,107	$75,107	$0
202401327	R0620714	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$70,950	$70,950	$0
202401327	R0620715	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$76,886	$76,886	$0
202401327	R0620716	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$74,803	$74,803	$0
202401327	R0620717	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$70,095	$70,095	$0
202401327	R0620718	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$70,095	$70,095	$0

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401327	R0620719	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$69,042	$69,042	$0
202401327	R0620720	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$68,864	$68,864	$0
202401327	R0620721	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$68,864	$68,864	$0
202401327	R0620722	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$68,864	$68,864	$0
202401327	R0620723	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$71,454	$71,454	$0
202401327	R0620724	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$75,409	$75,409	$0
202401327	R0620729	LENNAR COLORADO LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$2,833,146	$2,833,146	$0
202401327	R0620732	LENNAR COLORADO LLC	Adjust	44 - Appraiser's property specific response:	$1,877,084	$1,630,335	($246,749)
202401328	R0618592	AG EHC II (LEN) MULTI STATE 4 LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$188,436	$188,436	$0
202401328	R0618593	AG EHC II (LEN) MULTI STATE 4 LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$210,502	$210,502	$0
202401328	R0618594	AG EHC II (LEN) MULTI STATE 4 LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$201,614	$201,614	$0
202401328	R0618595	AG EHC II (LEN) MULTI STATE 4 LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$216,659	$216,659	$0
202401328	R0618596	AG EHC II (LEN) MULTI STATE 4 LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$216,900	$216,900	$0
202401328	R0618597	AG EHC II (LEN) MULTI STATE 4 LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$203,764	$203,764	$0
202401328	R0618598	AG EHC II (LEN) MULTI STATE 4 LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$184,106	$184,106	$0
202401328	R0618599	AG EHC II (LEN) MULTI STATE 4 LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$183,790	$183,790	$0
202401328	R0618600	AG EHC II (LEN) MULTI STATE 4 LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$180,254	$180,254	$0
202401328	R0618617	AG EHC II (LEN) MULTI STATE 4 LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$180,254	$180,254	$0
202401328	R0618618	AG EHC II (LEN) MULTI STATE 4 LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$181,230	$181,230	$0
202401328	R0618619	AG EHC II (LEN) MULTI STATE 4 LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$181,230	$181,230	$0
202401328	R0618620	AG EHC II (LEN) MULTI STATE 4 LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$181,230	$181,230	$0

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401328	R0618621	AG EHC II (LEN) MULTI STATE 4 LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$183,790	$183,790	$0
202401328	R0618622	AG EHC II (LEN) MULTI STATE 4 LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$187,522	$187,522	$0
202401328	R0618623	AG EHC II (LEN) MULTI STATE 4 LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$207,438	$207,438	$0
202401328	R0618624	AG EHC II (LEN) MULTI STATE 4 LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$214,477	$214,477	$0
202401328	R0618625	AG EHC II (LEN) MULTI STATE 4 LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$218,094	$218,094	$0
202401328	R0618626	AG EHC II (LEN) MULTI STATE 4 LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$205,876	$205,876	$0
202401328	R0618627	AG EHC II (LEN) MULTI STATE 4 LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$191,134	$191,134	$0
202401328	R0618628	AG EHC II (LEN) MULTI STATE 4 LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$187,522	$187,522	$0
202401328	R0618629	AG EHC II (LEN) MULTI STATE 4 LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$182,197	$182,197	$0
202401328	R0618630	AG EHC II (LEN) MULTI STATE 4 LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$182,197	$182,197	$0
202401328	R0618631	AG EHC II (LEN) MULTI STATE 4 LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$182,197	$182,197	$0
202401328	R0618632	AG EHC II (LEN) MULTI STATE 4 LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$182,197	$182,197	$0
202401328	R0618633	AG EHC II (LEN) MULTI STATE 4 LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$179,599	$179,599	$0
202401329	R0605638	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$145,518	$145,518	$0
202401329	R0605639	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$145,518	$145,518	$0
202401329	R0605640	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$145,518	$145,518	$0
202401329	R0605641	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$145,518	$145,518	$0
202401329	R0605642	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$145,518	$145,518	$0
202401329	R0605652	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$162,608	$162,608	$0
202401329	R0605656	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$130,830	$130,830	$0
202401329	R0605657	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$130,830	$130,830	$0

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401329	R0605658	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$130,830	$130,830	$0
202401329	R0605672	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$148,349	$148,349	$0
202401329	R0605673	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$144,849	$144,849	$0
202401329	R0605674	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$145,960	$145,960	$0
202401329	R0605683	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$133,759	$133,759	$0
202401329	R0605684	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$133,759	$133,759	$0
202401329	R0605685	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$133,759	$133,759	$0
202401329	R0605686	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$133,236	$133,236	$0
202401329	R0605687	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$140,233	$140,233	$0
202401329	R0605709	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$140,471	$140,471	$0
202401329	R0605710	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$138,547	$138,547	$0
202401329	R0605711	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$135,051	$135,051	$0
202401329	R0605712	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$134,794	$134,794	$0
202401329	R0605713	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$136,820	$136,820	$0
202401329	R0605714	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$136,820	$136,820	$0
202401329	R0605715	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$135,561	$135,561	$0
202401329	R0605716	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$134,019	$134,019	$0
202401330	R0367684	DENVER MERIDIAN GATEWAY EQUITIES LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$20,926,552	$20,926,552	$0
202401331	R0609216	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$124,201	$124,201	$0
202401331	R0609217	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$124,201	$124,201	$0
202401331	R0609218	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$124,201	$124,201	$0

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401331	R0609219	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$124,201	$124,201	$0
202401331	R0609220	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$124,201	$124,201	$0
202401331	R0609221	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$135,416	$135,416	$0
202401331	R0609266	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$145,087	$145,087	$0
202401331	R0609267	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$128,232	$128,232	$0
202401331	R0609268	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$128,232	$128,232	$0
202401331	R0609269	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$125,487	$125,487	$0
202401331	R0609270	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$124,719	$124,719	$0
202401331	R0609271	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$124,719	$124,719	$0
202401331	R0609272	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$134,529	$134,529	$0
202401331	R0609273	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$132,033	$132,033	$0
202401331	R0609274	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$125,232	$125,232	$0
202401331	R0609275	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$125,232	$125,232	$0
202401331	R0609276	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$124,719	$124,719	$0
202401331	R0609277	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$125,232	$125,232	$0
202401331	R0609278	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$127,247	$127,247	$0
202401331	R0609279	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$142,537	$142,537	$0
202401331	R0609338	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$139,688	$139,688	$0
202401331	R0609339	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$132,723	$132,723	$0
202401331	R0609340	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$132,723	$132,723	$0
202401331	R0609341	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$132,723	$132,723	$0

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401331	R0609342	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$132,723	$132,723	$0
202401331	R0609343	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$134,529	$134,529	$0
202401331	R0609344	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$134,082	$134,082	$0
202401331	R0609345	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$133,632	$133,632	$0
202401331	R0609346	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$132,951	$132,951	$0
202401331	R0609347	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$132,264	$132,264	$0
202401331	R0609348	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$141,329	$141,329	$0
202401331	R0609349	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$136,724	$136,724	$0
202401331	R0609350	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$134,306	$134,306	$0
202401331	R0609351	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$135,635	$135,635	$0
202401331	R0609352	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$136,940	$136,940	$0
202401331	R0609353	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$134,082	$134,082	$0
202401331	R0609354	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$130,396	$130,396	$0
202401331	R0609355	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$130,396	$130,396	$0
202401331	R0609356	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$130,396	$130,396	$0
202401331	R0609357	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$130,396	$130,396	$0
202401331	R0609358	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$137,584	$137,584	$0
202401331	R0609359	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$127,741	$127,741	$0
202401331	R0609360	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$124,201	$124,201	$0
202401331	R0609361	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$124,201	$124,201	$0
202401331	R0609362	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$124,201	$124,201	$0

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401331	R0609363	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$124,201	$124,201	$0
202401331	R0609364	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$124,201	$124,201	$0
202401331	R0609365	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$131,569	$131,569	$0
202401331	R0609366	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$131,569	$131,569	$0
202401331	R0609367	PULTE HOME COMPANY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$126,499	$126,499	$0
202401332	R0304039	DENVER MERIDIAN EQUITIES LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$15,383,611	$15,383,611	$0
202401333	R0484199	ENGLEWOOD ONE LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$13,336,070	$13,336,070	$0
202401334	R0489763	MPT OF ENGLEWOOD SPRINGSTONE LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$22,256,107	$22,256,107	$0
202401336	R0620985	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$50,568	$50,568	$0
202401336	R0620986	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$49,859	$49,859	$0
202401336	R0620987	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$49,497	$49,497	$0
202401336	R0620988	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$45,688	$45,688	$0
202401336	R0620989	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$45,545	$45,545	$0
202401336	R0620990	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$45,545	$45,545	$0
202401336	R0620991	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$46,389	$46,389	$0
202401336	R0620992	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0620993	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0620994	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0620995	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0620996	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0620997	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401336	R0620998	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$44,817	$44,817	$0
202401336	R0620999	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0621000	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0621001	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$44,218	$44,218	$0
202401336	R0621002	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0621003	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0621004	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0621005	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0621006	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0621007	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$44,669	$44,669	$0
202401336	R0621008	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0621009	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0621010	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0621011	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0621012	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$44,817	$44,817	$0
202401336	R0621013	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0621014	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0621015	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0621016	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0621017	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$44,817	$44,817	$0
202401336	R0621018	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401336	R0621019	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0621020	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0621021	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0621022	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0621023	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$44,669	$44,669	$0
202401336	R0621024	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0621025	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0621026	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0621027	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0621028	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$44,669	$44,669	$0
202401336	R0621029	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0621030	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0621031	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0621032	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$44,817	$44,817	$0
202401336	R0621033	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$45,401	$45,401	$0
202401336	R0621034	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0621035	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$45,257	$45,257	$0
202401336	R0621036	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$47,470	$47,470	$0
202401336	R0621041	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$44,817	$44,817	$0
202401336	R0621042	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0621043	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401336	R0621044	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$44,669	$44,669	$0
202401336	R0621045	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0621046	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0621047	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$44,817	$44,817	$0
202401336	R0621048	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0621049	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0621050	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$44,669	$44,669	$0
202401336	R0621051	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0621052	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0621060	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$47,470	$47,470	$0
202401336	R0621061	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$46,527	$46,527	$0
202401336	R0621062	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$47,204	$47,204	$0
202401336	R0621063	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$47,204	$47,204	$0
202401336	R0621064	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$46,527	$46,527	$0
202401336	R0621065	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$49,497	$49,497	$0
202401336	R0621067	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,912	$43,912	$0
202401336	R0621068	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$44,669	$44,669	$0
202401336	R0621069	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$45,971	$45,971	$0
202401336	R0621070	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$45,111	$45,111	$0
202401336	R0621071	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$45,111	$45,111	$0
202401336	R0621072	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$45,545	$45,545	$0

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401336	R0621073	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$44,369	$44,369	$0
202401336	R0621074	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$44,369	$44,369	$0
202401336	R0621075	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$45,545	$45,545	$0
202401336	R0621076	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$44,369	$44,369	$0
202401336	R0621077	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$44,369	$44,369	$0
202401336	R0621078	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$45,545	$45,545	$0
202401336	R0621079	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$44,369	$44,369	$0
202401336	R0621080	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$44,369	$44,369	$0
202401336	R0621081	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$51,485	$51,485	$0
202401336	R0621082	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$47,204	$47,204	$0
202401336	R0621083	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$45,111	$45,111	$0
202401336	R0621084	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$45,971	$45,971	$0
202401336	R0621085	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$47,338	$47,338	$0
202401336	R0621086	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$47,338	$47,338	$0
202401336	R0621087	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$46,389	$46,389	$0
202401336	R0621088	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$45,688	$45,688	$0
202401336	R0621090	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0621091	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$44,669	$44,669	$0
202401336	R0621092	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0621093	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$44,817	$44,817	$0
202401336	R0621096	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$44,669	$44,669	$0

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401336	R0621097	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,912	$43,912	$0
202401336	R0621098	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,912	$43,912	$0
202401336	R0621099	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,912	$43,912	$0
202401336	R0621100	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,912	$43,912	$0
202401336	R0621101	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,912	$43,912	$0
202401336	R0621102	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,912	$43,912	$0
202401336	R0621103	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,912	$43,912	$0
202401336	R0621104	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,912	$43,912	$0
202401336	R0621105	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,912	$43,912	$0
202401336	R0621106	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,912	$43,912	$0
202401336	R0621107	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,912	$43,912	$0
202401336	R0621108	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,912	$43,912	$0
202401336	R0621109	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0621110	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0621111	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0621112	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0621113	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0621114	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0621115	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0621119	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$44,669	$44,669	$0
202401336	R0621120	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401336	R0621121	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0621122	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0621123	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$44,669	$44,669	$0
202401336	R0621124	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0621125	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0621126	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,287	$43,287	$0
202401336	R0621127	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$44,817	$44,817	$0
202401336	R0621128	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0621129	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0621130	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,287	$43,287	$0
202401336	R0621131	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$44,669	$44,669	$0
202401336	R0621132	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0621133	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0621134	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0621135	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,912	$43,912	$0
202401336	R0621136	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$44,817	$44,817	$0
202401336	R0621137	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401336	R0621138	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$45,111	$45,111	$0
202401336	R0621139	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$43,602	$43,602	$0
202401337	R0478123	TARGET CORPORATION	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$18,278,173	$18,278,173	$0
202401338	R0605401	LN REAL ESTATE LLC	Adjust	78 - The intervening year value has been adjusted to reflect the prior year stipulated value.	$8,640,000	$8,640,000	$0

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401339	R0481725	COMPARK OWNER II LLC	Deny	45 - Insufficient data was provided to warrant a value change to this parcel.	$1,147,432	$1,147,432	$0
202401339	R0607045	COMPARK OWNER II LLC	Deny	45 - Insufficient data was provided to warrant a value change to this parcel.	$9,304,160	$9,304,160	$0
202401339	R0607046	COMPARK OWNER II LLC	Deny	45 - Insufficient data was provided to warrant a value change to this parcel.	$11,476,629	$11,476,629	$0
202401340	R0611627	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$135,235	$135,235	$0
202401340	R0611628	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$137,677	$137,677	$0
202401340	R0611629	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$139,868	$139,868	$0
202401340	R0611663	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$135,589	$135,589	$0
202401340	R0611664	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$134,879	$134,879	$0
202401340	R0611665	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$135,235	$135,235	$0
202401340	R0611666	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$141,993	$141,993	$0
202401340	R0611667	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$136,467	$136,467	$0
202401340	R0611668	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$134,879	$134,879	$0
202401340	R0611669	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$135,057	$135,057	$0
202401340	R0611670	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$135,235	$135,235	$0
202401340	R0611671	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$135,057	$135,057	$0
202401340	R0611672	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$139,536	$139,536	$0
202401340	R0611673	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$137,677	$137,677	$0
202401340	R0611674	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$144,055	$144,055	$0
202401340	R0611675	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$145,601	$145,601	$0
202401340	R0611676	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$148,157	$148,157	$0
202401340	R0611677	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$136,292	$136,292	$0

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401340	R0611678	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$136,292	$136,292	$0
202401340	R0611679	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$138,697	$138,697	$0
202401340	R0611680	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$139,034	$139,034	$0
202401340	R0611681	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$140,364	$140,364	$0
202401340	R0611682	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$144,677	$144,677	$0
202401340	R0611683	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$144,677	$144,677	$0
202401340	R0611684	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$142,793	$142,793	$0
202401340	R0611703	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$147,265	$147,265	$0
202401340	R0611704	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$148,304	$148,304	$0
202401340	R0611705	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$141,508	$141,508	$0
202401340	R0611706	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$145,754	$145,754	$0
202401340	R0611707	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$149,619	$149,619	$0
202401341	R0366798	ANDREA ROGERS & JOHN PAUL ROGERS	Deny	45 - Insufficient data was provided to warrant a value change to this parcel.	$1,207,374	$1,207,374	$0
202401342	R0427532	GKT LONE TREE COMMONS LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$11,620,000	$11,620,000	$0
202401343	R0351714	CLAYTON D SANDELL & MARY F CONTRERAS	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$754,236	$735,000	($19,236)
202401344	R0366812	KIANA HOLDINGS LLC	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$43,896	$43,896	$0
202401345	R0381119	200 PERRY LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$2,251,507	$2,251,507	$0
202401346	R0392886	KIANA HOLDINGS LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$1,313,892	$1,313,892	$0
202401347	R0392885	KIANA HOLDINGS LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$2,200,928	$2,200,928	$0
202401348	R0459889	3450BB LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$1,806,671	$1,806,671	$0
202401349	R0381118	420 THIRD LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$1,210,453	$1,210,453	$0

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401350	R0481190	420 THIRD LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$78,408	$78,408	$0
202401352	R0401347	GKT MEADOWS MARKETPLACE LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$26,156,472	$26,156,472	$0
202401352	R0469440	GKT MEADOWS MARKETPLACE LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$4,223,907	$4,223,907	$0
202401352	R0469442	GKT MEADOWS MARKETPLACE LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$2,107,913	$2,107,913	$0
202401352	R0469444	GKT MEADOWS MARKETPLACE LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$8,697,005	$8,697,005	$0
202401353	R0616688	BENJAMIN JAMES BOLTON & JACQUELINE ANASTAISA GREICHEN	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$1,039,213	$1,039,213	$0
202401355	R0053946	STEPHEN E DYER	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$611,420	$575,000	($36,420)
202401356	R0613266	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$116,658	$116,658	$0
202401356	R0613267	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$129,868	$129,868	$0
202401356	R0613269	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$130,082	$130,082	$0
202401356	R0613270	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$131,873	$131,873	$0
202401356	R0613271	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$123,085	$123,085	$0
202401356	R0613272	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$113,087	$113,087	$0
202401356	R0613273	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$119,007	$119,007	$0
202401356	R0613274	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$119,643	$119,643	$0
202401356	R0613275	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$116,658	$116,658	$0
202401356	R0613277	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$117,975	$117,975	$0
202401356	R0613278	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$120,147	$120,147	$0
202401356	R0613279	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$111,796	$111,796	$0
202401356	R0613281	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$133,617	$133,617	$0

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401356	R0613283	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$111,213	$111,213	$0
202401356	R0613284	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$111,651	$111,651	$0
202401356	R0613285	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$111,651	$111,651	$0
202401356	R0613286	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$116,924	$116,924	$0
202401356	R0613287	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$120,522	$120,522	$0
202401356	R0613288	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$122,725	$122,725	$0
202401356	R0613289	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$131,561	$131,561	$0
202401356	R0613290	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$137,832	$137,832	$0
202401356	R0613291	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$125,887	$125,887	$0
202401356	R0613292	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$113,370	$113,370	$0
202401356	R0613293	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$118,493	$118,493	$0
202401356	R0613294	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$111,651	$111,651	$0
202401356	R0613295	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$111,651	$111,651	$0
202401356	R0613296	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$119,135	$119,135	$0
202401356	R0613297	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$120,647	$120,647	$0
202401356	R0613298	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$125,429	$125,429	$0
202401356	R0613299	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$125,887	$125,887	$0
202401356	R0613300	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$112,945	$112,945	$0
202401356	R0613301	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$111,651	$111,651	$0
202401356	R0613302	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$111,651	$111,651	$0
202401356	R0613303	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$111,651	$111,651	$0

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202401356	R0613304	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$115,854	$115,854	$0
202401356	R0613305	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$113,511	$113,511	$0
202401356	R0613306	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$116,924	$116,924	$0
202401356	R0613307	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$121,634	$121,634	$0
202401356	R0613309	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$129,113	$129,113	$0
202401356	R0613310	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$120,272	$120,272	$0
202401356	R0613311	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$115,447	$115,447	$0
202401356	R0613312	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$111,651	$111,651	$0
202401356	R0613313	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$115,447	$115,447	$0
202401356	R0613314	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$111,651	$111,651	$0
202401356	R0613315	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$111,651	$111,651	$0
202401356	R0613316	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$115,447	$115,447	$0
202401357	R0620800	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$102,422	$102,422	$0
202401357	R0620801	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$102,422	$102,422	$0
202401357	R0620802	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$102,422	$102,422	$0
202401357	R0620803	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$102,422	$102,422	$0
202401357	R0620804	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$106,655	$106,655	$0
202401357	R0620805	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$108,490	$108,490	$0
202401357	R0620806	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$102,422	$102,422	$0
202401357	R0620807	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$113,706	$113,706	$0
202401357	R0620808	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$102,422	$102,422	$0

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401357	R0620809	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$106,655	$106,655	$0
202401357	R0620810	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$108,490	$108,490	$0
202401357	R0620811	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$107,762	$107,762	$0
202401357	R0620812	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$107,762	$107,762	$0
202401357	R0620813	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$108,490	$108,490	$0
202401357	R0620814	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$114,867	$114,867	$0
202401357	R0620815	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$115,031	$115,031	$0
202401357	R0620816	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$102,422	$102,422	$0
202401357	R0620817	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$105,528	$105,528	$0
202401357	R0620818	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$107,945	$107,945	$0
202401357	R0620819	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$104,957	$104,957	$0
202401357	R0620820	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$104,957	$104,957	$0
202401357	R0620821	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$108,850	$108,850	$0
202401357	R0620822	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$105,717	$105,717	$0
202401357	R0620823	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$102,422	$102,422	$0
202401357	R0620824	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$105,339	$105,339	$0
202401357	R0620825	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$108,670	$108,670	$0
202401357	R0620826	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$110,274	$110,274	$0
202401357	R0620827	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$102,422	$102,422	$0
202401357	R0620828	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$102,422	$102,422	$0
202401357	R0620829	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$102,422	$102,422	$0

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401357	R0620830	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$103,213	$103,213	$0
202401357	R0620831	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$104,381	$104,381	$0
202401357	R0620832	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$104,381	$104,381	$0
202401357	R0620833	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$107,026	$107,026	$0
202401357	R0620834	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$107,026	$107,026	$0
202401357	R0620835	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$107,026	$107,026	$0
202401357	R0620836	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$107,026	$107,026	$0
202401357	R0620837	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$106,094	$106,094	$0
202401357	R0620838	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$102,022	$102,022	$0
202401357	R0620839	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$108,670	$108,670	$0
202401357	R0620840	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$108,670	$108,670	$0
202401357	R0620841	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$103,213	$103,213	$0
202401357	R0620842	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$102,422	$102,422	$0
202401357	R0620843	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$102,422	$102,422	$0
202401357	R0620844	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$102,422	$102,422	$0
202401357	R0620845	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$102,620	$102,620	$0
202401357	R0620846	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$102,422	$102,422	$0
202401357	R0620847	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$105,717	$105,717	$0
202401357	R0620848	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$108,670	$108,670	$0
202401357	R0620849	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$108,670	$108,670	$0
202401357	R0620850	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$104,188	$104,188	$0

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401357	R0620851	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$107,579	$107,579	$0
202401357	R0620852	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$105,148	$105,148	$0
202401357	R0620853	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$105,528	$105,528	$0
202401357	R0620854	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$108,670	$108,670	$0
202401357	R0620855	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$106,655	$106,655	$0
202401357	R0620856	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$103,213	$103,213	$0
202401357	R0620857	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$118,707	$118,707	$0
202401357	R0620858	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$114,702	$114,702	$0
202401357	R0620859	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$114,702	$114,702	$0
202401357	R0620860	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$114,702	$114,702	$0
202401357	R0620861	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$103,213	$103,213	$0
202401357	R0620862	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$108,670	$108,670	$0
202401357	R0620863	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$103,994	$103,994	$0
202401357	R0620864	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$103,994	$103,994	$0
202401357	R0620865	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$109,388	$109,388	$0
202401357	R0620866	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$109,566	$109,566	$0
202401357	R0620867	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$102,422	$102,422	$0
202401357	R0620868	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$102,422	$102,422	$0
202401357	R0620869	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$102,422	$102,422	$0
202401357	R0620870	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$103,994	$103,994	$0
202401357	R0620871	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$106,094	$106,094	$0

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401357	R0620872	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$102,422	$102,422	$0
202401357	R0620873	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$102,422	$102,422	$0
202401357	R0620874	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$102,422	$102,422	$0
202401357	R0620875	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$102,022	$102,022	$0
202401357	R0620876	RICHMOND AMERICAN HOMES OF COLORADO INC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$102,819	$102,819	$0
202401358	R0621608	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$57,035	$57,035	$0
202401358	R0621609	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$57,035	$57,035	$0
202401358	R0621610	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$57,035	$57,035	$0
202401358	R0621611	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$57,035	$57,035	$0
202401358	R0621612	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$57,035	$57,035	$0
202401358	R0621613	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$57,035	$57,035	$0
202401358	R0621614	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$57,035	$57,035	$0
202401358	R0621615	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$57,035	$57,035	$0
202401358	R0621616	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$57,035	$57,035	$0
202401358	R0621617	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$57,035	$57,035	$0
202401358	R0621618	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$57,035	$57,035	$0
202401358	R0621619	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$58,503	$58,503	$0
202401358	R0621620	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$59,905	$59,905	$0
202401358	R0621621	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$59,905	$59,905	$0
202401358	R0621622	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$57,035	$57,035	$0
202401358	R0621623	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$57,035	$57,035	$0

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401358	R0621624	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$57,035	$57,035	$0
202401358	R0621625	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$57,035	$57,035	$0
202401358	R0621626	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$59,905	$59,905	$0
202401358	R0621627	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$61,246	$61,246	$0
202401358	R0621628	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$61,246	$61,246	$0
202401358	R0621629	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$57,035	$57,035	$0
202401358	R0621630	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$57,035	$57,035	$0
202401358	R0621631	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$55,490	$55,490	$0
202401358	R0621632	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$66,118	$66,118	$0
202401358	R0621633	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$61,246	$61,246	$0
202401358	R0621634	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$57,035	$57,035	$0
202401358	R0621635	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$57,035	$57,035	$0
202401358	R0621636	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$57,035	$57,035	$0
202401358	R0621637	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$57,035	$57,035	$0
202401358	R0621638	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$57,035	$57,035	$0
202401358	R0621639	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$59,905	$59,905	$0
202401358	R0621640	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$58,503	$58,503	$0
202401358	R0621641	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$57,035	$57,035	$0
202401358	R0621642	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$58,503	$58,503	$0
202401358	R0621643	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$57,035	$57,035	$0
202401358	R0621644	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$58,503	$58,503	$0

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401358	R0621645	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$57,035	$57,035	$0
202401358	R0621646	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$57,035	$57,035	$0
202401358	R0621647	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$57,035	$57,035	$0
202401358	R0621648	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$57,035	$57,035	$0
202401358	R0621649	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$57,035	$57,035	$0
202401358	R0621650	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$57,035	$57,035	$0
202401358	R0621651	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$59,905	$59,905	$0
202401358	R0621652	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$57,035	$57,035	$0
202401358	R0621653	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$58,503	$58,503	$0
202401358	R0621654	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$57,035	$57,035	$0
202401358	R0621655	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$57,035	$57,035	$0
202401358	R0621656	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$57,035	$57,035	$0
202401358	R0621665	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$59,905	$59,905	$0
202401358	R0621666	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$57,035	$57,035	$0
202401358	R0621667	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$57,035	$57,035	$0
202401358	R0621668	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$57,035	$57,035	$0
202401358	R0621669	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$57,035	$57,035	$0
202401358	R0621670	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$57,035	$57,035	$0
202401358	R0621671	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$57,035	$57,035	$0
202401358	R0621672	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$57,035	$57,035	$0
202401358	R0621673	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$59,905	$59,905	$0

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401358	R0621675	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$59,905	$59,905	$0
202401358	R0621676	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$58,503	$58,503	$0
202401358	R0621677	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$58,503	$58,503	$0
202401358	R0621678	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$58,503	$58,503	$0
202401358	R0621679	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$58,503	$58,503	$0
202401358	R0621680	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$58,503	$58,503	$0
202401358	R0621681	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$58,503	$58,503	$0
202401358	R0621682	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$63,771	$63,771	$0
202401358	R0621683	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$59,905	$59,905	$0
202401358	R0621684	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$58,503	$58,503	$0
202401358	R0621685	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$58,503	$58,503	$0
202401358	R0621686	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$58,503	$58,503	$0
202401358	R0621687	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$58,503	$58,503	$0
202401358	R0621688	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$58,503	$58,503	$0
202401358	R0621689	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$58,503	$58,503	$0
202401358	R0621690	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$59,905	$59,905	$0
202401358	R0621691	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$59,905	$59,905	$0
202401358	R0621692	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$58,503	$58,503	$0
202401358	R0621693	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$58,503	$58,503	$0
202401358	R0621695	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$58,503	$58,503	$0
202401358	R0621696	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$58,503	$58,503	$0

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401358	R0621697	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$58,503	$58,503	$0
202401358	R0621698	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$62,533	$62,533	$0
202401358	R0621699	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$61,246	$61,246	$0
202401358	R0621700	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$59,905	$59,905	$0
202401358	R0621701	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$58,503	$58,503	$0
202401358	R0621702	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$55,490	$55,490	$0
202401358	R0621703	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$55,490	$55,490	$0
202401358	R0621704	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$55,490	$55,490	$0
202401358	R0621705	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$55,490	$55,490	$0
202401358	R0621706	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$61,246	$61,246	$0
202401358	R0621707	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$48	$48	$0
202401358	R0621708	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$59,905	$59,905	$0
202401358	R0621709	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$64,965	$64,965	$0
202401358	R0621710	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$62,533	$62,533	$0
202401358	R0621711	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$57,035	$57,035	$0
202401358	R0621712	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$67,234	$67,234	$0
202401358	R0621713	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$73,288	$73,288	$0
202401358	R0621714	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$59,905	$59,905	$0
202401358	R0621715	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$57,035	$57,035	$0
202401358	R0621716	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$57,035	$57,035	$0
202401358	R0621717	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$57,035	$57,035	$0

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401358	R0621718	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$57,035	$57,035	$0
202401358	R0621719	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$59,905	$59,905	$0
202401361	R0391398	HECTOR BAUTISTA & NORMA VILLAVICENCIO	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$754,707	$730,000	($24,707)
202401362	R0345421	LYNN S DEROO	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$787,656	$787,656	$0
202401363	R0345105	STEPHEN CULLER & TERI CULLER	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$581,296	$581,296	$0
202401365	R0403229	SHANE M DULIN	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$698,495	$698,495	$0
202401366	R0030955	HENRY MUNOZ & KARIN MUNOZ	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$870,000	$750,000	($120,000)
202401367	R0336061	JACOB C KING	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$455,776	$455,776	$0
202401368	R0492308	JONATHAN D BARTELSON & JENNIFER L BARTELSON	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$838,168	$838,168	$0
202401370	R0492793	TARGET CORPORATION	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$11,205,421	$11,205,421	$0
202401371	R0451826	TARGET CORPORATION	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$15,499,414	$15,499,414	$0
202401372	R0490089	TARGET CORPORATION	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$15,693,662	$15,693,662	$0
202401373	R0496705	WATERMARK AT CASTLE PINES CO LLC	Deny	34 - 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.	$83,460,000	$83,460,000	$0
202401374	R0416074	VILLAGE CENTER WEST 1669 LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$1,277,240	$1,277,240	$0
202401374	R0416076	VILLAGE CENTER WEST 1669 LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$2,224,440	$2,224,440	$0
202401374	R0416078	VILLAGE CENTER WEST 1669 LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$6,039,830	$6,039,830	$0
202401375	R0454338	ARVINDER S CHAUHAN & GURBINDER K CHAUHAN	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,553,113	$1,300,000	($253,113)
202401377	R0423538	HIGHLANDS RANCH 1668 LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$24,310,115	$24,310,115	$0
202401377	R0431158	HIGHLANDS RANCH 1668 LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$2,471,600	$2,471,600	$0
202401377	R0431159	HIGHLANDS RANCH 1668 LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$2,203,350	$2,203,350	$0

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401378	R0460110	MERCHANT HOSPITALITY GROUP LLC	Deny	45 - Insufficient data was provided to warrant a value change to this parcel.	$6,370,000	$6,370,000	$0
202401379	R0388637	IRON CROWN LLLP	Deny	45 - Insufficient data was provided to warrant a value change to this parcel.	$3,972,210	$3,972,210	$0
202401380	R0617534	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$92,993	$92,993	$0
202401380	R0617535	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$92,993	$92,993	$0
202401380	R0617536	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$92,993	$92,993	$0
202401380	R0617537	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$92,993	$92,993	$0
202401380	R0617538	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$92,993	$92,993	$0
202401380	R0617539	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$92,993	$92,993	$0
202401380	R0617540	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$92,993	$92,993	$0
202401380	R0617541	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$92,993	$92,993	$0
202401380	R0617542	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$92,993	$92,993	$0
202401380	R0617543	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$92,993	$92,993	$0
202401380	R0617544	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$92,993	$92,993	$0
202401380	R0617545	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$92,993	$92,993	$0
202401380	R0617546	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$92,993	$92,993	$0
202401380	R0617547	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$92,993	$92,993	$0
202401380	R0617548	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$92,993	$92,993	$0
202401380	R0617549	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$92,993	$92,993	$0
202401380	R0617550	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$97,860	$97,860	$0
202401380	R0617551	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$97,860	$97,860	$0
202401380	R0617552	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$94,258	$94,258	$0

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401380	R0617553	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$106,349	$106,349	$0
202401380	R0617554	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$95,489	$95,489	$0
202401380	R0617557	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$105,362	$105,362	$0
202401380	R0617558	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$96,689	$96,689	$0
202401380	R0617559	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$94,258	$94,258	$0
202401380	R0617560	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$95,489	$95,489	$0
202401380	R0617561	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$97,860	$97,860	$0
202401380	R0617562	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$95,489	$95,489	$0
202401380	R0617563	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$94,258	$94,258	$0
202401380	R0617564	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$94,258	$94,258	$0
202401380	R0617565	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$94,258	$94,258	$0
202401380	R0617566	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$94,258	$94,258	$0
202401380	R0617567	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$92,993	$92,993	$0
202401380	R0617568	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$103,933	$103,933	$0
202401380	R0617570	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$106,723	$106,723	$0
202401380	R0617571	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$106,723	$106,723	$0
202401380	R0617572	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$106,723	$106,723	$0
202401380	R0617573	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$109,373	$109,373	$0
202401380	R0617574	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$117,757	$117,757	$0
202401380	R0617575	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$113,121	$113,121	$0
202401380	R0617576	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$105,347	$105,347	$0

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202401380	R0617577	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$105,347	$105,347	$0
202401380	R0617578	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$105,347	$105,347	$0
202401380	R0617579	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$103,933	$103,933	$0
202401380	R0617580	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$103,933	$103,933	$0
202401380	R0617581	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$103,933	$103,933	$0
202401380	R0617582	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$113,266	$113,266	$0
202401380	R0617584	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$114,873	$114,873	$0
202401380	R0617587	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$103,330	$103,330	$0
202401380	R0617588	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$94,258	$94,258	$0
202401380	R0617589	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$94,258	$94,258	$0
202401380	R0617590	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$94,258	$94,258	$0
202401380	R0617591	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$94,258	$94,258	$0
202401380	R0617592	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$99,004	$99,004	$0
202401380	R0617593	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$100,121	$100,121	$0
202401380	R0617594	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$95,489	$95,489	$0
202401380	R0617595	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$95,489	$95,489	$0
202401380	R0617596	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$100,121	$100,121	$0
202401380	R0617597	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$100,121	$100,121	$0
202401380	R0617598	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$110,123	$110,123	$0
202401380	R0617599	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$104,356	$104,356	$0
202401380	R0617600	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$100,121	$100,121	$0

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202401380	R0617601	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$101,213	$101,213	$0
202401380	R0617602	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$100,121	$100,121	$0
202401380	R0617603	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$95,489	$95,489	$0
202401380	R0617604	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$94,258	$94,258	$0
202401380	R0617605	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$94,258	$94,258	$0
202401380	R0617606	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$95,489	$95,489	$0
202401380	R0617609	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$113,266	$113,266	$0
202401380	R0617610	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$116,436	$116,436	$0
202401380	R0617611	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$92,993	$92,993	$0
202401380	R0617612	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$91,692	$91,692	$0
202401380	R0617613	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$91,692	$91,692	$0
202401380	R0617614	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$91,692	$91,692	$0
202401380	R0617615	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$95,489	$95,489	$0
202401380	R0617616	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$91,692	$91,692	$0
202401380	R0617617	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$91,692	$91,692	$0
202401380	R0617618	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$91,692	$91,692	$0
202401380	R0617619	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$91,692	$91,692	$0
202401380	R0617620	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$91,692	$91,692	$0
202401380	R0617621	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$91,692	$91,692	$0
202401380	R0617622	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$91,692	$91,692	$0
202401380	R0617623	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$91,692	$91,692	$0

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202401380	R0617624	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$91,692	$91,692	$0
202401380	R0617625	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$91,692	$91,692	$0
202401380	R0617626	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$91,692	$91,692	$0
202401380	R0617627	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$91,692	$91,692	$0
202401380	R0617628	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$91,692	$91,692	$0
202401380	R0617629	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$91,692	$91,692	$0
202401380	R0617635	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$117,774	$117,774	$0
202401380	R0617636	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$116,161	$116,161	$0
202401380	R0617637	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$114,501	$114,501	$0
202401380	R0617638	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$116,161	$116,161	$0
202401380	R0617639	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$119,344	$119,344	$0
202401380	R0617640	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$121,623	$121,623	$0
202401380	R0617641	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$124,534	$124,534	$0
202401380	R0617642	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$126,631	$126,631	$0
202401380	R0617643	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$129,321	$129,321	$0
202401380	R0617644	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$130,625	$130,625	$0
202401380	R0617645	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$153,919	$153,919	$0
202401380	R0617648	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$105,304	$105,304	$0
202401380	R0617649	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$111,123	$111,123	$0
202401380	R0617650	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$101,768	$101,768	$0
202401380	R0617651	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$105,983	$105,983	$0

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401380	R0617652	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$96,356	$96,356	$0
202401380	R0617653	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$95,532	$95,532	$0
202401380	R0617654	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$101,030	$101,030	$0
202401380	R0617655	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$101,030	$101,030	$0
202401380	R0617656	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$99,521	$99,521	$0
202401380	R0617657	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$92,966	$92,966	$0
202401380	R0617659	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$181,233	$181,233	$0
202401380	R0617660	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$176,550	$176,550	$0
202401380	R0617661	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$180,316	$180,316	$0
202401380	R0617662	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$167,691	$167,691	$0
202401380	R0617663	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$154,692	$154,692	$0
202401380	R0617664	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$178,453	$178,453	$0
202401380	R0617665	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$132,028	$132,028	$0
202401380	R0617666	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$122,225	$122,225	$0
202401380	R0617667	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$122,728	$122,728	$0
202401380	R0617668	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$121,205	$121,205	$0
202401380	R0617669	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$127,084	$127,084	$0
202401380	R0617670	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$125,666	$125,666	$0
202401380	R0617671	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$119,111	$119,111	$0
202401380	R0617675	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$100,281	$100,281	$0
202401380	R0617676	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$94,692	$94,692	$0

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401380	R0617677	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$94,692	$94,692	$0
202401380	R0617678	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$102,495	$102,495	$0
202401380	R0617679	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$102,495	$102,495	$0
202401380	R0617680	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$100,281	$100,281	$0
202401380	R0617681	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$95,532	$95,532	$0
202401380	R0617682	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$94,692	$94,692	$0
202401380	R0617683	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$92,079	$92,079	$0
202401380	R0617684	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$107,315	$107,315	$0
202401380	R0617685	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$105,304	$105,304	$0
202401380	R0617686	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$111,123	$111,123	$0
202401380	R0617687	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$103,212	$103,212	$0
202401380	R0617688	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$103,212	$103,212	$0
202401380	R0617689	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$108,614	$108,614	$0
202401380	R0617690	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$105,304	$105,304	$0
202401380	R0617691	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$102,495	$102,495	$0
202401381	R0460194	THE KEEP LLC	Adjust	78 - The intervening year value has been adjusted to reflect the prior year stipulated value.	$642,230	$583,216	($59,014)
202401381	R0460197	THE KEEP LLC	Adjust	78 - The intervening year value has been adjusted to reflect the prior year stipulated value.	$613,854	$559,972	($53,882)
202401381	R0460198	THE KEEP LLC	Adjust	78 - The intervening year value has been adjusted to reflect the prior year stipulated value.	$688,647	$621,018	($67,629)
202401381	R0460203	THE KEEP LLC	Adjust	78 - The intervening year value has been adjusted to reflect the prior year stipulated value.	$591,772	$541,809	($49,963)
202401381	R0460205	THE KEEP LLC	Adjust	78 - The intervening year value has been adjusted to reflect the prior year stipulated value.	$580,714	$532,688	($48,026)
202401381	R0460206	THE KEEP LLC	Adjust	78 - The intervening year value has been adjusted to reflect the prior year stipulated value.	$595,034	$544,496	($50,538)

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401381	R0460207	THE KEEP LLC	Adjust	78 - The intervening year value has been adjusted to reflect the prior year stipulated value.	$592,964	$542,791	($50,173)
202401381	R0460209	THE KEEP LLC	Adjust	78 - The intervening year value has been adjusted to reflect the prior year stipulated value.	$590,272	$540,573	($49,699)
202401381	R0460210	THE KEEP LLC	Adjust	78 - The intervening year value has been adjusted to reflect the prior year stipulated value.	$593,261	$543,036	($50,225)
202401381	R0460213	THE KEEP LLC	Adjust	78 - The intervening year value has been adjusted to reflect the prior year stipulated value.	$602,258	$550,442	($51,816)
202401381	R0460214	THE KEEP LLC	Adjust	78 - The intervening year value has been adjusted to reflect the prior year stipulated value.	$594,445	$544,011	($50,434)
202401381	R0460215	THE KEEP LLC	Adjust	78 - The intervening year value has been adjusted to reflect the prior year stipulated value.	$590,873	$541,069	($49,804)
202401381	R0460216	THE KEEP LLC	Adjust	78 - The intervening year value has been adjusted to reflect the prior year stipulated value.	$595,621	$544,980	($50,641)
202401381	R0460219	THE KEEP LLC	Adjust	78 - The intervening year value has been adjusted to reflect the prior year stipulated value.	$601,974	$550,209	($51,765)
202401381	R0460220	THE KEEP LLC	Adjust	78 - The intervening year value has been adjusted to reflect the prior year stipulated value.	$596,207	$545,462	($50,745)
202401381	R0460221	THE KEEP LLC	Adjust	78 - The intervening year value has been adjusted to reflect the prior year stipulated value.	$595,621	$544,980	($50,641)
202401381	R0460222	THE KEEP LLC	Adjust	78 - The intervening year value has been adjusted to reflect the prior year stipulated value.	$607,584	$554,821	($52,763)
202401381	R0460223	THE KEEP LLC	Adjust	78 - The intervening year value has been adjusted to reflect the prior year stipulated value.	$583,536	$535,018	($48,518)
202401381	R0460225	THE KEEP LLC	Adjust	78 - The intervening year value has been adjusted to reflect the prior year stipulated value.	$599,111	$547,853	($51,258)
202401381	R0460226	THE KEEP LLC	Adjust	78 - The intervening year value has been adjusted to reflect the prior year stipulated value.	$625,353	$569,404	($55,949)
202401381	R0460227	THE KEEP LLC	Adjust	78 - The intervening year value has been adjusted to reflect the prior year stipulated value.	$573,967	$527,116	($46,851)
202401381	R0460228	THE KEEP LLC	Adjust	78 - The intervening year value has been adjusted to reflect the prior year stipulated value.	$603,108	$551,142	($51,966)
202401381	R0460229	THE KEEP LLC	Adjust	78 - The intervening year value has been adjusted to reflect the prior year stipulated value.	$650,318	$589,822	($60,496)
202401381	R0460230	THE KEEP LLC	Adjust	78 - The intervening year value has been adjusted to reflect the prior year stipulated value.	$611,151	$557,752	($53,399)
202401381	R0460231	THE KEEP LLC	Adjust	78 - The intervening year value has been adjusted to reflect the prior year stipulated value.	$590,573	$540,821	($49,752)
202401381	R0460234	THE KEEP LLC	Adjust	78 - The intervening year value has been adjusted to reflect the prior year stipulated value.	$567,658	$521,898	($45,760)
202401381	R0460235	THE KEEP LLC	Adjust	78 - The intervening year value has been adjusted to reflect the prior year stipulated value.	$564,253	$519,079	($45,174)

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401381	R0460236	THE KEEP LLC	Adjust	78 - The intervening year value has been adjusted to reflect the prior year stipulated value.	$558,323	$514,167	($44,156)
202401381	R0460237	THE KEEP LLC	Adjust	78 - The intervening year value has been adjusted to reflect the prior year stipulated value.	$579,764	$531,904	($47,860)
202401381	R0460240	THE KEEP LLC	Adjust	78 - The intervening year value has been adjusted to reflect the prior year stipulated value.	$613,854	$559,972	($53,882)
202401381	R0460244	THE KEEP LLC	Adjust	78 - The intervening year value has been adjusted to reflect the prior year stipulated value.	$620,464	$565,395	($55,069)
202401381	R0460245	THE KEEP LLC	Adjust	78 - The intervening year value has been adjusted to reflect the prior year stipulated value.	$635,296	$577,545	($57,751)
202401381	R0460246	THE KEEP LLC	Adjust	78 - The intervening year value has been adjusted to reflect the prior year stipulated value.	$692,644	$624,261	($68,383)
202401381	R0460247	THE KEEP LLC	Adjust	78 - The intervening year value has been adjusted to reflect the prior year stipulated value.	$707,286	$636,126	($71,160)
202401381	R0460250	THE KEEP LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$573,313	$573,313	$0
202401382	R0606950	WINNER COLORADO PROPERTIES LLC & 2323 PROPERTIES LLC ET AL	Deny	45 - Insufficient data was provided to warrant a value change to this parcel.	$20,304,000	$20,304,000	$0
202401383	R0469694	REVOCABLE AGREEMENT OF TRUST OF SHELBY J BURON & REVOCABLE AGREEMENT OF TRUST OF RAOUL J BURON	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$996,314	$996,314	$0
202401384	R0613108	JOSHUA JAMES MARQUEZ & SHANNON MAYUMI WILLOUGHBY	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$613,077	$613,077	$0
202401385	R0471984	CHAD E KROELL & PAULA KROELL	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,180,000	$1,120,000	($60,000)
202401386	R0297844	SRAM PACK I D LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$506,025	$506,025	$0
202401387	R0617850	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$101,551	$101,551	$0
202401387	R0617851	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$100,209	$100,209	$0
202401387	R0617852	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$100,209	$100,209	$0
202401387	R0617853	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$100,209	$100,209	$0
202401387	R0617854	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$100,209	$100,209	$0
202401387	R0617855	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$100,209	$100,209	$0

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202401387	R0617856	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$102,045	$102,045	$0
202401387	R0617857	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$117,324	$117,324	$0
202401387	R0617858	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$105,223	$105,223	$0
202401387	R0617859	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$100,209	$100,209	$0
202401387	R0617865	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$94,244	$94,244	$0
202401387	R0617866	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$93,467	$93,467	$0
202401387	R0617867	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$93,467	$93,467	$0
202401387	R0617868	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$93,467	$93,467	$0
202401387	R0617869	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$93,467	$93,467	$0
202401387	R0617870	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$93,467	$93,467	$0
202401387	R0617871	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$93,467	$93,467	$0
202401387	R0617872	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$100,209	$100,209	$0
202401387	R0617904	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$80,220	$80,220	$0
202401387	R0617905	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$80,220	$80,220	$0
202401387	R0617906	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$80,220	$80,220	$0
202401387	R0617907	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$105,531	$105,531	$0
202401387	R0617908	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$101,716	$101,716	$0
202401387	R0617909	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$101,716	$101,716	$0
202401387	R0617910	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$101,716	$101,716	$0
202401387	R0617911	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$101,716	$101,716	$0
202401387	R0617912	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$105,223	$105,223	$0

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202401387	R0617913	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$105,836	$105,836	$0
202401387	R0617914	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$114,795	$114,795	$0
202401387	R0617915	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$117,570	$117,570	$0
202401387	R0617916	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$104,759	$104,759	$0
202401387	R0617917	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$105,684	$105,684	$0
202401387	R0617918	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$102,372	$102,372	$0
202401387	R0617919	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$107,780	$107,780	$0
202401387	R0617920	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$110,639	$110,639	$0
202401387	R0617921	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$103,976	$103,976	$0
202401387	R0617922	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$105,069	$105,069	$0
202401387	R0617923	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$103,500	$103,500	$0
202401387	R0617924	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$102,697	$102,697	$0
202401387	R0617925	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$105,223	$105,223	$0
202401387	R0617926	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$103,818	$103,818	$0
202401387	R0617927	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$110,079	$110,079	$0
202401387	R0617928	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$107,780	$107,780	$0
202401387	R0617929	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$103,976	$103,976	$0
202401387	R0617930	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$104,133	$104,133	$0
202401387	R0617931	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$105,069	$105,069	$0
202401387	R0617932	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$117,816	$117,816	$0
202401387	R0617933	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$120,101	$120,101	$0

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202401387	R0617934	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$104,759	$104,759	$0
202401387	R0617935	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$107,633	$107,633	$0
202401387	R0617936	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$109,371	$109,371	$0
202401387	R0617937	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$103,180	$103,180	$0
202401387	R0617938	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$100,378	$100,378	$0
202401387	R0617939	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$100,378	$100,378	$0
202401387	R0617940	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$96,316	$96,316	$0
202401387	R0617941	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$96,683	$96,683	$0
202401387	R0617942	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$95,760	$95,760	$0
202401387	R0617943	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$97,228	$97,228	$0
202401387	R0617944	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$100,378	$100,378	$0
202401387	R0617945	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$93,467	$93,467	$0
202401387	R0617946	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$101,052	$101,052	$0
202401387	R0617955	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$95,008	$95,008	$0
202401387	R0617956	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$95,008	$95,008	$0
202401387	R0617957	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$95,008	$95,008	$0
202401387	R0617958	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$95,008	$95,008	$0
202401387	R0617965	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$97,768	$97,768	$0
202401387	R0617966	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$93,663	$93,663	$0
202401387	R0617967	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$93,467	$93,467	$0
202401387	R0617968	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$93,467	$93,467	$0

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401387	R0617969	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$93,467	$93,467	$0
202401387	R0617970	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$93,467	$93,467	$0
202401387	R0617980	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$80,220	$80,220	$0
202401387	R0617981	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$79,860	$79,860	$0
202401387	R0617982	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$79,860	$79,860	$0
202401387	R0617983	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$78,006	$78,006	$0
202401387	R0617984	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$77,239	$77,239	$0
202401387	R0617985	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$77,239	$77,239	$0
202401387	R0617986	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$78,758	$78,758	$0
202401387	R0617987	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$79,313	$79,313	$0
202401387	R0617988	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$79,860	$79,860	$0
202401387	R0617989	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$82,487	$82,487	$0
202401387	R0617990	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$78,006	$78,006	$0
202401387	R0617991	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$78,944	$78,944	$0
202401387	R0617992	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$78,944	$78,944	$0
202401387	R0617993	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$78,944	$78,944	$0
202401387	R0617994	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$77,625	$77,625	$0
202401387	R0617995	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$73,456	$73,456	$0
202401387	R0617996	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$68,665	$68,665	$0
202401387	R0617997	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$71,358	$71,358	$0
202401387	R0617998	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$70,038	$70,038	$0

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401387	R0617999	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$72,632	$72,632	$0
202401387	R0618000	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$77,199	$77,199	$0
202401387	R0618001	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$78,881	$78,881	$0
202401387	R0618002	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$73,726	$73,726	$0
202401387	R0618003	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$70,631	$70,631	$0
202401387	R0618004	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$74,527	$74,527	$0
202401387	R0618005	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$74,394	$74,394	$0
202401387	R0618006	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$72,353	$72,353	$0
202401387	R0618007	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$68,352	$68,352	$0
202401387	R0618008	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$67,877	$67,877	$0
202401387	R0618009	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$70,631	$70,631	$0
202401387	R0618012	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$108,570	$108,570	$0
202401387	R0618013	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$104,959	$104,959	$0
202401387	R0618019	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$77,045	$77,045	$0
202401387	R0618020	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$77,239	$77,239	$0
202401387	R0618021	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$78,944	$78,944	$0
202401387	R0618022	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$79,496	$79,496	$0
202401387	R0618023	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$79,496	$79,496	$0
202401387	R0618024	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$79,496	$79,496	$0
202401387	R0618025	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$79,496	$79,496	$0
202401387	R0618026	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$79,496	$79,496	$0

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202401387	R0618027	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$81,283	$81,283	$0
202401387	R0618030	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$84,796	$84,796	$0
202401387	R0618031	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$80,932	$80,932	$0
202401387	R0618032	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$80,932	$80,932	$0
202401387	R0618033	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$80,932	$80,932	$0
202401387	R0618034	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$78,196	$78,196	$0
202401387	R0618035	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$76,850	$76,850	$0
202401387	R0618036	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$77,444	$77,444	$0
202401387	R0618037	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$74,658	$74,658	$0
202401387	R0618038	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$70,484	$70,484	$0
202401387	R0618039	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$70,484	$70,484	$0
202401387	R0618040	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$74,527	$74,527	$0
202401387	R0618041	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$77,199	$77,199	$0
202401387	R0618042	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$76,454	$76,454	$0
202401387	R0618043	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$79,116	$79,116	$0
202401387	R0618044	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$79,232	$79,232	$0
202401387	R0618046	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$76,203	$76,203	$0
202401387	R0618047	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$70,484	$70,484	$0
202401387	R0618048	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$70,778	$70,778	$0
202401387	R0618049	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$71,645	$71,645	$0
202401387	R0618050	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$71,214	$71,214	$0

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202401387	R0618051	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$70,484	$70,484	$0
202401387	R0618052	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$70,484	$70,484	$0
202401387	R0618053	TOLL SOUTHWEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$71,214	$71,214	$0
202401388	R0495938	BLUEMOUNTAIN PARKER LLC	Deny	45 - Insufficient data was provided to warrant a value change to this parcel.	$6,923,780	$6,923,780	$0
202401389	R0490861	MARC D THOMAS JAIME L THOMAS	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$3,664,278	$2,900,000	($764,278)
202401390	R0423510	WEINGARTEN MILLER FIEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$3,758	$3,758	$0
202401390	R0423513	WEINGARTEN MILLER FIEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$6,259,900	$6,259,900	$0
202401390	R0423514	WEINGARTEN MILLER FIEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$6,278,550	$6,278,550	$0
202401390	R0423515	WEINGARTEN MILLER FIEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$6,509,470	$6,509,470	$0
202401390	R0423516	WEINGARTEN MILLER FIEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$1,025,484	$1,025,484	$0
202401390	R0423517	WEINGARTEN MILLER FIEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$1,134,627	$1,134,627	$0
202401390	R0423519	WEINGARTEN MILLER FIEST LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$1,080,704	$1,080,704	$0
202401391	R0423530	HIGHLANDS RANCH PARCEL 1747 LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$3,649,681	$3,649,681	$0
202401392	R0416190	HIGHLANDS RANCH II LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$11,678,165	$11,678,165	$0
202401392	R0416192	HIGHLANDS RANCH II LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$2,263,660	$2,263,660	$0
202401393	R0436541	PERRY CASTLE PINES MARKETPLACE LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$13,781,595	$13,781,595	$0
202401393	R0436547	PERRY CASTLE PINES MARKETPLACE LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$2,065,000	$2,065,000	$0
202401394	R0490957	GKT CASTLE ROCK PG 1 LLC & GKT CASTLE ROCK PG 2 LLC & GKT CASTLE ROCK PG 3 LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$8,390,175	$8,390,175	$0
202401394	R0490963	GKT CASTLE ROCK PG 1 LLC & GKT CASTLE ROCK PG 2 LLC & GKT CASTLE ROCK PG 3 LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$25,999,200	$25,999,200	$0
202401395	R0393715	GKT SOUTH DENVER HPM LLC ETAL	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$45,651,755	$45,651,755	$0

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202401395	R0430914	GKT SOUTH DENVER HPM LLC ETAL	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$27,841,361	$27,841,361	$0
202401396	R0490959	MALVO 1 LLC & MALVO 9 LLC & MALVO 10 LLC	Deny	45 - Insufficient data was provided to warrant a value change to this parcel.	$2,605,200	$2,605,200	$0
202401397	R0267768	BAF ASSETS 5 LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$565,848	$565,848	$0
202401398	R0061840	LIGGETT PROPERTIES LLC	Deny	45 - Insufficient data was provided to warrant a value change to this parcel.	$2,816,000	$2,816,000	$0
202401399	R0618697	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$119,866	$119,866	$0
202401399	R0618698	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$121,687	$121,687	$0
202401399	R0618699	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$88,700	$88,700	$0
202401399	R0618700	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$89,022	$89,022	$0
202401399	R0618701	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$87,391	$87,391	$0
202401399	R0618702	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$85,868	$85,868	$0
202401399	R0618703	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$85,868	$85,868	$0
202401399	R0618704	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$85,868	$85,868	$0
202401399	R0618705	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$85,868	$85,868	$0
202401399	R0618706	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$85,868	$85,868	$0
202401399	R0618707	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$85,868	$85,868	$0
202401399	R0618708	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$85,868	$85,868	$0
202401399	R0618709	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$85,868	$85,868	$0
202401399	R0618710	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$85,868	$85,868	$0
202401399	R0618711	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$92,115	$92,115	$0
202401399	R0618712	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$93,295	$93,295	$0
202401399	R0618713	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$93,295	$93,295	$0

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202401399	R0618714	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$91,513	$91,513	$0
202401399	R0618715	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$112,878	$112,878	$0
202401399	R0618716	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$112,878	$112,878	$0
202401399	R0618717	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$101,194	$101,194	$0
202401399	R0618718	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$106,584	$106,584	$0
202401399	R0618719	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$98,918	$98,918	$0
202401399	R0618720	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$98,918	$98,918	$0
202401399	R0618721	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$98,918	$98,918	$0
202401399	R0618722	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$98,918	$98,918	$0
202401399	R0618723	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$98,266	$98,266	$0
202401399	R0618724	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$95,011	$95,011	$0
202401399	R0618725	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$95,011	$95,011	$0
202401399	R0618726	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$95,011	$95,011	$0
202401399	R0618727	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$95,011	$95,011	$0
202401399	R0618728	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$95,011	$95,011	$0
202401399	R0618729	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$95,011	$95,011	$0
202401399	R0618730	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$95,011	$95,011	$0
202401399	R0618731	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$120,368	$120,368	$0
202401399	R0618732	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$120,368	$120,368	$0
202401399	R0618733	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$120,368	$120,368	$0
202401399	R0618734	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$141,307	$141,307	$0

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401399	R0618735	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$129,487	$129,487	$0
202401399	R0618736	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$120,368	$120,368	$0
202401399	R0618737	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$120,368	$120,368	$0
202401399	R0618738	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$125,173	$125,173	$0
202401399	R0618739	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$122,658	$122,658	$0
202401399	R0618740	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$109,296	$109,296	$0
202401399	R0618741	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$107,247	$107,247	$0
202401399	R0618742	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$97,071	$97,071	$0
202401399	R0618743	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$103,371	$103,371	$0
202401399	R0618744	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$103,133	$103,133	$0
202401399	R0618745	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$100,195	$100,195	$0
202401399	R0618746	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$100,447	$100,447	$0
202401399	R0618747	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$96,666	$96,666	$0
202401399	R0618748	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$97,071	$97,071	$0
202401399	R0618749	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$97,071	$97,071	$0
202401399	R0618750	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$99,047	$99,047	$0
202401399	R0618751	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$102,052	$102,052	$0
202401399	R0618752	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$102,052	$102,052	$0
202401399	R0618753	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$104,309	$104,309	$0
202401399	R0618761	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$97,206	$97,206	$0
202401399	R0618762	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$91,209	$91,209	$0

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401399	R0618763	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$91,209	$91,209	$0
202401399	R0618764	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$91,209	$91,209	$0
202401399	R0618765	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$91,209	$91,209	$0
202401399	R0618766	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$91,209	$91,209	$0
202401399	R0618767	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$115,141	$115,141	$0
202401399	R0618768	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$113,099	$113,099	$0
202401399	R0618769	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$113,099	$113,099	$0
202401399	R0618770	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$113,099	$113,099	$0
202401399	R0618771	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$113,099	$113,099	$0
202401399	R0618772	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$90,129	$90,129	$0
202401399	R0618773	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$86,720	$86,720	$0
202401399	R0618774	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$84,644	$84,644	$0
202401399	R0618775	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$84,644	$84,644	$0
202401399	R0618776	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$84,644	$84,644	$0
202401399	R0618777	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$84,644	$84,644	$0
202401399	R0618778	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$84,644	$84,644	$0
202401399	R0618779	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$84,644	$84,644	$0
202401399	R0618780	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$84,644	$84,644	$0
202401399	R0618781	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$90,903	$90,903	$0
202401399	R0618783	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$120,034	$120,034	$0
202401399	R0618784	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$117,464	$117,464	$0

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401399	R0618785	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$126,844	$126,844	$0
202401399	R0618786	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$122,013	$122,013	$0
202401399	R0618787	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$123,771	$123,771	$0
202401399	R0618789	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$135,395	$135,395	$0
202401399	R0618790	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$133,799	$133,799	$0
202401399	R0618791	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$133,123	$133,123	$0
202401399	R0618792	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$124,554	$124,554	$0
202401399	R0618793	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$120,368	$120,368	$0
202401399	R0618794	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$126,694	$126,694	$0
202401399	R0618795	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$126,694	$126,694	$0
202401399	R0618796	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$125,019	$125,019	$0
202401399	R0618797	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$120,368	$120,368	$0
202401399	R0618798	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$120,368	$120,368	$0
202401399	R0618799	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$120,368	$120,368	$0
202401399	R0618800	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$120,368	$120,368	$0
202401399	R0618801	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$120,368	$120,368	$0
202401399	R0618802	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$120,368	$120,368	$0
202401399	R0618803	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$120,368	$120,368	$0
202401399	R0618804	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$125,938	$125,938	$0
202401399	R0618805	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$122,497	$122,497	$0
202401399	R0618806	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$120,368	$120,368	$0

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401399	R0618807	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$120,368	$120,368	$0
202401399	R0618808	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$120,368	$120,368	$0
202401399	R0618809	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$125,173	$125,173	$0
202401399	R0618810	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$123,296	$123,296	$0
202401399	R0618811	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$120,368	$120,368	$0
202401399	R0618812	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$126,242	$126,242	$0
202401399	R0618813	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$115,141	$115,141	$0
202401399	R0618814	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$113,099	$113,099	$0
202401399	R0618815	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$113,099	$113,099	$0
202401399	R0618816	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$113,099	$113,099	$0
202401399	R0618817	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$113,099	$113,099	$0
202401399	R0618818	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$117,814	$117,814	$0
202401399	R0618819	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$123,296	$123,296	$0
202401399	R0618820	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$124,554	$124,554	$0
202401399	R0618821	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$117,113	$117,113	$0
202401403	R0388766	FKH SFR N LP	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$593,770	$593,770	$0
202401404	R0452693	FKH SFR N LP	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$547,137	$547,137	$0
202401405	R0616886	JACK PENDERGAST & OLIVIA NELSON	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$572,116	$517,000	($55,116)
202401406	R0487921	HCA HEALTHONE LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$263,369,626	$263,369,626	$0
202401407	R0496216	CR BRISCOE INVESTORS LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$15,892,399	$15,892,399	$0
202401408	R0378427	SFR ACQUISITIONS 4 LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$563,501	$563,501	$0

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401409	R0247880	HPA US1 LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$704,411	$704,411	$0
202401410	R0375111	SFR ACQUISITIONS 3 LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$667,156	$667,156	$0
202401411	R0438469	HPA CL2 LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$623,615	$623,615	$0
202401412	R0408284	HPA CL2 LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$668,979	$668,979	$0
202401413	R0429463	SFR ACQUISITIONS 3 LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$660,000	$660,000	$0
202401414	R0137496	SFR ACQUISITIONS 4 LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$604,468	$604,468	$0
202401415	R0297748	SFR ACQUISITIONS 4 LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$554,885	$554,885	$0
202401416	R0376975	SFR ACQUISITIONS 3 LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$658,839	$658,839	$0
202401417	R0358553	SFR ACQUISITIONS 4 LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$628,734	$628,734	$0
202401418	R0266757	SFR ACQUISITIONS 3 LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$530,000	$530,000	$0
202401419	R0358602	SFR ACQUISITIONS 3 LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$670,318	$670,318	$0
202401420	R0426078	SFR ACQUISITIONS 3 LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$705,861	$705,861	$0
202401421	R0327952	SFR ACQUISITIONS 3 LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$550,000	$550,000	$0
202401422	R0403055	SFR ACQUISITIONS 3 LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$710,000	$710,000	$0
202401423	R0405506	SFR ACQUISITIONS 4 LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$588,518	$588,518	$0
202401424	R0405071	SFR ACQUISITIONS 3 LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$660,073	$660,073	$0
202401425	R0407719	HPA JV BORROWER 2019 1 ML LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$675,000	$675,000	$0
202401427	R0219598	JENNIFER MARY BRICE & BRIAN PATRICK MCCARTHY	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,580,680	$1,320,000	($260,680)
202401428	R0424701	CYNTHIA M LEEDS	Deny	25 - The Market Approach to value was used in determining the subjects value, resulting in no change.	$882,736	$882,736	$0
202401430	R0426438	HANCOCK REIT ASPECT LLC	Deny	34 - 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.	$77,050,000	$77,050,000	$0

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401432	R0618486	WILLIAM LYON HOMES INC	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$168,519	$118,867	($49,652)
202401432	R0618488	WILLIAM LYON HOMES INC	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$162,882	$114,890	($47,992)
202401432	R0618489	WILLIAM LYON HOMES INC	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$162,882	$114,890	($47,992)
202401432	R0618490	WILLIAM LYON HOMES INC	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$162,882	$114,890	($47,992)
202401432	R0618494	WILLIAM LYON HOMES INC	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$162,882	$114,890	($47,992)
202401432	R0618495	WILLIAM LYON HOMES INC	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$162,882	$114,890	($47,992)
202401432	R0618496	WILLIAM LYON HOMES INC	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$162,882	$114,890	($47,992)
202401432	R0618504	WILLIAM LYON HOMES INC	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$174,551	$123,121	($51,430)
202401432	R0618505	WILLIAM LYON HOMES INC	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$157,718	$111,248	($46,470)
202401432	R0618506	WILLIAM LYON HOMES INC	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$149,623	$105,538	($44,085)
202401432	R0618507	WILLIAM LYON HOMES INC	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$153,546	$108,305	($45,241)
202401432	R0618508	WILLIAM LYON HOMES INC	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$157,718	$111,248	($46,470)
202401432	R0618518	WILLIAM LYON HOMES INC	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$149,623	$105,538	($44,085)
202401432	R0618519	WILLIAM LYON HOMES INC	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$149,623	$105,538	($44,085)
202401432	R0618520	WILLIAM LYON HOMES INC	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$178,608	$125,983	($52,625)
202401432	R0618521	WILLIAM LYON HOMES INC	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$181,553	$128,060	($53,493)
202401432	R0618536	WILLIAM LYON HOMES INC	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$178,276	$125,749	($52,527)
202401432	R0618537	WILLIAM LYON HOMES INC	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$178,276	$125,749	($52,527)
202401432	R0618538	WILLIAM LYON HOMES INC	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$178,276	$125,749	($52,527)
202401432	R0618539	WILLIAM LYON HOMES INC	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$185,360	$130,746	($54,614)
202401432	R0618544	WILLIAM LYON HOMES INC	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$214,477	$151,283	($63,194)

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401432	R0618546	WILLIAM LYON HOMES INC	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$189,041	$133,342	($55,699)
202401432	R0618547	WILLIAM LYON HOMES INC	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$190,242	$134,189	($56,053)
202401432	R0618551	WILLIAM LYON HOMES INC	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$214,477	$151,283	($63,194)
202401432	R0618552	WILLIAM LYON HOMES INC	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$189,343	$133,555	($55,788)
202401432	R0618553	WILLIAM LYON HOMES INC	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$206,399	$145,586	($60,813)
202401432	R0618554	WILLIAM LYON HOMES INC	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$201,614	$142,210	($59,404)
202401432	R0618555	WILLIAM LYON HOMES INC	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$194,637	$137,289	($57,348)
202401432	R0618556	WILLIAM LYON HOMES INC	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$188,132	$132,701	($55,431)
202401432	R0618562	WILLIAM LYON HOMES INC	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$184,735	$130,304	($54,431)
202401432	R0618563	WILLIAM LYON HOMES INC	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$185,672	$130,965	($54,707)
202401433	R0396664	KARIN A KILEY BOWMAN	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$592,805	$545,000	($47,805)
202401434	R0615931	SUNROAD TALUS FLATS APARTMENTS LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$37,185,000	$37,185,000	$0
202401435	R0403578	SARA MORAN & KENNETH LEE MORAN	Deny	26 - Comparative sales of similar properties support the market approach to value applied to this property.	$1,046,043	$1,046,043	$0
202401436	R0415360	IPERS CREEKSIDE INC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$108,810,000	$108,810,000	$0
202401437	R0423402	PLAZA DRIVE LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$11,246,632	$11,246,632	$0
202401438	R0494853	RLJ II MH DENVER S LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$33,120,000	$33,120,000	$0
202401439	R0423404	PLAZA DRIVE LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$12,774,536	$12,774,536	$0
202401440	R0614475	FDG PROMENADE 3A ASSOCIATES LLC	Deny	34 - 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.	$66,465,850	$66,465,850	$0
202401441	R0614995	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$132,092	$132,092	$0
202401441	R0614996	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$137,279	$137,279	$0

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401441	R0614997	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$144,500	$144,500	$0
202401441	R0614998	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$179,367	$179,367	$0
202401441	R0614999	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$195,393	$195,393	$0
202401441	R0615000	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$161,826	$161,826	$0
202401441	R0615001	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$142,790	$142,790	$0
202401441	R0615002	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$130,651	$130,651	$0
202401441	R0615003	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$130,287	$130,287	$0
202401441	R0615004	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$134,207	$134,207	$0
202401441	R0615005	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$130,287	$130,287	$0
202401441	R0615006	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$130,287	$130,287	$0
202401441	R0615007	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$130,287	$130,287	$0
202401441	R0615008	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$130,287	$130,287	$0
202401441	R0615009	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$130,287	$130,287	$0
202401441	R0615010	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$130,287	$130,287	$0
202401441	R0615011	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$130,287	$130,287	$0
202401441	R0615012	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$130,287	$130,287	$0
202401441	R0615013	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$144,346	$144,346	$0
202401441	R0615014	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$208,917	$208,917	$0
202401441	R0615015	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$269,469	$269,469	$0
202401441	R0615018	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$227,205	$227,205	$0
202401441	R0615019	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$215,600	$215,600	$0

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202401441	R0615020	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$193,570	$193,570	$0
202401441	R0615031	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$221,528	$221,528	$0
202401441	R0615032	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$219,582	$219,582	$0
202401441	R0615033	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$231,464	$231,464	$0
202401441	R0615034	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$239,802	$239,802	$0
202401441	R0615035	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$224,921	$224,921	$0
202401441	R0615036	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$274,668	$274,668	$0
202401441	R0615037	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$241,860	$241,860	$0
202401441	R0615038	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$203,602	$203,602	$0
202401441	R0615039	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$203,602	$203,602	$0
202401441	R0615040	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$229,452	$229,452	$0
202401441	R0615041	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$225,548	$225,548	$0
202401441	R0615042	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$226,586	$226,586	$0
202401441	R0615043	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$224,921	$224,921	$0
202401441	R0615044	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$207,490	$207,490	$0
202401441	R0615048	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$219,145	$219,145	$0
202401441	R0615049	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$209,154	$209,154	$0
202401441	R0615056	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$202,361	$202,361	$0
202401441	R0615057	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$208,443	$208,443	$0
202401441	R0615058	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$210,095	$210,095	$0
202401441	R0615059	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$205,561	$205,561	$0

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401441	R0615060	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$205,074	$205,074	$0
202401441	R0615061	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$212,417	$212,417	$0
202401441	R0615062	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$208,443	$208,443	$0
202401441	R0615063	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$199,076	$199,076	$0
202401441	R0615064	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$198,819	$198,819	$0
202401441	R0615065	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$198,819	$198,819	$0
202401441	R0615066	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$198,562	$198,562	$0
202401441	R0615067	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$198,305	$198,305	$0
202401441	R0615068	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$198,305	$198,305	$0
202401441	R0615069	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$213,335	$213,335	$0
202401441	R0615070	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$245,710	$245,710	$0
202401441	R0615072	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$248,044	$248,044	$0
202401441	R0615073	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$214,019	$214,019	$0
202401441	R0615074	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$210,563	$210,563	$0
202401441	R0615075	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$198,046	$198,046	$0
202401441	R0615076	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$197,788	$197,788	$0
202401441	R0615077	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$197,788	$197,788	$0
202401441	R0615078	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$197,529	$197,529	$0
202401441	R0615079	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$197,269	$197,269	$0
202401441	R0615080	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$197,269	$197,269	$0
202401441	R0615081	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$209,154	$209,154	$0

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401441	R0615082	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$211,029	$211,029	$0
202401441	R0615083	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$199,842	$199,842	$0
202401441	R0615086	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$144,960	$144,960	$0
202401441	R0615087	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$150,019	$150,019	$0
202401441	R0615088	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$152,587	$152,587	$0
202401441	R0615089	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$146,026	$146,026	$0
202401441	R0615090	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$138,608	$138,608	$0
202401441	R0615091	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$132,980	$132,980	$0
202401441	R0615092	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$137,780	$137,780	$0
202401441	R0615093	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$144,500	$144,500	$0
202401441	R0615094	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$134,727	$134,727	$0
202401441	R0615095	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$134,727	$134,727	$0
202401441	R0615096	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$134,727	$134,727	$0
202401441	R0615097	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$134,727	$134,727	$0
202401441	R0615098	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$134,727	$134,727	$0
202401441	R0615104	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$153,148	$153,148	$0
202401441	R0615105	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$143,416	$143,416	$0
202401441	R0615106	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$154,536	$154,536	$0
202401441	R0615107	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$148,266	$148,266	$0
202401441	R0615108	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$138,608	$138,608	$0
202401441	R0615109	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$164,346	$164,346	$0

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202401441	R0615110	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$158,449	$158,449	$0
202401441	R0615111	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$156,039	$156,039	$0
202401441	R0615112	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$164,222	$164,222	$0
202401441	R0615113	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$133,157	$133,157	$0
202401441	R0615114	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$149,729	$149,729	$0
202401441	R0615115	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$159,631	$159,631	$0
202401441	R0615116	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$179,259	$179,259	$0
202401441	R0615117	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$201,410	$201,410	$0
202401441	R0615118	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$182,027	$182,027	$0
202401441	R0615119	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$141,046	$141,046	$0
202401441	R0615120	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$149,147	$149,147	$0
202401441	R0615121	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$146,629	$146,629	$0
202401441	R0615122	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$213,114	$213,114	$0
202401441	R0615123	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$196,603	$196,603	$0
202401441	R0615124	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$174,858	$174,858	$0
202401441	R0615125	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$141,525	$141,525	$0
202401441	R0615126	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$144,807	$144,807	$0
202401441	R0615127	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$136,437	$136,437	$0
202401441	R0615128	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$131,735	$131,735	$0
202401441	R0615130	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$131,014	$131,014	$0
202401441	R0615131	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$140,403	$140,403	$0

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401441	R0615132	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$150,308	$150,308	$0
202401441	R0615133	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$144,191	$144,191	$0
202401441	R0615134	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$166,440	$166,440	$0
202401441	R0615135	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$166,318	$166,318	$0
202401441	R0615136	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$135,586	$135,586	$0
202401441	R0615137	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$129,553	$129,553	$0
202401441	R0615138	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$179,152	$179,152	$0
202401441	R0615139	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$185,951	$185,951	$0
202401441	R0615140	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$157,519	$157,519	$0
202401441	R0615141	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$153,008	$153,008	$0
202401441	R0615142	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$152,023	$152,023	$0
202401441	R0615143	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$132,092	$132,092	$0
202401441	R0615144	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$132,092	$132,092	$0
202401441	R0615145	CENTURY LAND HOLDINGS LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$137,780	$137,780	$0
202401442	R0615017	CENTURY LAND HOLDINGS LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$767,285	$767,285	$0
202401443	R0615051	CENTURY LAND HOLDINGS LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$614,107	$614,107	$0
202401444	R0615053	KURTIS M FRITZ & ANALISE M FRITZ	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$669,774	$669,774	$0
202401445	R0615021	CENTURY LAND HOLDINGS LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$713,744	$713,744	$0
202401446	R0615016	CENTURY LAND HOLDINGS LLC	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$815,726	$815,726	$0
202401447	R0618532	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$188,739	$149,104	($39,635)
202401447	R0618533	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$185,982	$146,926	($39,056)

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401447	R0618534	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$178,276	$140,838	($37,438)
202401447	R0618541	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$188,132	$148,625	($39,507)
202401447	R0618561	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$179,270	$141,623	($37,647)
202401447	R0618564	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$185,360	$146,435	($38,925)
202401447	R0618638	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$210,250	$166,097	($44,153)
202401447	R0618640	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$195,496	$154,442	($41,054)
202401447	R0618654	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$203,464	$160,736	($42,728)
202401447	R0618655	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$203,464	$160,736	($42,728)
202401447	R0618656	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$242,467	$191,549	($50,918)
202401447	R0618657	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$217,312	$171,677	($45,635)
202401447	R0618658	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$208,464	$164,687	($43,777)
202401447	R0618659	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$206,098	$162,818	($43,280)
202401447	R0618660	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$227,085	$179,397	($47,688)
202401447	R0618661	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$263,026	$207,790	($55,236)
202401447	R0618665	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$210,368	$166,191	($44,177)
202401447	R0618666	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$207,824	$164,180	($43,644)
202401447	R0618667	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$210,996	$166,687	($44,309)
202401447	R0618668	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$210,996	$166,687	($44,309)
202401447	R0618669	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$200,525	$158,415	($42,110)
202401447	R0618670	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$201,071	$158,846	($42,225)
202401447	R0618671	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$200,525	$158,415	($42,110)

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401447	R0618672	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$205,876	$162,642	($43,234)
202401447	R0618673	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$219,090	$173,081	($46,009)
202401447	R0618674	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$214,904	$169,774	($45,130)
202401447	R0618678	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$204,295	$161,393	($42,902)
202401447	R0618681	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$198,037	$156,450	($41,587)
202401447	R0618683	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$210,158	$166,025	($44,133)
202401448	R0619683	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$142,834	$131,163	($11,671)
202401448	R0619684	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$140,009	$128,569	($11,440)
202401448	R0619685	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$141,231	$129,691	($11,540)
202401448	R0619686	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$141,231	$129,691	($11,540)
202401448	R0619687	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$141,231	$129,691	($11,540)
202401448	R0619688	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$141,231	$129,691	($11,540)
202401448	R0619692	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$141,231	$129,691	($11,540)
202401448	R0619693	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$141,231	$129,691	($11,540)
202401448	R0619694	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$141,231	$129,691	($11,540)
202401448	R0619695	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$146,334	$134,378	($11,956)
202401448	R0619696	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$146,334	$134,378	($11,956)
202401448	R0619697	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$141,231	$129,691	($11,540)
202401448	R0619698	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$138,768	$127,430	($11,338)
202401448	R0619699	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$139,184	$127,812	($11,372)
202401448	R0619700	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$145,183	$133,321	($11,862)

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401448	R0619701	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$143,624	$131,889	($11,735)
202401448	R0619704	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$159,112	$146,112	($13,000)
202401448	R0619705	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$159,112	$146,112	($13,000)
202401448	R0619706	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$159,112	$146,112	($13,000)
202401448	R0619707	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$157,440	$144,576	($12,864)
202401448	R0619710	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$130,639	$107,560	($23,079)
202401448	R0619711	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$130,639	$107,560	($23,079)
202401448	R0619712	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$130,639	$107,560	($23,079)
202401448	R0619713	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$130,639	$107,560	($23,079)
202401448	R0619714	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$130,639	$107,560	($23,079)
202401448	R0619715	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$130,639	$107,560	($23,079)
202401448	R0619716	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$130,639	$107,560	($23,079)
202401448	R0619717	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$130,639	$107,560	($23,079)
202401448	R0619718	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$130,264	$107,251	($23,013)
202401448	R0619719	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$129,128	$106,316	($22,812)
202401448	R0619720	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$129,128	$106,316	($22,812)
202401448	R0619721	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$145,319	$119,647	($25,672)
202401448	R0619722	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$157,050	$129,305	($27,745)
202401448	R0619723	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$145,943	$120,161	($25,782)
202401448	R0619725	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$129,887	$106,941	($22,946)
202401448	R0619726	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$130,639	$107,560	($23,079)

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401448	R0619727	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$130,639	$107,560	($23,079)
202401448	R0619728	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$130,639	$107,560	($23,079)
202401448	R0619729	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$130,639	$107,560	($23,079)
202401448	R0619730	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$130,639	$107,560	($23,079)
202401448	R0619731	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$130,639	$107,560	($23,079)
202401448	R0619732	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$130,639	$107,560	($23,079)
202401448	R0619733	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$153,299	$140,774	($12,525)
202401448	R0619734	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$139,184	$127,812	($11,372)
202401448	R0619735	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$139,184	$127,812	($11,372)
202401448	R0619736	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$147,471	$135,421	($12,050)
202401448	R0619737	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$142,436	$130,798	($11,638)
202401448	R0619738	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$139,184	$127,812	($11,372)
202401448	R0619739	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$139,184	$127,812	($11,372)
202401448	R0619740	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$154,352	$141,740	($12,612)
202401448	R0619741	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$157,102	$144,265	($12,837)
202401448	R0619742	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$139,184	$127,812	($11,372)
202401448	R0619743	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$159,444	$146,416	($13,028)
202401448	R0619744	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$169,783	$155,911	($13,872)
202401448	R0619745	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$170,081	$156,184	($13,897)
202401448	R0619746	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$140,009	$128,569	($11,440)
202401448	R0619747	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$146,334	$134,378	($11,956)

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401448	R0619748	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$146,334	$134,378	($11,956)
202401448	R0619749	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$146,334	$134,378	($11,956)
202401448	R0619750	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$146,334	$134,378	($11,956)
202401448	R0619751	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$141,634	$130,062	($11,572)
202401448	R0619752	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$139,184	$127,812	($11,372)
202401448	R0619753	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$139,184	$127,812	($11,372)
202401448	R0619756	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$155,047	$142,379	($12,668)
202401448	R0619757	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$157,440	$144,576	($12,864)
202401448	R0619758	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$151,518	$139,138	($12,380)
202401448	R0619759	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$151,518	$139,138	($12,380)
202401448	R0619760	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$154,700	$142,060	($12,640)
202401448	R0619761	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$159,112	$146,112	($13,000)
202401448	R0619762	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$159,112	$146,112	($13,000)
202401448	R0619763	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$159,112	$146,112	($13,000)
202401448	R0619764	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$159,112	$146,112	($13,000)
202401448	R0619765	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$151,518	$139,138	($12,380)
202401448	R0619766	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$191,025	$175,417	($15,608)
202401448	R0619767	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$185,768	$170,590	($15,178)
202401448	R0619768	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$155,392	$142,696	($12,696)
202401448	R0619769	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$152,235	$139,796	($12,439)
202401448	R0619770	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$155,047	$142,379	($12,668)

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401448	R0619771	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$155,047	$142,379	($12,668)
202401448	R0619772	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$155,047	$142,379	($12,668)
202401448	R0619773	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$155,047	$142,379	($12,668)
202401448	R0619774	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$155,047	$142,379	($12,668)
202401448	R0619775	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$150,795	$138,474	($12,321)
202401448	R0619776	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$150,795	$138,474	($12,321)
202401448	R0619777	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$152,235	$139,796	($12,439)
202401448	R0619778	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$155,737	$143,012	($12,725)
202401448	R0619779	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$153,299	$140,774	($12,525)
202401448	R0619780	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$170,081	$156,184	($13,897)
202401449	R0477639	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$132,042	$76,359	($55,683)
202401449	R0477640	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$137,794	$79,686	($58,108)
202401449	R0477641	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$137,794	$79,686	($58,108)
202401449	R0477642	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$137,581	$79,562	($58,019)
202401449	R0477643	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$136,936	$79,189	($57,747)
202401449	R0477644	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$130,420	$75,421	($54,999)
202401449	R0477645	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$137,581	$79,562	($58,019)
202401449	R0477646	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$137,581	$79,562	($58,019)
202401449	R0477647	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$137,581	$79,562	($58,019)
202401449	R0477648	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$144,564	$83,601	($60,963)
202401449	R0477649	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$141,144	$81,623	($59,521)

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401449	R0477650	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$138,221	$79,932	($58,289)
202401449	R0477651	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$144,564	$83,601	($60,963)
202401449	R0477652	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$143,373	$82,912	($60,461)
202401449	R0477653	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$143,373	$82,912	($60,461)
202401449	R0477654	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$163,695	$94,664	($69,031)
202401449	R0477655	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$164,811	$95,309	($69,502)
202401449	R0477657	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$173,320	$100,230	($73,090)
202401449	R0477658	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$178,857	$103,432	($75,425)
202401449	R0477659	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$168,545	$97,469	($71,076)
202401449	R0477660	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$163,535	$94,571	($68,964)
202401449	R0477661	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$154,269	$89,213	($65,056)
202401449	R0477662	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$156,369	$90,428	($65,941)
202401449	R0477663	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$162,890	$94,198	($68,692)
202401449	R0477664	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$148,987	$86,158	($62,829)
202401449	R0477665	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$166,696	$96,399	($70,297)
202401449	R0477666	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$182,396	$105,479	($76,917)
202401449	R0477667	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$162,241	$93,823	($68,418)
202401449	R0477668	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$152,662	$88,284	($64,378)
202401449	R0477669	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$162,078	$93,729	($68,349)
202401449	R0477670	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$178,857	$103,432	($75,425)
202401449	R0477671	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$185,042	$107,009	($78,033)

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401449	R0608543	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$200,525	$158,415	($42,110)
202401449	R0608565	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$168,153	$132,841	($35,312)
202401449	R0608566	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$168,153	$132,841	($35,312)
202401449	R0608567	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$171,757	$135,688	($36,069)
202401449	R0608574	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$168,519	$133,130	($35,389)
202401449	R0608575	HT CANYONS SOUTH DEVELOPMENT LP	Adjust	46 - Your land value has been adjusted based upon a review of present worth discounting considerations.	$168,153	$132,841	($35,312)
202401450	R0409707	JUSTIN J BLIFFEN BRITTANY NICOLE BLIFFEN	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$2,558,806	$2,380,000	($178,806)
202401451	R0613322	GARY MICHAEL CAPRIOGLIO & SUSAN JEAN CAPRIOGLIO	Adjust	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.	$1,287,597	$1,150,000	($137,597)
202401452	R0239960	313 INVERNESS LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$9,480,105	$9,480,105	$0
202401490	R0496275	AREIT LINCOLN STATION LLC	Deny	34 - 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.	$84,680,000	$84,680,000	$0
202401491	R0475930	BCIF ENGLEWOOD BUSINESS CENTER LLC	Deny	81 - Per CRS §39-5-122 (2.5) the Assessor's Office requests the property owner provide no later than July 15 actual annual rental income, tenant reimbursements, itemized expenses, and rent roll data for the subject property of this valuation appeal filing	$9,606,463	$9,606,463	$0
202401612	R0409253	VMC FINANCE 2019-FL3 METRO DENVER LLC C/O TRIMONT LLC	Deny	66 - The current year appeal has been denied, awaiting the outcome of appeal filed for the prior tax year.	$17,987,983	$17,987,983	$0
202401613	R0615054	RYAN E ESKELSON & HANNAH B ESKELSON	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$597,847	$597,847	$0
202401627	R0621694	TOLL SOUTHWEST LLC	Deny	38 - Using the present worth discounting method, your property has been valued appropriately.	$58,503	$58,503	$0

Assessor's Personal Property Protest Determination Detail

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Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401454	P0510613	FUJIFILM MEDICAL SYSTEMS USA INC C/O PROPERTY TAX DEPT	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$36,697	$39,735	$3,038
202401456	P0508575	OLYMPUS AMERICA INC C/O GRANT THORNTON LLP	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$297,426	$1,136,911	$839,485
202401457	P0510505	L'OCCITANE INC C/O PROPERTY TAX DEPT	Deny	62 - Your personal property has been valued in accordance with Colorado law and instructions published by the State Division of Property Taxation.	$55,080	$55,080	$0
202401458	P0505630	ORGANIZERS UNLIMITED INC C/O MARK LESTIKOW	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$316,172	$818,229	$502,057
202401459	P0502375	CANON FINANCIAL SERVICES INC C/O PROPERTY TAX DEPT	Adjust	31 - As a result of further review, changes have been made to your personal property records.	$329,451	$327,653	($1,798)
202401460	P0503575	CANON FINANCIAL SERVICES INC C/O PROPERTY TAX DEPT	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$236,357	$212,001	($24,356)
202401461	P0510398	ANNA GEVING DDS PC C/O PROPERTY TAX DEPT	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$63,378	$186,810	$123,432
202401462	P0508040	COSTCO WHOLESALE CORP C/O PROPERTY TAX DEPT 1022	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$2,664,265	$2,905,914	$241,649
202401463	P0507267	EVERBANK NA C/O PROPERTY TAX DEPT	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$18,475	$7,865	($10,610)
202401464	P0514630	EVERBANK NA C/O PROPERTY TAX DEPT	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$37,731	$106,673	$68,942
202401466	P0514953	SIERRA NEVADA CORPORATION ATTN: TAX DEPT	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$2,864,776	$2,009,994	($854,782)
202401467	P0514356	FIRST-CITIZENS BANK & TRUST COMPANY C/O RYAN LLC	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$234,282	$231,937	($2,345)
202401468	P0514721	AMUR EQUIPMENT FINANCE, INC C/O PROPERTY TAX DEPT	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$100,777	$0	($100,777)
202401469	P0514656	SREIT RANCHSTONE LLC C/O PROPERTY TAX DEPT RYAN	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$568,604	$495,789	($72,815)

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401470	P0512943	KINGSBRIDGE HOLDINGS LLC C/O PROPERTY TAX DEPT	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$1,150,935	$895,275	($255,660)
202401471	P0395403	AUGUST MOON ASIAN GRILL INC C/O TEO & TAI CPAS PC	Adjust	31 - As a result of further review, changes have been made to your personal property records.	$52,307	$0	($52,307)
202401472	P0503540	TTEC SERVICES CORP C/O BADEN TAX MANAGEMENT	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$1,738,140	$1,738,140	$0
202401473	P0515376	DESTINATION PET LLC C/O PROPERTY TAX DEPT	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$393,300	$61,100	($332,200)
202401475	P0514190	PHARMACA INTERGRATIVE PHARMACY INC C/O PROPERTY TAX DEPT	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$67,732	$0	($67,732)
202401476	P0514535	FRONT RANGE HVAC C/O PROPERTY TAX DEPT	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$53,396	$0	($53,396)
202401477	P0394729	CST METRO LLC - ROCKY MTN DIV C/O PROPERTY TAX DEPT DC17	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$396,773	$393,890	($2,883)
202401478	P0508211	CST METRO LLC - ROCKY MTN DIV C/O PROPERTY TAX DEPT DC17	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$738,563	$743,339	$4,776
202401479	P0510189	LEAF CAPITAL FUNDING LLC C/O PROPERTY TAX DEPT	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$470,181	$513,475	$43,294
202401480	P0514123	TRAVIS MATHEW C/O PROPERTY TAX DEPT	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$153,099	$185,644	$32,545
202401483	P0510561	JAMO CONCEPTS LLC C/O PROPERTY TAX DEPT	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$56,879	$53,824	($3,055)
202401485	P0514359	BLUE NILE INC C/O PROPERTY TAX DEPT	Adjust	39 - Your personal property account has been deleted for the current tax year.	$515,877	$0	($515,877)
202401486	P0513462	FRONT RANGE TIRE LLC C/O PROPERTY TAX DEPT	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$187,920	$0	($187,920)
202401487	P0512762	SIMONMED IMAGING INC C/O PROPERTY TAX DEPT	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$386,574	$457,723	$71,149
202401488	P0514286	T-MOBILE WEST LLC C/O PROPERTY TAX DEPT	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$1,080,341	$0	($1,080,341)

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401505	P0513658	PARKER RACQUET CLUB C/O BARRY RIDDLE	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$58,018	$61,883	$3,865
202401506	P0509797	DOVER SADDLERY C/O PROPERTY TAX DEPT	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$69,487	$75,940	$6,453
202401508	P0500073	WALMART INC 02892 C/O PROPERTY TAX DEPT	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$1,481,485	$1,481,485	$0
202401512	P0424375	AGILENT TECHNOLOGIES INC C/O RYAN LLC	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$1,196,261	$384,196	($812,065)
202401513	P0512442	BAKER EQUIPMENT AND MATERIALS LTD C/O PROPERTY TAX DEPT	Deny	25 - The Market Approach to value was used in determining the subjects value, resulting in no change.	$3,310,241	$3,310,241	$0
202401514	P0501334	US BANK NA C/O PROPERTY TAX DEPT	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$450,137	$455,577	$5,440
202401515	P0504575	CANON FINANCIAL SERVICES INC C/O PROPERTY TAX DEPT	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$148,625	$150,101	$1,476
202401516	P0514306	CORNERSTONE RESEARCH INC C/O PROPERTY TAX DEPT	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$681,656	$1,026,437	$344,781
202401518	P0512254	SAMS EAST INC 04853 C/O PROPERTY TAX DEPT	Deny	45 - Insufficient data was provided to warrant a value change to this parcel.	$1,967,276	$1,967,276	$0
202401519	P0383578	SAMS WEST INC 06634 C/O PROPERTY TAX DEPT	Deny	45 - Insufficient data was provided to warrant a value change to this parcel.	$1,921,763	$1,921,763	$0
202401520	P0500117	WALMART INC 0984 C/O PROPERTY TAX DEPT	Deny	45 - Insufficient data was provided to warrant a value change to this parcel.	$1,852,101	$1,852,101	$0
202401521	P0395423	WALMART INC 01252 C/O PROPERTY TAX DEPT	Deny	45 - Insufficient data was provided to warrant a value change to this parcel.	$1,688,929	$1,688,929	$0
202401522	P0514399	THE CAKE COMPANY C/O PROPERTY TAX DEPT	Deny	45 - Insufficient data was provided to warrant a value change to this parcel.	$70,655	$70,655	$0
202401523	P0513534	WOMEN'S IMAGING CENTER PC C/O PROPERTY TAX DEPT	Deny	62 - Your personal property has been valued in accordance with Colorado law and instructions published by the State Division of Property Taxation.	$104,274	$104,274	$0
202401524	P0514794	BLUE ISLAND OYSTER BAR LONE TREE LLC C/O PROPERTY TAX DEPT	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$445,979	$367,403	($78,576)
202401525	P0514969	CYCLEBAR C/O MIKE NICKLE	Adjust	31 - As a result of further review, changes have been made to your personal property records.	$114,929	$0	($114,929)
202401526	P0406646	COSTCO WHOLESALE CORP C/O PROPERTY TAX DEPT 468	Adjust	31 - As a result of further review, changes have been made to your personal property records.	$3,472,899	$4,299,088	$826,189

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202401529	P0394995	US BANK NA C/O PROPERTY TAX DEPT	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$98,059	$99,840	$1,781
202401530	P0512422	CHER LLC C/O PROPERTY VALUATION SERVICES	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$890,463	$890,463	$0
202401531	P0515253	SUMMIT AUTOMOTIVE PARTNERS C/O PROPERTY TAX DEPT	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$112,166	$92,614	($19,552)
202401532	P0509164	LEVIS ONLY STORES INC 405 C/O DUCHARME MCMILLEN & ASSOCIATES	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$197,396	$190,328	($7,068)
202401533	P0513164	ROSS DRESS FOR LESS INC C/O RYAN LLC	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$225,523	$224,870	($653)
202401534	P0507819	SAFEWAY STORES 45 INC 1877F C/O RYAN LLC	Deny	45 - Insufficient data was provided to warrant a value change to this parcel.	$232,414	$232,414	$0
202401535	P0420602	US BANK NA C/O PROPERTY TAX DEPT	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$66,269	$66,394	$125
202401536	P0514313	US BANK NA C/O PROPERTY TAX DEPT	Adjust	39 - Your personal property account has been deleted for the current tax year.	$204,568	$0	($204,568)
202401537	P0401671	TAPESTRY INC C/O GRANT THORTON LLP	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$280,491	$265,577	($14,914)
202401538	P0512976	HCL LENDING SOLUTIONS LLC C/O PROPERTY TAX DEPT	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$174,783	$178,152	$3,369
202401539	P0401779	LYNELLE J ZABEL DDS PC C/O PROPERTY TAX DEPT	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$106,724	$216,111	$109,387
202401540	P0422452	US BANK NA C/O PROPERTY TAX DEPT	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$100,163	$100,204	$41
202401542	P0512058	BRIAN RICHTER DMD PC C/O PROPERTY TAX DEPT	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$213,526	$239,006	$25,480
202401544	P0363789	MERIDIAN GOLF MANAGEMENT LLC C/O PENNY THOMAS	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$352,217	$888,590	$536,373
202401545	P0506624	OSCAR A AGUIRRE MD PC C/O SHARON MANZIONE	Adjust	31 - As a result of further review, changes have been made to your personal property records.	$174,619	$629,094	$454,475
202401546	P0509842	CHARLEYS GRILLED SUBS C/O PROPERTY TAX DEPT	Adjust	31 - As a result of further review, changes have been made to your personal property records.	$6,818	$0	($6,818)

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202401547	P0513060	CST METRO LLC - ROCKY MTN DIV C/O PROPERTY TAX DEPT DC17	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$724,595	$712,880	($11,715)
202401548	P0335688	CST METRO LLC 2740666 C/O PROPERTY TAX DEPARTMENT - DC 17	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$532,792	$521,013	($11,779)
202401549	P0507306	CIRCLE K STORES INC - ROCKY MOUNTAIN C/O PROPERTY TAX DEPT DC17	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$221,235	$210,554	($10,681)
202401550	P0504802	PEAK ATHLETICS PLUS LLC C/O GARY D STEFFEN	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$205,502	$206,215	$713
202401551	P0506998	CIRCLE K STORES INC - ROCKY MOUNTAIN C/O PROPERTY TAX DEPT DC17	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$503,162	$472,727	($30,435)
202401552	P0506937	CIRCLE K STORES INC - ROCKY MOUNTAIN C/O PROPERTY TAX DEPT DC17	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$540,412	$532,433	($7,979)
202401553	P0510685	AMERICAN HOMES 4 RENT LP C/O INDIRECT TAX-BPP	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$128,630	$127,827	($803)
202401554	P0511925	DAXKO LLC C/O PROPERTY TAX DEPT	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$92,767	$409,350	$316,583
202401555	P0512627	WESTVIEW AT LINCOLN BY CORTLAND C/O PROPERTY MANAGER	Adjust	31 - As a result of further review, changes have been made to your personal property records.	$452,198	$841,174	$388,976
202401556	P0509830	EN ENGINEERING C/O PROPERTY TAX DEPT	Adjust	31 - As a result of further review, changes have been made to your personal property records.	$753,444	$777,845	$24,401
202401557	P0502161	GREATAMERICA FINANCIAL SERVICES CORP C/O PROPERTY TAX DEPT	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$305,410	$175,595	($129,815)
202401558	P0500573	GREATAMERICA FINANCIAL SERVICES CORP C/O PROPERTY TAX DEPT	Deny	30 - Our records show that questions about your property assessment were answered satisfactorily.	$158,258	$158,258	$0
202401563	P0511775	EMMETT PLASTIC SURGERY C/O PROPERTY TAX DEPT	Adjust	31 - As a result of further review, changes have been made to your personal property records.	$129,593	$169,071	$39,478
202401564	P0511911	RLC-III LONETREE LLC C/O PROPERTY TAX DEPT	Adjust	31 - As a result of further review, changes have been made to your personal property records.	$162,221	$336,420	$174,199
202401565	P0509944	LONE TREE BREWING COMPANY C/O GO FIGURE GROUP / BARBARA ILYES	Adjust	31 - As a result of further review, changes have been made to your personal property records.	$536,979	$571,956	$34,977
202401566	P0508521	BRANDT D JONES DDS PC C/O PROPERTY TAX DEPT	Adjust	31 - As a result of further review, changes have been made to your personal property records.	$66,827	$173,094	$106,267

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202401567	P0507295	SAFEWAY STORES 45 INC #2722F C/O PARADIGM TAX GROUP	Deny	62 - Your personal property has been valued in accordance with Colorado law and instructions published by the State Division of Property Taxation.	$1,104,644	$1,104,644	$0
202401568	P0511718	HZ OPS HOLDINGS LLC C/O PROPERTY TAX DEPT	Adjust	31 - As a result of further review, changes have been made to your personal property records.	$112,168	$249,828	$137,660
202401569	P0505662	SAFEWAY STORES 45 INC #2722 C/O RYAN LLC	Deny	84 - Your property assessment is based on the appraisal date of June 30, 2022. Data collected from the study period supports the current assessment on your property.	$1,388,414	$1,388,414	$0
202401570	P0513630	RIVERWALK CASTLE ROCK C/O PROPERTY TAX DEPT	Adjust	31 - As a result of further review, changes have been made to your personal property records.	$1,339,850	$1,352,643	$12,793
202401571	P0512606	PARK MEADOWS TPP LLC C/O HI LINDBERG LLC PROPERTY TAX DEPT	Adjust	31 - As a result of further review, changes have been made to your personal property records.	$436,002	$458,301	$22,299
202401572	P0511612	ORACLE AMERICA INC C/O PROPERTY TAX DEPT	Adjust	31 - As a result of further review, changes have been made to your personal property records.	$1,261,104	$780,984	($480,120)
202401573	P0513459	GK OF LONE TREE CO LLC C/O PROPERTY TAX DEPT	Adjust	31 - As a result of further review, changes have been made to your personal property records.	$317,104	$422,955	$105,851
202401574	P0506997	CIRCLE K STORES INC - ROCKY MOUNTAIN C/O PROPERTY TAX DEPT DC17	Adjust	31 - As a result of further review, changes have been made to your personal property records.	$580,421	$579,006	($1,415)
202401575	P0507335	CIRCLE K STORES INC - ROCKY MOUNTAIN C/O PROPERTY TAX DEPT DC17	Adjust	31 - As a result of further review, changes have been made to your personal property records.	$599,333	$572,782	($26,551)
202401576	P0514859	FOLEY PRODUCTS COMPANY LLC C/O PROPERTY TAX DEPT	Deny	20 - Data collected from the statutory study period supports the current assessment on your property.	$10,416,843	$10,416,843	$0
202401577	P0509240	ALBERT VEIN INSTITUTE C/O PROPERTY TAX DEPT	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$304,280	$249,055	($55,225)
202401578	P0394730	CST METRO LLC 1159 C/O CST BRANDS INC	Deny	62 - Your personal property has been valued in accordance with Colorado law and instructions published by the State Division of Property Taxation.	$683,369	$683,369	$0
202401579	P0507371	RIVER CANYON REAL ESTATE INVESTMENTS LLC ATTENTION NANCY HURLBUT	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$1,298,638	$2,528,988	$1,230,350
202401584	P0200299	ZI EQUITY PARTNERS LLC C/O RANDY OAKES CONTROLLER	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$483,017	$1,755,628	$1,272,611
202401586	P0514463	SCISSORS & SCOTCH C/O PROPERTY TAX DEPT	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$116,122	$0	($116,122)
202401588	P0340648	JC CONSTRUCTION EQUIPMENT LLC C/O PROPERTY TAX DEPT	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$1,113,782	$0	($1,113,782)

Review Number	Account Number	Appeal Filer	Decision	Decision Reason	Initial Value	Final Value	Adjustment
202401589	P0339862	C&L WATER SOLUTIONS INC C/O PROPERTY TAX DEPT	Adjust	23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.	$868,101	$0	($868,101)

Personal Property Accounts - No Declaration of Assets

Count: 533

Account No.	Owner Name	# of Assets	Account Value
P0200256	LAWRENCE CONSTRUCTION CO	185	$1,488,849
P0200328	PERRY PARK COUNTRY CLUB	71	$519,628
P0203852	KOLBE STRIPING INC	49	$77,702
P0203975	MASTER MAGNETICS INC	206	$103,471
P0206156	PARKER ANIMAL HOSPITAL PC	25	$105,326
P0280735	CASTLE PINES GOLF CLUB INC	1912	$1,411,501
P0330961	FOLKESTAD FAZEKAS BARRICK & PATOILE PC	158	$52,631
P0331500	CENTENNIAL WATER & SAN DISTRICT	115	$571,796
P0331501	HIGHLANDS RANCH METRO DIST	84	$359,145
P0331506	SACRED HEART RETREAT HOUSE	8	$154,116
P0331518	PARKER FIRE PROTECTION DISTRICT	56	$201,351
P0331521	TOWN OF LARKSPUR	54	$261,317
P0331523	CASTLE PINES METRO DISTRICT	9	$4,539,138
P0331524	PARKER WATER & SANITATION DISTRICT	75	$1,221,964
P0331529	DIOCESE OF COLORADO SPRINGS	52	$105,536
P0331532	CROSSROADS COMMUNITY CHURCH	6	$174,312
P0331535	CHURCH OF JESUS CHRIST OF LDS	11	$96,557
P0331544	JOY LUTHERAN CHURCH	50	$62,568
P0331552	DOUGLAS COUNTY SCHOOL DISTRICT RE-1	15	$1,019,953
P0331553	DOUGLAS COUNTY SCHOOL DISTRICT RE-1	24	$4,022,070
P0331556	DOUGLAS COUNTY SCHOOL DISTRICT RE-1	25	$5,613,566
P0331558	DOUGLAS COUNTY SCHOOL DISTRICT RE-1	32	$7,235,784
P0332324	CHURCH OF JESUS CHRIST OF LDS	13	$55,988
P0333928	CITY OF ENGLEWOOD	9	$202,637
P0334199	PARKER UNITED METHODIST CHURCH	19	$91,362
P0335570	ENCOMPASS CHURCH	41	$69,768
P0347050	MOUNTAINVIEW COMM CHRISTIAN CHURCH	75	$91,637
P0347159	PIONEER SAND CO INC	23	$20,333
P0348136	PIONEER SAND CO INC	16	$10,356
P0350126	DENVER SOUTHEAST SUBURBAN	7	$548,127
P0350131	CASTLE PINES NORTH METROPOLITAN	25	$3,350,752
P0350149	CORP OF THE PRESIDING BISHOP OF THE	31	$70,083
P0351050	CASTLE PINES GOLF CLUB INC	155	$113,388
P0351051	CASTLE PINES GOLF CLUB INC	196	$70,242
P0351052	CASTLE PINES GOLF CLUB INC	295	$109,217
P0351053	CASTLE PINES GOLF CLUB INC	152	$36,574
P0351143	BUCKLEY POWDER CO	59	$270,096
P0351256	CASTLE PINES FOUNDERS CO	43	$102,532
P0359719	VAPCO INC	78	$59,505
P0359878	EAST PLUM CREEK WATER TREATMENT PLANT	11	$2,469,870
P0361646	SOUTH SUBURBAN PARKS &	57	$372,617
P0363869	ALL AMERICAN 4WD & 2WD REPAIR	49	$140,531
P0365525	PLUM CREEK PRODUCTS CO INC	112	$87,324
P0368348	GORRELL LUMBER INC	38	$296,477

Account No.	Owner Name	# of Assets	Account Value
P0372224	RICHARD G ELLIOTT DDS	28	$61,641
P0372900	CLEARY BUILDING CORPORATION	12	$74,711
P0383543	MEDTRONIC INC	278	$1,661,498
P0391452	GRACE CHAPEL	63	$170,490
P0395116	MEDIANEWS GROUP INTERACTIVE INC	7	$13,288
P0395137	CASTLE ROCK IMPORTS	46	$80,453
P0395463	COLORADO EQUINE CLINIC PC	41	$82,709
P0395471	MEDIANEWS GROUP INTERACTIVE INC	9	$10,034
P0396618	CHERRY HILLS COMMUNITY CHURCH	37	$537,700
P0401503	KCG BEN INC	5	$55,723
P0401728	CASTLE PARTNERS ONE LTD	43	$341,127
P0406575	DCHI LLC	83	$165,215
P0406582	INTERMAP NETWORK SERVICES CORP	51	$43,709
P0406658	LUKAS LIQUORS INC	41	$94,796
P0408175	CASTLE CAFE	11	$67,503
P0415578	CASTLE PARTNERS TWO LTD	19	$87,466
P0416659	NRT COLORADO INC	18	$106,847
P0418306	ASPEN FAMILY CARE PLLC	31	$41,711
P0420667	4 X 4 CONCRETE FORMING INC	8	$239,665
P0420796	D GRUPPE LLC	36	$113,289
P0420840	NOBLE TRUSS COLORADO	30	$195,325
P0500039	3R LEARNING CENTER OF LONE TREE LLC	31	$20,379
P0500217	DANISH DESIGNS INTL INC	35	$59,810
P0500322	AIRCRAFT PERFORMANCE GROUP LLC	168	$145,148
P0500465	CASTLE ROCK FAMILY PHYSICIANS	36	$148,895
P0500494	ITC COMPOUNDING & NATURAL WELLNESS	86	$61,636
P0501463	LENNAR COLORADO LLC	6	$26,815
P0501496	IDEAL CAR STAR AUTO BODY	64	$184,201
P0501504	SOLUTIONS II INC	53	$61,724
P0501512	POINCO INC	15	$406,287
P0501697	RODNEY L ALLEN DDS PC	46	$64,611
P0501868	CASTLE HIGHLANDS LIMITED PARTNERSHIP	8	$64,296
P0502709	DOUGLAS COUNTY SCHOOL DISTRICT	25	$1,144,876
P0502732	MERRILL LYNCH PIERCE FENNER & SMITH	16	$215,555
P0502908	CD INC	131	$1,442,980
P0502931	DRS BROADWAY	34	$111,790
P0503095	WORD OF LIFE CHRISTIAN CTR AT PK MEADOWS	11	$402,334
P0503105	MIRAGE DENTAL ASSOCIATES	114	$245,868
P0503111	DUMB FRIENDS LEAGUE	8	$75,079
P0503230	CONNECTIONS CHURCH, INC	87	$52,412
P0503298	SOUTHEAST CHRISTIAN CHURCH	16	$695,264
P0503660	CHUCK LATHAM ASSOCIATES INC	162	$60,097
P0503884	E T TECHNOLOGIES	15	$114,829
P0503899	BRANDON LINN ORTHODONTICS PC	12	$88,916
P0503954	DIOS PARKER RIB HOUSE INC	46	$117,149

Account No.	Owner Name	# of Assets	Account Value
P0504088	CORP OF THE PRESIDING BISHOP OF THE	11	$57,434
P0504091	COLORADO CENTER FOR REPRODUCTIVE MEDICINE	771	$1,519,113
P0504116	ADVANCED ORTHOPEDICS & SPORTS MEDICINE	84	$127,225
P0504125	PARKER BIBLE CHURCH	5	$38,854
P0504215	JOSEPH M CATALANO, DDS PC ORAL SURGERY	13	$136,964
P0504483	HILL ROM COMPANY INC	1	$12,418
P0504875	COLORADO LUTHERAN HIGH SCHOOL ASSOC	20	$74,623
P0504876	SOUTH SUBURBAN PARKS &	4	$52,153
P0504897	PLASTIC & RECONSTRUCTIVE SURGERY	93	$576,516
P0504986	ADCS	62	$346,348
P0505000	PORTER CARE ADVENTIST HEALTH SYS	12	$8,452,088
P0505007	PORTERCARE ADVENTIST HEALTH SYSTEM	5	$32,981
P0505040	LINCOLNPOINTE ENTERPRISE WDP LLC	10	$111,162
P0505205	CNA INSURANCE	27	$742,628
P0505222	VALLEY VIEW CHRISTIAN CHURCH	19	$74,731
P0505288	COUNTRY CLUB AT CASTLE PINES	381	$2,234,146
P0505289	CASTLE PARTNERS THREE LTD	12	$32,913
P0505419	PASE CONTRACTING INC	81	$225,871
P0505422	MEDICAL MANAGEMENT INTL INC	90	$133,152
P0505519	PITNEY BOWES INC	12	$11,416
P0505544	QWEST GOVERNMENT SERVICES	1	$11,874
P0505589	RIDGE CPN LLC	163	$805,216
P0505724	RED ROCKS CREDIT UNION	45	$55,135
P0505759	INTERGRATED EAR NOSE & THROAT PC	166	$312,840
P0505787	ALAN J MARGOLIS MD PC	55	$197,946
P0505816	LANSDOWNE ARMS	128	$107,388
P0506154	NORTHWEST MUTUAL	4	$197,943
P0506178	BELLCO CREDIT UNION	5	$49,301
P0506257	ST ANDREW UNITED METHODIST CHURCH	9	$126,406
P0506258	DIOCESE OF COLORADO SPRINGS	44	$68,995
P0506259	CORP OF THE PRESIDING BISHOP OF THE	10	$53,516
P0506333	HEWLETT PACKARD FINANCIAL SERVICES	8	$3,441
P0506466	HIGHLANDS RANCH REHABILITATION PARTNERS LLC	59	$50,497
P0506811	INTER GLOBAL EXHIBITIONS INC	28	$60,315
P0506864	DENVER DEVELOPMENT PARTNERS LLC	20	$24,512
P0506927	COLORADO POWERLINE INC	126	$100,506
P0506969	MONARCH INVESTMENT & MGMT GROUP LLC	79	$96,196
P0507241	ADVANCE AUTO BUSINESS SUPPORT LLC 430067	16	$1,661,534
P0507362	SPINE ONE PC	113	$115,240
P0507389	COMFORT SUITES	3	$151,425
P0507390	VALOR CHRISTIAN HIGH SCHOOL	5	$175,095
P0507409	ALTITUDE NUTRITIONAL LABS LLC	21	$59,524
P0507414	DUTCH HERITAGE GARDENS	101	$2,857,415
P0507470	METRO WEST EYE ASSOC PC	49	$209,972
P0507526	PRIMROSE SCHOOL OF CASTLE ROCK	41	$26,356

Account No.	Owner Name	# of Assets	Account Value
P0507689	CHURCH OF JESUS CHRIST OF LDS TAX DIV	3	$11,205
P0507754	DENVER MERIDIAN EQUITIES LLC	26	$36,012
P0507993	GEVO INC CORP	403	$1,370,293
P0508042	PRIMARY CARE & CHIROPRACTIC	77	$55,531
P0508144	DENVER METRO IMAGING	15	$434,310
P0508155	THE SURGERY CENTER AT LONE TREE LLC	71	$497,929
P0508208	CORNERSTONE DENTAL & ORTHODONTICS LLC	67	$79,391
P0508355	LINCOLNPOINTE ENTERPRISE WDP LLC	4	$120,804
P0508434	GLAUCOMA CONSULTANTS OF CO PC	120	$334,139
P0508496	CASTLE ROCK ORTHODONTICS PLLC	26	$66,295
P0508589	ROCK PARTS CO	16	$34,119
P0508592	DR TRENT REDFEARN	9	$136,968
P0508609	LOOCK PERFECT IMAGE EYECARE	42	$170,004
P0508707	DR ANGELA EVANSON DDS	25	$74,410
P0508714	CHURCH OF JESUS CHRIST OF LDS TAX DIV	1	$65,700
P0508717	YNL INC	2	$55,778
P0508808	HOPE ONLINE	2	$59,884
P0508866	EXCEL DIESEL & SUV AUTOMOTIVE REPAIR	31	$62,023
P0508884	PORTERCARE ADVENTIST HEALTH SYSTEM	6	$20,212
P0508888	PORTERCARE ADVENTIST HEALTH SYSTEM	9	$23,347
P0508902	ROCKY MOUNTAIN FERTILITY CENTER	54	$144,669
P0508926	COLORADO CHRISTIAN UNIVERSITY	2	$81,428
P0509026	HUGHES NURSERY INC	21	$50,134
P0509037	SAHAIR SALON	8	$47,359
P0509095	WILLS INVESTMENTS IV LLC	8	$53,259
P0509150	FERTILITY LABORATORIES OF COLORADO LLC	246	$1,255,975
P0509230	RME LTD LLC	21	$22,350
P0509317	TWO IN THE DOOR LLC	33	$42,755
P0509359	CANVAS CREDIT UNION	2	$51,171
P0509366	ALBRECHT WOMENS CARE	26	$475,395
P0509381	PARKER DENTAL CARE	53	$58,930
P0509390	SELECT WOODWORKS INC	57	$478,718
P0509431	PORTERCARE ADVENTIST HEALTH SYSTEM	5	$10,580
P0509480	GOODWILL INDUSTRIES OF DENVER	1	$88,823
P0509486	DISHA	12	$198,663
P0509616	PORTERCARE ADVENTIST HEALTH SYSTEM	18	$23,215
P0509668	HOME BUYER WARRANTY CORP	3	$40,029
P0509709	VALET LIVING LLC	11	$51,270
P0509719	GLAUCOMA CONSULTANTS OF CO PC	23	$78,544
P0509731	ROCK SOLID CUSTOM GRANITE	11	$64,210
P0509769	303 SUBSOURCE LLC	35	$19,503
P0509817	STOLTZ MANAGEMENT OF DE INC	3	$62,407
P0509823	THE SOLOMON FOUNDATION	32	$85,908
P0509830	EN ENGINEERING	40	$777,845
P0509890	ABC WINDOW CLEANING SUPPLY INC	72	$62,583

Account No.	Owner Name	# of Assets	Account Value
P0509910	IHR INC	134	$335,396
P0510008	CENTURA HEALTH	237	$747,859
P0510049	LONE TREE FAMILY DENTISTRY	74	$55,707
P0510146	ROYAL CUP INC	17	$14,238
P0510199	ROYAL CUP INC	14	$19,256
P0510201	ROYAL CUP INC	12	$31,993
P0510202	ROYAL CUP INC	10	$24,859
P0510251	THREE IN THE DOOR LLC	1	$22,215
P0510325	CROSSROADS COMMUNITY CHURCH	1	$10,152
P0510349	DEEP DISTRIBUTING LLC	53	$175,999
P0510363	BELLCO CREDIT UNION	20	$80,421
P0510387	SYNERGY MEDSPA INC	21	$195,444
P0510438	UNIVERSITY OF COLORADO HOSPITAL	1	$74,025
P0510456	PORTERCARE ADVENTIST HEALTH SYSTEM	5	$7,868
P0510458	PORTERCARE ADVENTIST HEALTH SYSTEM	7	$40,454
P0510505	L'OCCITANE INC	24	$55,080
P0510518	ARAPAHOE COUNTY PUBLIC	1	$47,190
P0510593	ASPEN MEDICAL AESTHETICS PLLC	19	$72,610
P0510717	METRO COMMUNITY PROVIDER NETWORK	10	$41,108
P0510728	BERRY BLENDZ	12	$47,443
P0510739	HTA--LINCOLN MEDICAL CENTER LLC	29	$98,021
P0510811	CHILDRENS HOSPITAL COLORADO	1	$6,202,629
P0510826	SOUTHEAST FAMILY PHYSICIANS	14	$9,008
P0510845	COLORADO CATARACT & LASER LLC	33	$81,518
P0510870	PORTERCARE ADVENTIST HEALTH SYSTEM	13	$33,378
P0510885	303 SUBSOURCE 1 LLC	12	$31,792
P0510898	CENTURY COMMUNITIES	69	$331,748
P0510904	ROCKYARD BREWING CO LLC	27	$521,810
P0510928	J & L CONCEPTS LLC	27	$232,990
P0510941	TBJS LLC	39	$93,390
P0510961	WEBER FACIAL PLASTIC SURGERY	45	$612,818
P0511094	THE SOUND RELIEF CENTER INC	40	$61,727
P0511196	DOUGLAS COUNTY SCHOOL DISTRICT	30	$1,851,383
P0511213	LIVING THE DREAM BREWERY LLC	31	$384,456
P0511225	ROCK PARTS CO	26	$40,436
P0511281	PARKER GARAGE LLC	5	$74,410
P0511323	MEADOWS ORTHODONTICS	38	$115,823
P0511335	STONEGATE DENTAL CARE PC	4	$152,533
P0511367	GOODWILL INDUSTRIES OF DENVER	1	$94,917
P0511442	MEADOWS FAMILY DENTISTRY	62	$119,303
P0511457	HTA--LONE TREE LLC	13	$12,184
P0511469	INTERMAP TECHNOLOGIES INC	48	$100,959
P0511470	COMCAST CABLE COMM MGMT LLC	1	$15,750
P0511513	RME LTD LLC	113	$95,270
P0511569	BHUJS INC	3	$9,850

Account No.	Owner Name	# of Assets	Account Value
P0511573	HOME BUYERS RESALE WARRANTY CORPORATION	1	$18,766
P0511647	COUNTY LINE APARTMENTS LLC	28	$675,917
P0511694	MICI HANDCRAFTED ITALIAN	18	$95,941
P0511695	HIGHLANDS RANCH FAMILY DENTAL	43	$86,198
P0511710	APEX MERIDIAN LLC	1	$205,764
P0511722	BIGHORN SERVICE GROUP LLC	1	$66,174
P0511767	HEADS OR TAILS LLC	9	$56,184
P0511822	SOLAR DENTAL SPECIALTIES	1	$106,191
P0511850	RED HAWK DENTISTRY	36	$107,938
P0511875	MONARCH INVESTMENT & MGMT GROUP LLC	25	$61,566
P0511920	DENVER TECH FIS LLC	16	$81,077
P0511930	FERTILITY GENETICS LLC	34	$788,023
P0511959	303 SUBSOURCE 3 LLC	5	$45,077
P0512027	COLONY STARWOOD HOMES SUBSIDIARIES	17	$67,067
P0512060	WEST POINT OPTICAL LLC	1	$25,110
P0512146	CACHET CLEANERS & ALTERATIONS	1	$76,081
P0512182	ARDAS FAMILY DENTAL	14	$70,365
P0512188	THE MEADOWS EARLY LEARNING CENTER	1	$91,492
P0512191	MAINSTREET RE INVESTORS LLC	9	$878,115
P0512211	WEST POINT OPTICAL LLC	5	$34,977
P0512244	COPPER STEPPE APARTMENTS LLC	1	$167,314
P0512245	DENVER MERIDIAN EQUITIES LLC	1	$25,560
P0512250	ROYAL GORGE RAFTING & ZIP LINE TOURS	10	$317,621
P0512257	LERCH BATES	122	$68,528
P0512263	NEO NEW EARLY ORTHODONTICS	16	$155,923
P0512281	DARO VENTURES IV LLC	46	$336,922
P0512344	DR PHILIP WIMPEE DDS PC	63	$339,279
P0512350	CCRM MANAGEMENT CO	162	$196,164
P0512354	AQUA - TOTS SWIM SCHOOLS	4	$216,894
P0512361	HSB ENERGY INC	1	$115,872
P0512387	DENVER MERIDIAN GATEWAY EQUITIES LLC	1	$7,334
P0512416	SIRA INC	2	$141,388
P0512514	IGTC LLC	16	$60,220
P0512541	MTN INC	12	$77,312
P0512587	LOKAL HOMES LLC	1	$26,341
P0512595	FORTUNE VENTURES LLC	1	$56,045
P0512612	ADVANCED NETWORK MANAGEMENT INC - ANM	17	$185,992
P0512614	INSIGHT SURGERY CENTER	57	$550,744
P0512628	PARK MEADOWS SHANGAI INC	1	$25,220
P0512718	PURE BARRE	2	$62,198
P0512737	WHITING OIL AND GAS CORPORATION	27	$144,776
P0512762	SIMONMED IMAGING INC	20	$457,723
P0512763	HH FAM ENTERPRISES LLC	29	$40,987
P0512764	CENTURA HEALTH	1	$29,704
P0512795	TRUE NORTH SOLUTIONS LP	43	$59,473

Account No.	Owner Name	# of Assets	Account Value
P0512797	ROXBOROUGH FAMILY DENTAL MANAGEMENT LLC	4	$88,373
P0512800	DEJA VU MED SPA	7	$71,885
P0512801	MIS ANGELITOS INC	20	$45,186
P0512811	NEWKS EATERY	14	$349,517
P0512825	BRINKERHOFF HOSPITALITY INC	10	$710,297
P0512839	THE SPRUCERY GARDEN CENTER	13	$197,378
P0512856	X3CNG COLORADO LLC	5	$107,412
P0512885	UCHEALTH PARTNERS LLC	40	$50,488
P0512889	DR SARIRA MARTIN DDS PC	3	$54,775
P0512890	ORTHOFIX USA LLC	14	$204,592
P0512914	EXTRA SPACE STORAGE INC	9	$29,135
P0512992	SIZZLING WINGS LLC	40	$59,585
P0512995	IHOP 1825 INC	8	$31,279
P0513014	ADCS	43	$38,551
P0513015	UNIVERSITY OF COLORADO HEALTH	32	$154,923
P0513053	KONARK GROCERS	1	$29,160
P0513067	NINJA NATION	8	$466,660
P0513070	FRESH TAKE LLC	2	$34,394
P0513071	CASTLE ROCK BEER CO LLC	17	$210,344
P0513099	JON K TAKATA CORP	10	$102,785
P0513126	NOTEBOOK CORP	1	$64,800
P0513132	VETERINARY SPECIALISTS OF THE ROCKIES	1	$213,840
P0513144	PIONEER SAND CO	37	$296,661
P0513152	LOS DOS POTRILLOS	23	$462,069
P0513192	LOS DOS POTRILLOS	24	$806,938
P0513202	BURLY BREWING COMPANY LLC	11	$386,174
P0513212	BANK OF MONTREAL	1	$5,936
P0513247	DESIGNS BY SUNDOWN	1	$59,616
P0513251	ZEMENT STONE	2	$271,992
P0513260	WHISKEY REED SPICE CO LLC	34	$120,297
P0513265	FRESH TAKE LLC	2	$27,440
P0513270	PHENIX SALON SUITES CASTLE ROCK LLC	2	$30,228
P0513295	MASTER MAGNETICS INC	181	$626,207
P0513308	CLARITY DERMATOLOGY PLLC	29	$323,313
P0513316	AIG GLOBAL REAL ESTATE INVESTMENT CORP	134	$437,666
P0513321	LUXOTTICA OF AMERICA INC	1	$19,404
P0513328	KENTWOOD INVESTORS LP	29	$311,785
P0513331	PORTERCARE ADVENTIST HEALTH SYS DBA CASTLE ROCK ADVENTIST	15	$16,445
P0513345	ALPINE DISPOSAL INC	14	$356,053
P0513363	G4S RETAIL SOLUTIONS (USA) INC	2	$43,737
P0513450	PARAGON 28 INC	151	$3,597,400
P0513451	RESTORE HYPER WELLNESS + CRYOTHERAPY	18	$131,355
P0513452	GAME TRAIN USA	31	$62,761
P0513499	MR RAMEN INC	24	$205,740
P0513500	PARKER HOTEL INVESTORS LLC	2	$633,243

Account No.	Owner Name	# of Assets	Account Value
P0513506	KIDDIE ACADEMY OF LONE TREE	13	$91,570
P0513510	ELEVATION VISION OD PLLC	13	$106,457
P0513519	ROW HOUSE-HIGHLANDS RANCH CO	3	$105,349
P0513521	BLACK DIAMOND RETAIL-COLORADO LLC	11	$92,077
P0513524	LIVEVOX INC	43	$191,060
P0513532	DELTA GALIL PREMIUM BRANDS	10	$67,548
P0513544	BLUE SKY NAILS & LASH	12	$123,056
P0513614	EXTRA SPACE STORAGE INC	13	$40,157
P0513624	BERRY BLENDZ	3	$179,958
P0513639	WRECK EFFECTS AUTOBODY LLC	14	$113,952
P0513674	CONVERGEONE	8	$717,072
P0513685	CU SOUTH METRO OB/GYN	1	$121,965
P0513689	BRECKENRIDGE-WYNCOOP	1	$92,040
P0513691	LENNAR TITLE INC	27	$9,942
P0513704	HED INC	1	$80,995
P0513708	KYNDES LLC	20	$93,737
P0513712	MICI ITALIAN	26	$57,686
P0513713	MADKAT FITNESS	1	$97,931
P0513716	DOUGS DINER	5	$115,609
P0513719	VY VIETNAMESE CUISINE & BAGUETTES	1	$126,982
P0513734	CONVERGEONE	8	$1,013,219
P0513760	COLORS FINISHING LLC	14	$97,744
P0513813	FRONT RANGE FAMILY SMILES	7	$123,117
P0513932	HHC GROUP LTD	1	$59,367
P0513938	CORAL BELLS HOSPITALITY	28	$133,709
P0513979	JOURNEY HEALTH AND FITNESS LLC	68	$117,579
P0513991	PARKER GYM CORP	18	$98,143
P0514003	RIVERWALK MARKET LLC	97	$831,186
P0514004	SOLAR AUTOMOTIVE REPAIR INC	23	$92,947
P0514007	F2DIS LLC	131	$594,821
P0514010	LUCATELLO LLC	22	$263,318
P0514011	COOKIE EXPERTISE LLC	18	$96,123
P0514017	212 PIZZA COLORADO LLC	21	$52,613
P0514037	ADVANCED HAIR RESTORATION OF COLORADO LLC	22	$128,428
P0514038	WIDE OPEN SALOON	28	$397,165
P0514046	BRINKERHOFF HOSPITALITY INC	6	$1,037,005
P0514050	BLACK HAUS TAVERN	19	$107,582
P0514052	OIS MANAGEMENT SERVICES LLC	13	$204,925
P0514053	KIDS R KIDS LEARNING ACADEMY OF HILLTOP	2	$231,616
P0514054	A DOGS WORLD LLC	18	$143,048
P0514066	THE EXCHANGE AT THE CANYONS	17	$83,849
P0514067	ALL AROUND AUTO CARE	11	$83,239
P0514069	THE WHISKEY LODGE	1	$75,254
P0514070	MEADOWS EXPRESS CAR WASH	1	$752,544
P0514081	PARKER POINT S TIRE AND AUTO REPAIR	1	$200,678

Account No.	Owner Name	# of Assets	Account Value
P0514102	BADGERSIOUX LLC	9	$95,962
P0514104	ALPINE BUICK GMC	36	$1,192,005
P0514133	UNIVERSITY OF COLORADO HEALTH	130	$544,093
P0514134	UNIVERSITY OF COLORADO HEALTH	100	$352,240
P0514138	MEADOWS ORTHODONTICS	23	$119,284
P0514157	BERRY BLENDZ	24	$60,977
P0514166	THE OAKS AT PLUM CREEK	43	$105,230
P0514188	ENDODONTICS OF CASTLE ROCK	15	$89,419
P0514196	CGPP MANAGEMENT, LLC	44	$172,385
P0514198	QWEST BROADBAND SERVICES INC	11	$25,793
P0514211	FEDERAL HOME LOAN BANKING OF DALLS	24	$58,103
P0514274	CGPP MANAGEMENT LLC DBA PACESETTER HEALTH	11	$105,633
P0514284	BLACK ROCK COFFEE BAR	37	$253,789
P0514297	OIS MANAGEMENT SERVICES LLC	10	$174,366
P0514303	VERIDAAS CORPORATION	1	$134,924
P0514307	CGPP MANAGEMENT LLC	5	$55,616
P0514309	ENTRUST INC	9	$55,043
P0514314	CENTURA HEALTH	5	$1,091,280
P0514354	COLORADO KIDS PEDIATRIC DENTISTRY	24	$141,270
P0514355	PORTERCARE ADVENTIST HEALTH SYS DBA CASTLE ROCK ADVENTIST	38	$40,180
P0514366	LENNAR COLORADO LLC	1	$60,776
P0514381	BPI VENTURES LLC	28	$615,764
P0514396	SPECIALIZED RETAIL MIDWEST LLC	14	$73,457
P0514399	THE CAKE COMPANY	12	$70,655
P0514409	NYTECH INC	68	$119,511
P0514413	PREMIER CO CASTLE ROCK LLC	7	$63,379
P0514421	FLYING HORSE RANCH LLC	18	$98,210
P0514431	JUICE BLENDZ PARK MEADOWS LLC	1	$52,093
P0514439	STATION DENTAL MANAGEMENT	16	$83,256
P0514440	ARTESIA LOT HOLDINGS LLC	1	$60,776
P0514441	ARTESIA LOT HOLDINGS LLC	1	$60,776
P0514451	WILD GOOSE SALOON	1	$533,090
P0514452	LOWELL INDUSTRIES LLC	15	$71,950
P0514458	APEX FAMILY PRACTICE AND URGENT CARE	7	$62,911
P0514461	SANTORTAS MEXICAN SANDWICH SHOP	17	$147,417
P0514467	HH FAM ENTERPRISES LLC	23	$62,010
P0514468	LOTUS FAMILY DENTAL	16	$127,618
P0514470	BIG TOOL BOX ACE HARDWARE	29	$421,945
P0514475	KONARK GROCERS	1	$151,939
P0514486	PA+HFINDER	21	$203,486
P0514487	RAN HOLDINGS INC	1	$57,303
P0514488	ROCKY MOUNTAIN EUROSPORT	1	$125,024
P0514503	PARADISE TAVERN	1	$166,699
P0514504	CASTLE ROCK IV LLC	10	$73,459
P0514505	ROCK LIQUORS	1	$62,512

Account No.	Owner Name	# of Assets	Account Value
P0514508	BLACKBIRD LIMITED	1	$52,180
P0514519	PARKER DENTAL IMPLANT AND SPECIALTY CENTER	1	$191,878
P0514524	GARY M HOLT DDS PC	2	$1,791
P0514525	SYRPES & PANGBORN DDS	6	$301,114
P0514526	STYLISH BEAUTY COLLECTIVE	1	$58,171
P0514532	CLEARSHIFT LEASING & SALES	19	$168,195
P0514534	SBHR LLC	12	$437,488
P0514558	ROXBOROUGH LIQUORS	1	$63,380
P0514559	EYE FIVE INC	20	$392,535
P0514562	I HEART MAC AND CHEESE	1	$127,629
P0514564	CONTINUUM MEDIA	16	$109,020
P0514567	MIDAS	39	$27,316
P0514568	MIDAS	31	$23,543
P0514570	RESTORE DENTAL	53	$74,411
P0514576	URBAN VILLAGE GRILL	1	$240,498
P0514589	SUSHI-RAMA LLC	9	$183,066
P0514599	SMOOTHIE KING	25	$36,845
P0514600	SMOOTHIE KING	26	$37,078
P0514604	SMILE STUDIO ORTHODONTICS	1	$136,314
P0514613	MERCHANT HOSPITALITY GROUP LLC	19	$129,784
P0514626	COLORADO COLD TREATS INC	35	$138,192
P0514627	GPMM INC DBA WEST MAIN TAPROOM & GRILL	7	$717,362
P0514628	GLO TANNING SALON	17	$51,311
P0514629	GLO TANNING SALON	13	$49,132
P0514647	ES COLORADO LLC	31	$111,968
P0514648	DICKEYS BBQ PIT	16	$68,203
P0514651	BBQ HOLDINGS DBA VILLAGE INN	5	$85,284
P0514669	ASCEND CLINICAL LLC	18	$148,460
P0514671	KNEADERS 041 HIGHLANDS RANCH LLC	28	$254,721
P0514698	ACTION BEHAVIOR CENTERS LLC	8	$246,470
P0514699	ACTION BEHAVIOR CENTERS LLC	7	$242,976
P0514713	CENTURY LAND HOLDINGS LLC	1	$45,239
P0514714	LENNAR COLORADO LLC	1	$49,352
P0514715	LENNAR COLORADO LLC	1	$49,352
P0514728	AIRGAS USA LLC-CENTRAL DIVISION	2	$12,960
P0514742	NINE.EIGHT CAPITAL LLC DBA DRC CONSTRUCTION SERVICES	41	$208,955
P0514748	BITCOIN DEPOT OPERATING LLC	18	$54,885
P0514750	PROST BREWERY & BIERGARTEN LLC	66	$457,272
P0514751	CREEKSIDE DENTAL	46	$74,214
P0514755	BLUFFS LLC	7	$1,024,816
P0514756	ELEVATE DENTAL PARTNERS	33	$156,035
P0514758	SHARED PRACTICES GROUP LLC	24	$112,274
P0514760	HPG PIZZA II LLC	3	$104,956
P0514779	LEGENDARY BERRY CORP	28	$107,429
P0514780	GOOD ISIGHT OPTOMETRY AND VISION THERAPY PLLC	6	$111,729

Account No.	Owner Name	# of Assets	Account Value
P0514805	AESTHETICS 360 MED SPA LLC	1	$102,961
P0514806	WINDSOR FASHIONS LLC	22	$128,571
P0514807	WINDSOR FASHIONS LLC	17	$141,077
P0514808	DUB-L-N CORP	29	$56,679
P0514811	THE PARK CO	1	$100,348
P0514814	SINGH AND CHAUDHARI	3	$53,542
P0514818	ESPIRE DENTAL PRACTICE LLC	59	$189,664
P0514821	PREMIER CO CASTLE PINES LLC	2	$195,746
P0514823	SAZON LLC	1	$102,405
P0514825	VIPER HOLDINGS LLC	12	$1,201,728
P0514828	Milan Laser Corporate LLC	14	$68,256
P0514830	BLACKBIRD LIMITED	1	$49,434
P0514837	AUTOMART USA LLC	1	$237,025
P0514840	THE TACO CO	1	$90,478
P0514846	KHMIL PARTNERS PLLC	20	$144,979
P0514847	AUTO WASH HOLDINGS LLC	1	$199,874
P0514850	HAND AND STONE MASSAGE	13	$61,680
P0514855	COFF33 LLC	29	$159,456
P0514856	WELL STATES HEALTHCARE LLC	41	$300,519
P0514860	WEST POINT OPTICAL GROUP LLC	11	$39,883
P0514862	ROCKY MOUNTAIN SPINE & SPORT	19	$43,496
P0514865	SKYRIDGE STATION RESIDENTIAL LLC	2	$1,266,693
P0514866	LAS POTRANCAS MEXICAN RESTAURANT	1	$402,216
P0514873	TERIYAKI MADNESS	36	$192,794
P0514882	COLORADO MODEL HOMES	1	$46,062
P0514883	CARDEL PARKER LP	1	$57,577
P0514885	LENNAR COLORADO LLC	1	$69,915
P0514886	LENNAR COLORADO LLC	1	$69,915
P0514887	LENNAR COLORADO LLC	1	$69,915
P0514888	CENTURY LAND HOLDINGS LLC	1	$45,239
P0514889	CENTURY LAND HOLDINGS LLC	1	$45,239
P0514891	CENTURY LAND HOLDINGS LLC	1	$37,014
P0514892	CENTURY LAND HOLDINGS LLC	1	$37,014
P0514893	PULTE HOME COMPANY LLC	1	$45,239
P0514894	PULTE HOME COMPANY LLC	1	$45,239
P0514895	CENTURY LAND HOLDINGS LLC	1	$37,014
P0514896	CENTURY LAND HOLDINGS LLC	1	$37,014
P0514897	Caraid Corporation	1	$69,915
P0514902	SANDBOX VR	170	$1,396,322
P0514904	PARKGLENN DENTAL	1	$133,250
P0514907	DENNYS	1	$461,438
P0514908	ELEVATE DENTAL PARTNERS	16	$68,370
P0514909	THE FIRM MED SPA	6	$189,544
P0514910	SMOOTH SECRETS	1	$131,604
P0514913	TWISTED SUGAR	27	$84,159

Account No.	Owner Name	# of Assets	Account Value
P0514914	PHO VY	1	$55,932
P0514915	WOODFIELD SQUARED-HR LLC	13	$72,039
P0514919	TOASTIQUE	20	$91,848
P0514923	CANYONS MULTIFAMILY OWNER LLC	2	$616,073
P0514930	THE SWING BAYS	1	$351,219
P0514933	MUGI RAMEN AND POKE	15	$101,355
P0514941	ROCK SOLID RESTAURANTS COLORADO LLC	6	$978,322
P0514946	THE DENVER OPHTHALMOLOGY CENTER LLC	41	$100,920
P0514950	HPG PIZZA I LLC	3	$12,890
P0514951	HPG PIZZA I LLC	2	$10,662
P0514952	HPG PIZZA I LLC	4	$19,030
P0514954	DEN FREN LT LLC	15	$60,827
P0514955	DEN FREN HR LLC	1	$49,352
P0514962	SPCO2 LLC	26	$33,007
P0514963	SPCO2 LLC	33	$52,615
P0514983	FIVE GUYS PROPERTIES LLC	3	$115,620
P0514988	FITNESS CYCLING LONE TREE LLP	6	$75,693
P0514994	MYERS AND SONS CONSTRUCTION	4	$290,977
P0515001	ADCS	16	$122,113
P0515025	KCI	10	$36,340
P0515035	TTX COMPANY	34	$525,673
P0515040	GQUE BBQ BELMAR LLC	66	$179,934
P0515058	TAYLOR GOGGINS DDS PC	20	$205,225
P0515061	AMERICAN CIVIL CONSTRUCTORS, LLC	5	$138,996
P0515074	PULTE HOME CO LLC	1	$61,824
P0515081	CENTURY LAND HOLDINGS LLC	1	$70,656
P0515082	CENTURY LAND HOLDINGS LLC	1	$61,824
P0515084	HCA SKY RIDGE MEDICAL CENTER 27822	1	$480,700
P0515086	SCL HEALTH MEDICAL GROUP- DENVER LLC	1	$1
P0515098	PULTE HOME COMPANY LLC	1	$61,824
P0515099	PULTE HOME COMPANY LLC	1	$61,824
P0515100	PULTE HOME COMPANY LLC	1	$61,824
P0515103	PULTE HOME COMPANY LLC	1	$61,824
P0515111	DFH MANDARIN LLC	1	$55,642
P0515179	CERES II LLC	101	$141,303
P0515188	TWIN STAR ENERGY LLC	1	$856,704
P0515243	AVRA AT RIDGEGATE STATION	1	$2,110,848
P0515375	PARKER DENTAL LABORATORY LLC	1	$73,589
P0515379	RMA	1	$70,656

MEETING DATE: September 24, 2024

STAFF PERSON RESPONSIBLE: Zachary Humbles, P.E., Special Projects Engineer

DESCRIPTION: Additional Funding to Grant Award from the Colorado Department of Public Health and Environment to Douglas County to Advance the East Plum Creek Stabilization at Lowell Ranch Through the Douglas County Conservation District Colorado Agricultural Leadership Foundation Property South of Castle Rock; and Approval of Change Order No. 1 to the Construction Contract with 53 Corporation, LLC, that is Associated with this Project (PO #2024014). Douglas County Project Number SP 2023-025.

SUMMARY: CDPHE has awarded an additional (second) Third Party Supplemental Environmental Project (SEP) Grant to Douglas County to advance the stabilization of East Plum Creek through the DCCD CALF property south of Castle Rock. The first awarded Third Party SEP was approved by the Douglas County Board of County Commissioners on December 6, 2022, in the amount of $750,000.00. We received $805,431.00 from the CDPHE for the first awarded Third Party SEP on March 20, 2023, for this project. These funds were recognized as expenditures for this project, and were encumbered in PO #2024014 with the contractor, 53 Corporation LLC.

This additional SEP funding in the amount of $130,978.00 to be received from CDPHE will be utilized to complete the most costly and challenging portions of three major portions of East Plum Creek within the CALF ranch. This will entail further total channel reconstruction, flood modeling, and significant revegetation and stabilization.

The project's goal is to reduce sediment mobilization by constructing a more stable channel section, which will increase wetland area, support greater flora diversity, and improve water quality.

Funding for this Grant will be received from the CDPHE to Douglas County in the following account:

Business Unit 861055.334600, Fund 200, in the amount of $130,978.00, will

be used to increase the current PO #2024014 with 53 Corporation LLC through Change Order #1 attached.

RECOMMENDED ACTION:

Approval of Additional funding to the Grant Award from the Colorado Department of Public Health and Environment (CDPHE) to Douglas County to advance the East Plum Creek stabilization at Lowell Ranch through the Douglas County Conservation District (DCCD) Colorado Agricultural Leadership Foundation (CALF) property south of Castle Rock; and approval of Change Order No. 1 to the Construction Contract with 53 Corporation, LLC, that is associated with this project (PO #2024014).

REVIEW:

Jeanie Parks	Approve	9/10/2024
Jeff Garcia	Approve	9/17/2024
Andrew Copland	Approve	9/17/2024
Doug DeBord	Approve	9/19/2024

ATTACHMENTS:

53 Corp - Change Order 1 PO 2024014 - CDPHE SP2023-025
1st Agreement DouglasCounty_CPNMD_DO-230808-1_PlumbCreek_SEPAgreement 31JUL2024
2nd agreement - Douglas County_Flatiron_East Plum Creek_SEPMod#3_31JUL2024

Douglas County

Contract Change Order

OWNER: Douglas County Government
The Department of Public Works Engineering
100 Third Street
Castle Rock, CO 80104

PROJECT: East Plum Creek Stabilization

PROJECT NO.: 2023-025

BOCC AGREEMENT DATE: January 9, 2024

CONTRACTOR: 53 Corporation LLC
5655 Peterson Roard
Sedalia CO 80135

CHANGE ORDER NO.: 1

PURCHASE ORDER NO.: PO #2024014

Description of Work and Justification:

CDPHE has awarded a second, additional SEP to further support and augment the stabilization project. This change order serves to clarify the reciept of the additional SEP funds and associated agreement with the existing project.

The Overall Project Budget will increase by $130,398, for a new total Contract amount of $773,032.

This Change Order agreed to herein is a fair and equitable adjustment to the Contractor's direct and indirect costs. This modification provides full compensation for the changed work, including both Contract cost and Contract time, and does not impact the critical path. The Contractor hereby releases the County from any and all liability under this Contract for further equitable adjustment attributable to this Change Order.

Original Contract Price:	$	642,634.00
Change Orders To Date:	$	-
Current Contract Price:	$	642,634.00
This Change Order:	**$**	**130,398.00**
New Contract Price:	$	773,032.00

Contract Time:

The Contract Time will increase by 0 days.

The completion date for all work shall be NO CHANGE

All other terms and conditions of this Contract shall remain in effect.

Approved By: _____ Date: _____
Zachary Humbles , Project Engineer

Approved By: _____ Date: _____
Sean Owens, DC PWE Special Projects Manager

Approved By: _____ Date: _____
Janet Herman, P.E., Director of Public Works

Approved By: _____ Date: _____
53 Corporation, LLC

Third Party Supplemental Environmental Project (SEP) Proposal / Agreement

Third Party Liable (Revised 5/19/2022)

Document is completed by the third party SEP administrator.

The third party SEP administrator, identified below, submits the following SEP agreement proposal to the Colorado Department of Public Health and Environment (the department) for consideration. If the application is approved, it shall be signed by appropriate representatives of the department. If the approved document is then signed by the applicant, it shall serve as the SEP agreement for the project(s) at issue.

Enforcement action information

Regulated entity name: Castle Pines North Metropolitan District

Enforcement case no.: DO-230808-1

Castle Pines North Metropolitan District's (CPNMD's) SEP proposal serves to supplement and augment an existing SEP-funded project (Flatiron-AECOM, LLC- Enforcement Case Numbers: SO-190529-1 and SO-200115-1). This proposal identifies where CPNMD's funds will be allocated in the project and establishes independent budgeting, reporting, and deliverables from the Flatiron-AECOM, LLC SEP.

Third party SEP administrator

Zachary Humbles, PE IV
Douglas County Public Works
100 Third Street
Castle Rock, CO 80104
720-673-4030 (o)
720-498-4144 (c)
zhumbles@douglas.co.us

Type of organization

Government

*If nonprofit, please attach a copy of your 501c(3) exemption to this SEP Agreement.

Department SEP coordinator

Alex Scherer
720-556-5474
alex.scherer@state.co.us

Geographic area served
Douglas County

Project title
East Plum Creek Stabilization

Vicinity of Colorado Agricultural Leadership Foundation (CALF)

Project type
Third party

SEP category
Environmental Restoration – Stream Channel and Riparian Area Stabilization

Project summary
Stabilize East Plum Creek to reduce bank wasting, improve wetland habitat, and provide an educational exhibit for property owners and managers faced with similar channel issues.

Project description
Problem Statement: East Plum Creek is incised, braiding, and has wasting vertical banks, which causes substantial sediment loading, reduced wetland flora/fauna, and unstable hydraulics during higher flows. These issues are largely due to a perched and undersized culvert installed as an emergency repair on the southern boundary of the project circa 2013.

Project Goals and Objectives: The project goals will focus primarily on stabilizing the most geomorphically unstable portion of the reach - the southernmost third of the channel - followed in prioritized order by other segments showing indications of vertical propagation. The successful end state includes the installation of grade controls that prevent further vertical migration of the channel thalweg that are fish passable, stabilized banks throughout the southern and central segments (Phase I already completed the northern segment), and recontoured channel sections to promote improved wetland flora/fauna. The successful end state will also include a crossing site solution to the currently undersized and perched culvert, which will include a grade control to protect upstream wetlands that have developed because of the culvert's backwater influence. Due to high, intense flows in Spring 2023 and a beaver dam, the main culvert conveying East Plum Creek was entirely blown out during the original design phase of Flatiron-AECOM, LLC SEP, which necessitated a redesign. The redesign eliminated the need for grade control structures at a cost benefit to the project and presented the opportunity to further improve water quality by adding additional bank stabilization and vegetation. This additional in-scope work aligns seamlessly with the spirit of the project, SEP funding, and the collective interest of the CALF and Douglas County (DC).

This project has numerous objectives to achieve its goals; the highest priority being the southernmost channel reconstruction and bank stabilization. After reference reach data is

collected and analyzed, full channel recontour will occur by applying a design section that greatly enhances wetland areas only where necessary to reduce total impact and risk to the floodplain stability. The intense flows in Spring 2023 created and/or exacerbated the current vertical banks and afforded the channel mere inches of wetland. The project aims to provide 10 or more feet of vertical banks adjacent to the two (2) year channel where best practicable while also reducing native upland vegetation disruption.

The stabilization effort for the reconstructed channel involves multiple organizations, volunteers, and resources and the revegetation effort is an undertaking led by the CALF and Douglas County Conservation District (DCCD). Douglas County measured the success of Phase 1 (northernmost third of the channel project area) and determined the vegetation species diversity improved 10-fold. Douglas County will continue to perform extensive revegetation work to augment the hydraulic design and reinforce key design elements such as drop structures using hardy, resilient, and locally sourced native species. This theme and practice will extend throughout the reach segments (all thirds, all phases). Following successful establishment of the vegetation, habitat improvement and augmentation will occur. The education component, meant to instruct property owners and managers on common and economical means to stabilize channels on their own parcels, consists of developing interpretive stations* and communicating design intents, practice, and related to the staff at CALF and DCCD for an enduring awareness.

*interpretive station: The Douglas County Conservation District, in conjunction with Colorado Agricultural Leadership Foundation (CALF) have planned to install visual information panels to communicate to future visitors the types of stabilization methods applied and their purpose. This effort keeps with the intent to educate and inform private landowners about economical and feasible options to stabilize their own channels, large or small, and reduce bank wasting and incision. These stations are conceptual at this point in time (July 2024), but discussion has indicated something akin to other panels present throughout Douglas County open spaces and particularly at heritage and historical sites. QR code and similar additional access to information is expected, which provides alternative information delivery means for those that may need or prefer it. The structure of these panels has historically been a steel frame with steel plating, printed vinyl media applied with epoxy adhesives provide a very resilient finished station. The station is mounted in concrete akin to a gate post or similar.

Due to the substantial channel reconstruction and stabilization in Phase III, a no-rise certification has been submitted and approved in compliance with FEMA requirements to enable the work. The USACE NWP (nationwide permit) 27 covers the entire project area and has been granted. Work to date has complied with the terms and conditions of USACE NWP 27. Construction erosion control permits will be secured to ensure full compliance. Economical, practicable, and accessible stabilization methods are a dominant driving goal in the execution of the project since its partial purpose is to be a demonstration for private landowners who have wasting or incised channels.

Project Need & Community Impact: The East Plum Creek channel system on the CALF parcel was unstable and showing signs of incision and related side effects. By itself, the environmental impacts are well documented. This project is unique, as in addition to the stabilization work, it aims to serve as an educational resource for Front Range property

owners facing similar conditions on their parcels. Current best practices generally accepted by local and state governments default to Mile High Flood District (MHFD) criteria, which are often inaccessible to the public due to the enormous cost and complexity. The cost and complexity of MHFD solutions are almost exclusively sought by tax funded organizations. In an effort to develop sound, practicable, and sensible guidance for channel stabilization, this project offers alternative solutions that blend some of the best experience across multiple agencies and consultant designs to develop economical options that provide similar performance.

Technical Information: The project is divided into three phases: Phase 1, Phase 2, and Phase 3. Phase I was completed by applying the design cross section but without any change to the 2-year channel alignment or thalweg elevation; the wetland bench was greatly expanded; and substantial revegetation was completed. As a part of the Phase I work, old junk cars and broken concrete were removed from the banks and hauled off; however, there are still cars visible in the banks of East Plum Creek, north of the CALF parcel boundary.

Phase II is in progress and its goal is the stabilization of vertical wasting banks throughout the middle third of the channel, which is the longest segment at approximately 2,000 linear feet. Work progresses in very small, targeted areas when funds become available. Revegetation efforts, including staking willows and planting native seed mixes and native flowers, are continuing. Trash and debris such as tires and appliances in the channel are being removed. The existing channel thalweg and 2-year channel are not disturbed. The design section is used to guide the bank layback effort but not to an extent where greater impact to the resource would occur as a compromise to costly heavy earth moving while still reducing hydraulic forces.

Phase III design is complete and work has commenced with the receipt of funding from the Flatiron-AECOM, LLC SEP. Phase III comprises approximately 800 linear feet of the southernmost third of the channel and involved substantial reconstruction of the channel. The 2-year channel will be reconstructed where required to emulate the reference reach with very little vertical adjustment due to the 2023 storms and subsequent culvert failure. A repurposed railroad flatcar bridge will be emplaced to keep vehicular and agricultural vehicles out of the channel. Furthermore, Phase III includes bank stabilization as well as riparian area and wetland beach augmentation through implementing the design section where least damaging to established native vegetation and channel morphologic tendencies. This approach is modular since treatment methods are meant to be simple, cost effective, and scalable. The work will prioritize the most unstable areas and any savings or efficiencies will go toward performing additional work. The revegetation plan is a collaborative effort between professional design planners, volunteers, and/or contractors. Based on the integration and state of Phase II, it may be resourceful and efficient to complete Phase II and Phase III simultaneously. There was very little damage to Phase I and Phase II during the Spring 2023 storms, which greatly underscored the success of the design section and approach to the channel stabilization.

Please reference the Flatiron-AECOM, LLC SEP proposal and modifications for plans, details, and additional information regarding the approach and project.

Project Partners & Roles: The project has a myriad of partners, including DCCD, the Natural Resources Conservation Service (NRCS), CALF, AmeriCorps, ERO Consultants, RESPEC Engineers, Matrix Engineers, and DC (public works & open space).

DC, DCCD, and CALF are the leaders for the project and collectively make decisions, pursue funding, organize work and volunteers, and grow and/or source locally available vegetation for the project.

Similar services or projects in the area: MHFD criteria is the prevalent approach for Front Range channel stabilization projects; however, there is a significant accessibility gap between individual citizen scale channel work and government scale channel work. There are few feasible alternatives for a citizen when faced with trying to stabilize privately owned channels in the Front Range. There are some reference materials and resources but no known demonstration project with the intent to educate, demonstrate, and inform the public on the ground and in person, free of charge. Additionally, most plan reviews through applicable first line review authorities will default to the MHFD criteria, which is largely inaccessible to private landowners due to the requirement of costly design elements and extremely conservative hydrology, which may be moot in a residential/private application. These barriers financially disincentivize permitted work which may cause unintended damage to the channel system(s). To demonstrate alternative, holistic, economical solutions, this project aims to demonstrate a feasible approach.

CPNMD funds will be allocated towards additional bank stabilization and (re)vegetation in Phase III of the project, through the entire 800' reach. Following the heavy rains during Spring 2023, the original perched culvert failed catastrophically due to overtopping from a beaver dam that was constructed immediately upstream of the pipe inlet. Prior to the failure of the culvert, a fording site (aka 'low water crossing') would have been constructed to restore vehicular passage to the southwest portion of the parcel for agricultural and ranch traffic. This type of crossing can be harmful to water quality and mobilize sediments during use. The culvert failure afforded the opportunity to redesign and money was allocated to fund a bridge structure that will permanently remove equipment out of the channel. CPNMD's funds, in addition to the Flatiron-AECOM, LLC SEP funds, will enable additional bank stabilization* and revegetation of the project area. The redesign called for applying Flatiron-AECOM SEP funds to the bridge element to mitigate the low water crossing; this reduced the funds available for bank stabilization in the original agreement. The CPNMD SEP will restore the original project capacity regarding bank stabilization and vegetation, while enabling the project to also separate vehicular traffic from the channel flow.

*Examples of expanded bank stabilization activities funded through the CPNMD funds includes but is not limited to:

- Recontouring wasting (vertical) bank(s) to the design section, generating approximately 7.4' of wetland bench
- Installing willow mattress where high-energy hydraulics exist, coupled with resilient vegetation plantings and/or willow rows
- Installation of root wads, log vane, and log groin structures to improve bank resilience to high-frequency seasonal flows
- Installation of stones (boulders) in over bank flow areas or where wetland bench is not feasible due to overburden

- Restoration of failed bank and vegetation from catastrophic culvert failure, using brush mats and willow staking
- Filling scour holes and grading (contouring) bank to support natural hydraulic through the channel.

Expected environmental and/or public health benefits:

The environmental benefits from expanding bank stabilization efforts and revegetation through the use of CPNMD SEP funds are as follows:

1) Increased wetlands - Phase I added 4,895 square feet of wetlands. Phase II and III will add at least 10,018 square feet of wetlands. At the conclusion of the project DC will provide a final calculation of total wetlands added.
2) Diversify flora and fauna - Phase I has already contributed to a 10-fold increase in native species diversity. At the conclusion of the project, DC will provide an estimated value for the increase in native species diversity from Phase II and III of the project.
3) Additional invasive species management.
4) Additional removal of trash and waste from the stream and bank.
5) Additional reductions in bank wasting and incision.
6) Additional reductions in sediment loading.
7) Education component - The bank stabilization methods being applied represent an excellent opportunity to demonstrate an economical alternative to owners that helps reduce or immobilize sediments. Multiple regulatory entities, including the USFS, USDA, DOI, BLM, and NPS, have launched efforts to improve channel resilience, capacity, and health.

Project budget

Complete the summary table below and itemize expenses according to the budget categories provided. Add lines as necessary. Documentation of all expenditures is required as part of the completion report. (Estimates Shown)

Category	Description	SEP Funds	Matching Funds (if applicable)	Total cost
Other Direct Costs	Construction Contractor (53 Corporation – Prime)	$130,978.00	$418,874.00*	$549,852.00
Totals:		$130,978.00	$418,874.00	**$549,852.00**

**SEP Funds from the Flatiron-AECOM, LLC SEP.*
***Please note**: Any categorical changes exceeding 10% of the **total** budget require prior written approval from CDPHE through a SEP Modification.*

Budget discussion

This proposal details how CPNMD's SEP donation will be allocated within an ongoing project. CPNMD's SEP donation will fund additional channel stabilization, within the scope of the project, existing design, and contract. CPNMD is interested in applying the SEP donation to additional stabilization elements as shown in the original design. The original Flatiron-AECOM, LLC SEP will be modified to include CPNMD's funding and to augment the budget to additional stabilization elements that align with the project intent, purpose, and scope. That modification will be submitted in conjunction with this proposal as they are interdependent.

The original design work for Phase III began in November 2019 with Matrix Engineers. They developed a probable cost of $442,634 for the Phase III work, which is well under the current market rates. To compensate for this discrepancy, the contracted construction cost was revised to the amount shown above. Originally it was thought to permit the work through FEMA (floodplain permit), a conditional letter of map revision (CLOMR) will be required using the Matrix design model. Douglas County Public Works Engineering solicited proposals in April 2020 and RESPEC was the low-cost winner. The cost shown in the table is their fee to secure the CLOMR and enable the work to proceed. During design, two high intensity spring storms required a re-design of the proposed stabilization and realized a significant efficiency in the project by mitigating the need for the LOMR, driving a no rise certification instead. These additional design funds were then able to shift to a crossing to remove vehicular traffic from the stream, further demonstrating best practices in channels and improving water quality.

The channel crossing item shown reflects the need to replace the undersized and perched culvert with something appropriate for the hydrology and hydraulics of the location. This is an instrumental component of the project as it serves as an interface between the upstream existing wetlands, the FRT crossing point, and the project area with the most extensive channel section reconstruction. CPNMD's funds, in addition to the Flatiron-AECOM, LLC SEP funds, will enable more bank stabilization in the reach and adjacent to the FRT crossing. This augmentation of the existing project will greatly expand the extent of bank treatment and revegetating the storm and flood damaged areas as well as newly built wetland benches.

DC PWE has previously and will continue to provide support in multiple forms to the project. Previously Douglas County has funded and contracted efforts to remove junk cars, manage invasive vegetation, and match CALF/DCCD grants. DC PWE has also provided equipment and operators to achieve hybrid (contractor + Douglas County) efforts on the project. Those items shown above are meant to indicate that without a cost to the project.

To align with the project goals, Douglas County will maximize funding by streamlining efforts and identifying efficiencies. Phase III is the most difficult and costly portion of the project and, therefore, the highest priority given the opportunity to fund it. Stretching what remains of the budget into Phase II bank stabilization work would be the intuitive obligation and application of the in-scope resources. In discussions with the Department, applying SEP funding to best improve water quality and reducing non-native sediment mobility within the reach or watershed is encouraged to capitalize on efficiencies in construction and supports the spirit of the funding, project, and constituents.

Project work plan

Please specify project activities or deliverables below, as well as completion dates associated with project milestones and reports. Status reports are required biannually for projects 1 year in duration or longer. For projects under one year, a status report is required approximately half way through the project. Add rows as needed.

Activities / Deliverables	Staff responsible	Due date
Proposed implementation start date Based on funding receipt (Day 0)	Zak Humbles, DC PWE	July 31, 2024
Issue NTP to prime contractor to purchase Materials and Commence work		September15, 2024
Status Report	Zak Humbles, DC PWE	January 31, 2025
Stabilization completion date	Zak Humbles, DC PWE	August 30, 2025
SEP completion report due	Zak Humbles, DC PWE	September 31, 2025

Photos or maps related to the project:

Reference original project proposal for supporting information and plans.

Other relevant information

The project is an example of proactive watershed improvement on the part of local organizations, federal, and county governments. Partner organizations are working collectively to identify best practices to economically enable private landowners and managers to address channel issues on private lands all while remaining fully compliant with applicable regulation. These efforts will enable education in Douglas County and beyond to improve watershed health. The bridge element provides a very unique, efficient, and cost-effective channel crossing option for private and governmental land owners. The project team is very pleased and grateful to be able to demonstrate the option to repurpose waste materials in such a productive and effective manner.

Reporting requirements

Biannual status reports

The SEP administrator will submit a biannual project status report to the department's SEP coordinator. Status reports will include, at a minimum, the following information and be submitted using the department's status report form:

- A description of activities completed to date;
- A budget summary table listing funds expended to date by budget category; and
- A discussion of any anticipated changes to the project scope or timeline.

SEP completion report

The SEP administrator will submit a SEP completion report to the department's SEP coordinator within 30 days of project completion and contain at a minimum:

- A detailed description of the project as implemented;
- A summary table identifying project deliverables and tasks along with the associated completion date;
- A description of any operating problems encountered and the solutions thereto;
- A full expense accounting including itemized costs, documented by copies of purchase orders, contracts, receipts or canceled checks;
- Certification and demonstration that the SEP has been fully implemented pursuant to the provisions of the settlement agreement and this SEP agreement;
- A description of the environmental and public health benefits resulting from implementation of the SEP along with **quantification** of the outcomes and benefits;

Additional information will include:

- Examples of brochures, educational or outreach materials developed or produced as part of the SEP; and
- Photographs documenting the project.

Third party SEP administrator conditions and requirements

Only qualified tax-exempt 501(c)(3) nonprofits or governmental organizations are eligible to serve as the SEP administrator. The SEP administrator agrees to the following SEP conditions and requirements:

I. Maintain the SEP funds paid by the regulated entity in an independent SEP account and draw funds from the account as-needed for the purposes outlined in this SEP agreement.

II. Communicate issues and concerns related to the SEP promptly to the department SEP coordinator.

III. If the SEP administrator elects to publicize the name of a violator in connection with the SEP either orally or in writing, the SEP administrator must also include the following statement: "*This project was undertaken in connection with the settlement of an enforcement action taken by the Colorado Department of Public Health and Environment for violations of environmental laws and regulations*".

IV. Complete the SEP as described in this SEP agreement

a. Any changes to the approved project scope or timeline must receive prior written approval from the department.

b. Budget reallocations of up to 10% of the total SEP payment amount may be made without prior authorization. Budget reallocations of over 10% must first receive written prior authorization from the department.

V. Complete the SEP within the time frame(s) indicated in this SEP agreement. If the SEP administrator is unable to meet the SEP agreement time frame(s) for the completion of the SEP, the SEP administrator may request a deadline extension in writing from the department no later than 30 days prior to the deadline.

VI. In any of the following situations, all funds remaining in the SEP account shall be released to the department within 30 days of the department's written request:

a. The SEP administrator fails to complete the project or submit the SEP completion report;

b. The project has been fully implemented and there are still funds remaining in the SEP account; or

c. The department terminates the SEP for failure of the third party SEP administrator to adhere to this SEP agreement.

VII. Make available, at the department's request, all records pertaining to the SEP.

a. The SEP administrator shall maintain a complete file of all records, documents, communications, and other materials that pertain to the operation of the SEP or the delivery of services under the SEP agreement. Such files shall be sufficient to properly reflect all direct and indirect costs of labor, materials, equipment, supplies and services.

b. The SEP administrator authorizes the department to perform audits and/or inspections of its SEP records, at any reasonable time during the implementation of the project and for a period of one (1) year following the completion of the project.

Failure to adhere to any of the above conditions and requirements may result in the termination of the SEP and/or no further SEP referrals.

This section to be completed in the event of a SEP agreement only

Certification statement

I, Chair, Board of County Commissioners of the County of Douglas, certify on behalf of Douglas County, that Douglas County is not required or has not previously committed to perform this project and agrees to the SEP conditions and requirements detailed in this document.

Signed and dated
Chair, Board of County Commissioners of the County of Douglas

Department use only

This SEP has been reviewed and approved by the Colorado Department of Public Health and Environment.

Nathan T. Moore
Digitally signed by Nathan T. Moore
Date: 2024.09.03 12:36:43 -06'00'

Signed and dated
Nathan Moore, Clean Water Program Manager, Water Quality Control Division
Colorado Department of Public Health and Environment

Alex Scherer
Digitally signed by Alex Scherer
Date: 2024.09.03 12:55:06 -06'00'

Signed and dated
Alexander Scherer, Supplemental Environmental Projects Coordinator
Division of Environmental Health and Sustainability
Colorado Department of Public Health and Environment

Appendix (if needed)

Third-Party Supplemental Environmental Project (SEP) Modification Request

Third-Party Liable (Revised 06/18/2024)

Document is completed by the third-party SEP administrator.

The third-party SEP administrator submits the following SEP modification request to the Colorado Department of Public Health and Environment (the department) for consideration. If the modification is approved, it shall be signed by appropriate representatives of both the SEP administrator and the department and shall serve to modify the existing SEP agreement for the project at issue. All terms of the existing SEP agreement, not directly addressed through the amendment(s) below, remain in full force and effect.

Enforcement action information

Regulated entity name: Flatiron-AECOM, LLC.
Enforcement case no.: SO-190529-1 and SO-200115-1

Third-party- SEP administrator

Zachary Humbles, PE IV
Douglas County Public Works
100 Third Street
Castle Rock, CO 80104
720-673-4030 (o)
720-498-4144 (c)
zhumbles@douglas.co.us

Project title

East Plum Creek Stabilization at Lowell Ranch
Colorado Agricultural Leadership Foundation (CALF)

Basis for modification request

Additional SEP funds will be applied to the project. To best communicate and clearly illustrate that funding inclusion in the project, this modification document serves to codify the budget addition and request an extension for the project deadline.

$130,978 from the Castle Pines North Metro District (CPNMD) SEP (Enforcement Case DO-230808-1) will be allocated towards additional bank stabilization and vegetation of the

channel, this will expand and further bank stabilization efforts within the scope of the original project and design.

To achieve the most successful bank stabilization and reduce risk(s) at the work site, work on stabilization should occur during low flow periods. We request an extension for the project completion date to account for the 2023 total redesign that was required due to the main channel culvert blowout and seasonal flows. Construction windows are best suited for mid-summer through early winter. The revised completion date of June 2025 will lower risk and lead to better channel stability and vegetation success (vegetation planting is ideal for pre-spring, late winter, or preceding fall windows).

SEP proposal section as modified

Project Budget

Note: Black text is the original text from the SEP Agreement (December 2022). Red texts are the changes made in the SEP Agreement Modification due to additional SEP funds (July 2024).

Category	Description	SEP Funds	Matching Funds (if applicable)	Total cost
Personnel - salaries, wages (including rates and # of hrs.)	DC PWC Engineer		NA	NA
	DC PWE OPS Operator		NA	NA
Materials and supplies	Vegetation (assorted)	$10,000		$10,000
	Stabilization Controls (ECB)		NA	NA
	(Inc. in Const. Contract)			
Equipment	DC EM Eqpt. (D6, Skid, etc)		NA	NA
	(County provided)			
Contractors / subcontractors	RESPEC (engineer)	$162,597.00		$162,597.00
	Construction Contractor PhIII 53 Corp (Contractor)	$418,874	$130,978*	$549,852 ~~$418,874~~
	Stabilization Contractor PhII	$10,000		$10,000

Other Direct Costs	Channel Crossing	$203,760		$203,760
	Totals:	**$805,231**	**$130,978**	$936,209 ~~$805,231~~

* *CPNMD funding (SEP) – Enforcement Case DO-230808-1*

Project work plan

Please specify project activities or deliverables below, as well as completion dates associated with project milestones and reports. Status reports are required biannually for projects 1 year in duration or longer. For projects under one year, a status report is required approximately half way through the project. Add rows as needed. Red texts are the changes made in the SEP Agreement Modification due to additional SEP funds (July 2024) and delays from the Spring runoff.

Activities / Deliverables	Staff responsible	Due date
Proposed implementation start date Based on funding receipt (Day 0)	Zak Humbles, DC PWE	Due 30 days after Compliance Order on Consent effective date
Issue NTP to RESPEC for CLOMR	Zak Humbles, DC PWE	May 1, 2023
Biannual status report due	Zak Humbles, DC PWE	July 1, 2023

Receive FEMA CLOMR Approval Issue NTP to Bid Awarded Contractor	Zak Humbles, DC PWE	Nov 1, 2023 (FEMA dependent)

Break ground on Phase III / II Begin vegetation stabilization	Zak Humbles, DC PWE	Dec 1, 2023
Biannual status report due	Zak Humbles, DC PWE	Jan 1, 2024
Complete Earthwork Phase III Vegetation stabilization	Zak Humbles, DC PWE	~~Mar 1, 2024~~ August 31, 2025
Biannual status report due	Zak Humbles, DC PWE	July 1, 2024
~~Project completion date~~ Biannual status report due	Zak Humbles, DC PWE	~~Nov 1, 2024~~ Jan 31, 2025
SEP completion report due	Zak Humbles, DC PWE	~~Dec 1, 2024~~ September 31, 2025

This section to be completed in the event of an approved SEP modification only.

Certification statement

I, Janet Herman, Douglas County Public Works Director, certify on behalf of Douglas County, that Douglas County approved the above modifications to the SEP Agreement.

Signed and dated
Janet Herman, Douglas County Public Works Director
Douglas County, Colorado

Department use only

This SEP modification has been reviewed and approved by the Colorado Department of Public Health and Environment.

Nathan T. Moore
Digitally signed by Nathan T. Moore
Date: 2024.09.03 13:49:07 -06'00'

Signed and dated
Nathan Moore, Clean Water Program Manager
Water Quality Control Division
Colorado Department of Public Health and Environment

Alex Scherer
Digitally signed by Alex Scherer
Date: 2024.09.03 13:12:08 -06'00'

Signed and dated
Alexander Scherer, Supplemental Environmental Projects Coordinator
Environmental Justice Program - Administration Division
Colorado Department of Public Health and Environment

MEETING DATE: September 24, 2024

STAFF PERSON RESPONSIBLE: Arthur E. Griffith, P.E., Transportation Capital Project Manager

DESCRIPTION: Budget Reallocation Associated with Advancing the Construction of the C-470 Trail & University Blvd. Pedestrian Grade Separation Project, Douglas County Project Number CI 2021-020.

SUMMARY: The C-470 Trail & University Blvd. Pedestrian Grade Separation Project was selected to receive $5,120,000 in State funds from CDOT's Safer Main Streets program; and it is anticipated that 80% of construction funds, for an amount up to but not to exceed $5,120,000, will be reimbursed to the County. The current construction cost is estimated to be $6,900,000, which includes construction management, administration, inspections, and material testing.

The County recently received approval from CDOT to advertise the above-referenced project. After the bid opening is conducted and prior to the County Commissioners awarding a construction contract, CDOT needs to provide concurrence to the County to award the construction contract; and part of that process is demonstrating that the required local matching funds (including overmatch funds) have been appropriated.

This requires a budget reallocation in Fund 235 to transfer $1,300,000 from Business Unit (BU) 801510 (Crowfoot Valley Road Improvements) into BU 801507, which was set up for this proposed bridge that will carry the C-470 Trail over University Blvd.

Funds are available to be transferred from the Crowfoot Valley Road (BU 801510) because the County has already finalized an Intergovernmental Agreement with the Town of Castle Rock regarding the County's financial contribution for a joint project being led by the Town, with the majority of the Crowfoot Valley Road improvements are located within the Town. Currently, there are surplus funds available in BU 801510 to be transferred to address other County project needs. This Fund 235 budget reallocation will move $1,300,000 from Business Unit 801510 to Business Unit 801507, both in Fund 235.

RECOMMENDED ACTION: Approval of a Budget Reallocation associated with advancing the construction of the C-470 Trail & University Blvd. Pedestrian Grade Separation Project.

REVIEW:

Jeanie Parks	Approve	9/13/2024
Jeff Garcia	Approve	9/18/2024
Andrew Copland	Approve	9/19/2024
Doug DeBord	Approve	9/20/2024

MEETING DATE: September 24, 2024

STAFF PERSON RESPONSIBLE: Benjamin Pierce, P.E., Capital Improvement Projects Supervisor

DESCRIPTION: Agreement with Xcel Energy for Gas Utility Relocation Associated with the Hilltop Road Improvement Project in the Amount of $1,723,850.00, Douglas County Project Number CI 2020-029.

SUMMARY: The County has been coordinating utility relocations with Xcel Energy to advance the County's Hilltop Road Improvement Project for construction. The coordination involves relocating an Xcel Energy purchase point and odorization structure in a permanent easement located on the north side of Hilltop Road just across from the intersection with Alpine Drive. Since the existing Xcel Energy facility is in a private utility easement held by Xcel Energy, Douglas County is solely responsible for the costs of relocating the existing gas utility infrastructure. The construction fee for this work is $1,723,850.00. In lieu of relocating this Xcel Energy structure, it was proposed by Xcel Energy to instead use the funds towards a project to construct a new gas line along Hilltop Road which will have a higher capacity and will eliminate the need for the aboveground structure. This request is supported by Douglas County because it will deliver better and more reliable natural gas service to Douglas County residents, eliminate an aboveground structure that obstructs viewsheds, reduce the anticipated number of trips on Hilltop Road for Xcel Energy staff to operate and maintain the facility, and is cost neutral to Douglas County. The cost of the proposed Xcel Energy project to install an upgraded gas line along Hilltop Road is greater than the County's relocation payment and is a voluntary upgrade in gas service for Xcel customers in Douglas County.

Douglas County funding for this work is set aside in Fund 230, Business Unit 800156.

RECOMMENDED ACTION: Approval of Payment Agreement with Xcel Energy for $1,723,850.00 associated with the Hilltop Road Improvement Project

REVIEW:

Jeanie Parks	Approve	9/10/2024
Jeff Garcia	Approve	9/17/2024
Andrew Copland	Approve	9/17/2024
Doug DeBord	Approve	9/19/2024

ATTACHMENTS:

XCEL-Agreement-Hilltop-Rd-September-24-2024

Account No.
Job No. 13003740
Job Address HILLTOP RD
PARKER, CO 80138

Public Service Company of Colorado
2070 South Valentia Stre
Denver, CO 80231

Dear DOUGLAS COUNTY

Thank you for choosing Xcel Energy to be your energy provider. We appreciate your business, and our goal is to deliver you reliable service at an affordable price.

This letter contains important information about your requested service. Please read all details below as well as any accompanying information and respond accordingly to ensure your project is completed accurately and timely.

This letter relates to your request for
* Relocate Gas Facilities

Your portion of the cost of this project is $1,723,850.00. A hard copy invoice will be sent to you via U.S. Mail Postal Service in the coming days. Please see the attached payment options document for more instructions. Upon receipt of payment and other required documentation as noted below, your project will be scheduled and you will be notified of the scheduled date. If paying by check, please note the account number identified at the top of this letter on your check to ensure accurate and timely payment processing.

Below is a list of additional documentation that you will need to review, sign, and return to the Xcel Energy Designer by email or U.S. Postal Service to their address listed at the bottom of the letter. Please retain a copy of all documentation for your records.

- **Documents to be returned to Xcel Energy:**
  * Non-Refundable Quote Letter for Gov Entity
  * Frost Agreement
  * Contingency List

- **Additional enclosures:**
  * Customer Payment Options

If you have any questions about the enclosures or about your specific job, please contact the design representative below and reference your account number and/or job number above.

We look forward to being your energy provider.

Sincerely,
Nathan Smith
Designer Thereafter
2070 South Valentia Stre
Denver, CO 80231
Xcel Energy
Nathan.M.Smith@xcelenergy.com
3032853531

Customer Payment Options

Xcel Energy offers seven payment options to pay for your construction project. Please select the payment options that work best for you.

Payment options listed in order of quickest processing

MyAccount/eBill™

Register at xcelenergy.com to make a payment from your checking account. You can also enroll in eBill and an email will let you know your bill is ready to view at the MyAccount site in place of receiving a mailed paper bill statement. MyAccount also provides a convenient list of your bill statement and payment history and retains your banking information for future use. Each additional account number will have to be added to your list of managed accounts within MyAccount.

Pay by Phone

Make payment from your checking or savings account at no charge by using our automated phone system. Please call us at 800.895.4999.

Credit/Debit Card Payment

All Xcel Energy residential and business customers are now eligible for payment via credit or debit card. Most major credit and debit cards accepted. Apple Pay or Google Pay is available to customers with a mobile device.

To pay by phone, call our payment processing partner, Kubra EZ Pay, at **833.660.1365**

To pay online, visit **www.xcelenergy.com/billing_and_payment** and click on the ***Pay with* credit/debit card** link to make an online credit/debit card payment through Kubra EZ Pay.

Please note the current fees along with payment information:

- *Residential Customer Accounts*
  - *Payments accepted for up to $1,000 in a single transaction*
    - *There is a $1.80 fee per transaction*
    - *No fee for Wisconsin and Michigan residential customer accounts*
- *Non-Residential Customer Accounts*
  - *Payments accepted for up to $100,000 in a single transaction*
    - *There is a 2.2% fee per transaction.*

All credit/debit card types allow a maximum 25 credit/debit card payments in a 28-rolling-day period, per Xcel Energy account, per credit/debit card.

*If you receive this message: “The information provided does not match our records please try again,” while trying to make a payment, please try again the following day after 8am CST.

Overnight Payment Delivery Options

Send your payment and remittance stub including **account number (written on the memo line of your check)** via FedEx, UPS or USPS overnight delivery to:

Xcel Energy
C/O Deluxe - Lockbox # 5553
3000 Kellway Dr Ste 120
Carrolton, TX 75006

Overnight delivery contact phone number: 612.216.7976

In-Person Pay Stations

Pay in-person at a location near you by visiting xcelenergy.com for pay station locations. **Please include the account number on the memo line of your check.**

Please note: A $1.50 transaction fee applies. ($1.45 for Western Union only in Colorado)

Pay by U.S Postal Service

When sending payment by U.S. mail, **please include the account number on the memo line of your check**. Do not combine this payment with any other Xcel Energy bill payments. Mail check payments to:

Xcel Energy
P.O. Box 660553
Dallas, TX 75266-0553

Electronic Funds Transfer (EFT) (Only available to business)

The Electronic Funds Transfer (EFT) payment process allows business customers to pay via Corporate Trade Exchange (CTX) formatted Automated Clearing House (ACH) (also referred to as EDI-820), the ability to electronically remit payment. The payments to Xcel Energy's bank accounts are initiated by the customer through a series of steps linked to the billing system. The CTX addenda records included with the funds transfer allow the posting of the payments to occur electronically to the account numbers provided by the customer. To obtain Xcel Energy's EFT bank account numbers and to provide transfer confirmation, please email CustReceive@xcelenergy.com.

Helpful hints to ensure accurate and timely processing of your payment:

- For all payment options, please have your account number available and note on any payment documentation.
- The hard copy invoice will be sent to you via U.S mail in the coming days. If you would like an electronic copy of our invoice prior to receiving the hard copy, please contact your Designer who is identified in the attached letter.
- In order to apply payment to the correct account and avoid unnecessary delays, please make separate payments for each individual project or invoice.
- Please note that depending on payment selection, it may take up to a few days to process your payment.

August 14, 2024

DOUGLAS COUNTY
100 THIRD STREET
CASTLE ROCK, CO 80104

Subject: Request for Gas, relocation at HILLTOP RD, PARKER, DOUGLAS, Colorado

Dear DOUGLAS COUNTY,

I have completed the engineering design and cost estimate to provide Gas relocation based upon information you have provided. This design is based upon Gas relocation, as shown on the enclosed drawing. The cost to provide the requested Gas relocation, is $ 1,723,850.00, which is non-refundable. If the Applicant elects to have the Company advance the Construction Payment for the duration of the construction period, Applicant will be billed by the Company in accordance with the Company's tariffs, within 30 days after the construction of the Extension is complete. The Applicant will have 90 days thereafter to pay such bill.

This proposal is contingent upon the following:

- All work performed during our normal work hours.
- Obtaining "Right-of-Way" at no cost to us.
- Obtaining permits as needed.
- No frost, in the ground, during construction or agreeing to pay for additional costs during frost conditions.
- There is an additional charge to open the transformer.
- Providing final grade elevations, at our equipment locations.
- Grade at trench location to be within 6 inches of the final grade.

If necessary our right-of-way agent will mail the right-of-way or easement documents to the appropriate landowners for their signature. This proposal is contingent upon receiving easements at no cost to us. Our right-of-way agent will need a copy of the Warranty Deed, the legal description, and the site drawing in order to prepare the easement for the landowner's signature.

NOTE: You must personally contact the local telephone company, the local cable TV company and/or any other utility company to arrange for the installation and payment of any costs of their facilities if they need to be relocated or disconnected along with the relocation.

If you accept the above costs and system design, please sign and date the second page of this letter and return this document to Public Service Company of Colorado, at the address shown below. After the signed and dated documents are received, a work order will be issued and released so your project can be placed on the construction schedule. When payment is due if a check is sent via the new payment process we are unable to accept checks with any sort of Lien Waiver because our Tariffs do not make an allowance for PSCo to accept checks printed or stamped with a lien waiver. Our current lead-time to begin work after receiving the signed documents is approximately 12 weeks. You will be notified of the week that our construction is scheduled to begin as soon as it is available.

This proposal will be valid until October 16, 2024. If you have any questions regarding this project, please call me at 3032853531.

Sincerely,
Nathan Smith

I have reviewed and approve of the enclosed design. I accept the cost of $ 1,723,850.00 and this amount will be paid to Xcel Energy in 90 days of the construction completion date. The Construction Cost stated above does not include special items such as but not limited to frost or rock conditions. In the event the Company encounters any special items during construction, the Company shall bill Applicant for such special items as a non-refundable contribution in aid of construction. I will send a signed copy of this letter with the applicable agreements.

Planner Name: Nathan Smith	Customer Phone:303-660-7490
Planner Title: Designer Thereafter	Customer Email: BPIERCE@DOUGLAS.CO.US
Mailing Address:2070 South Valentia Stre	Mailing Address: 100 THIRD STREET
City, State Zip: Denver, CO 80231	City, State Zip: CASTLE ROCK, CO 80104

XCEL ENERGY SIGNATURE		**CUSTOMER SIGNATURE**
Public Service Company of Colorado		Legal Entity Name (if applicable):
By: Lauren Gilliland — Digitally signed by Lauren Gilliland Date: 2024.08.30 14:01:43 -05'00'		Authorized Signer (see signing options below*): *Signing Option 1* ☐ AGREE *Signing Option 2* (Signature below) By:
Printed Name:	Lauren Gilliland	Printed Name:
Title:	VP Gas Operations	Title (if applicable):
Date:	08/30/2024	Date:

* **Signing Option 1 (just click to agree):** By clicking the AGREE checkbox above, you acknowledge that you are the customer or an authorized signer for the customer and have read, understand, and agree to the above-stated terms. **Signing Option 2:** Add Electronic Signature and return by e-mail **OR** print, sign, scan and return by e-mail **OR** print and sign and return by mail.

August 14, 2024

DOUGLAS COUNTY
100 THIRD STREET
CASTLE ROCK, CO 80104

RE: Frost Installation Conditions

Due to the possibility that ground frost conditions may exist during installation of your distribution facilities and if applicable, service laterals, it is necessary that Xcel Energy inform you of our policy regarding installation in frozen ground.

If frost conditions deeper than six inches (6") are encountered, additional costs will be charged at a cost of $2.20 per linear foot. Also, if "select" backfill is required, Xcel Energy will charge an additional amount based on actual costs.

Charges for trenching in frost will be billed after the job has been completed; therefore, you may want to have a representative present during the trenching operation to confirm the frost depth.

If you prefer to avoid frost charges by waiting until frost depth is six inches (6") or less, you must notify me at the time of your application, otherwise please complete and return the attached Frost Agreement.

If you have any questions or comments, please call me at the number listed below.

Sincerely,

FROST AGREEMENT
For Installation of Gas and/or Electric Distribution and Service Laterals

DOUGLAS COUNTY, hereinafter referred to as "Customer", having entered into an agreement with Public Service Company of Colorado, a Colorado corporation, d/b/a Xcel Energy to install gas and/or electric facilities into its project known as _____, located at (service address) HILLTOP RD, PARKER further agrees that if ground frost conditions deeper than six (6") are encountered at the time of installation of the Gas and/or Electric Distribution and if applicable, Service Laterals, "Customer" hereby authorizes Xcel Energy to install the above facilities and to pay the actual additional non-refundable frost charges. By signing this Agreement, "Customer" requests to proceed with the installation regardless of frost conditions and such installation will be done with the actual frost charges billed by Xcel Energy and paid by the "Customer". These charges are in addition to any previous extension charges and are not refundable. Such charges are due and payable within thirty (30) days after the billing.

Should the decision be made to defer installation until there is six inches (6") or less frost in the ground, rescheduling of installation will be done with consideration made for previously scheduled installations. Notification of the approximate date of installation will be given by Xcel Energy as soon as practicable after frost conditions have ceased.

If this Frost Agreement includes Service Laterals for this project, please list addresses or lot and block numbers that are covered by this Agreement.

Planner Name:	Nathan Smith	Customer Phone	303-660-7490
Planner Title:	Designer Thereafter	Customer Email:	BPIERCE@DOUGLAS.CO.US
Mailing Address:	2070 South Valentia Stre	Mailing Address:	100 THIRD STREET
City, State Zip:	Denver, CO 80231	City, State Zip:	CASTLE ROCK, CO 80104

Lock Agreement

CUSTOMER SIGNATURE
Legal Entity Name (if applicable):
Authorized Signer (see signing options below*): *Signing Option 1* ☐ AGREE *Signing Option 2* (Signature below) By:
Printed Name:
Title (if applicable):
Date:

* **Signing Option 1 (just click to agree):** By clicking the AGREE checkbox above, you acknowledge that you are the customer or an authorized signer for the customer and have read, understand, and agree to the above-stated terms. **Signing Option 2:** Add Electronic Signature and return by e-mail **OR** print, sign, scan and return by e-mail **OR** print and

Xcel Energy®

CONTINGENCY LIST

***CUSTOMER:**	DOUGLAS COUNTY
ADDRESS:	HILLTOP RD
CITY:	PARKER
DESIGN NO:	1183656
SN:	13003740

Public Service Company of Colorado d/b/a Xcel Energy (the "Company") has completed the engineering design and cost estimate for your electric and/or gas distribution request. The Company will install the facilities as shown in the attached engineering sketch(es), when all contractual obligations and customer-supplied conditions are met. The specified conditions listed below were used to determine the most effective design to meet your request. If, for any reason this design does not meet your request as intended, please review with the Company's Engineering personnel. Engineering will discuss any possible revision and will expedite any necessary revised costs in order to meet your schedule as planned. (Please be aware that additional estimates may be subject to re-engineering charges.) The Company looks forward to completing the installation of these facilities for you and providing for any future needs you may have.

1. Disclaimer. Company shall not be responsible for the repair or replacement costs resulting from damage to items that are not marked prior to Company's commencement of construction.

2. Construction Obligations. To the extent applicable, Customer shall confirm to Company, and Company shall certify, that the following construction obligations have been met prior to Company commencing construction on the project.

   - Customer must install curb and gutter prior to installation of electric and/or gas distribution facilities.
   - When construction consists of five (5) sites or fewer, all sites must be ready. For projects with more than five (5) sites, approximately fifty (50) percent of the sites must be ready.
   - As determined by Company, required property pins, necessary curve points, easements, proposed structures, and facility equipment locations must be staked and visible in the field.
   - ☐ If checked, Customer has agreed to install sleeves at crossings.
   - Water line, sewer lines septic systems, leach fields, and any other underground obstruction must be staked, flagged, and installed prior to Company gas and/or electric construction.
   - Transformers, switch cabinet locations, pedestals, gas regulator stations, meter installations, and other surface mounted equipment must be exact final grade. All other street/easements/service lateral routes must be within plus or minus six (6) inches of final grade.
   - Pouring/paving of driveways and landscaping must be delayed until after installation of facilities (services excluded).
   - Where existing slopes prohibit trenching, Customer must provide temporary grade for trenching equipment.
   - Construction route must be clear of all obstructions.
     - Construction material must be cleared from route.
     - Temporary trailers, buildings, and other obstacles must be moved.
     - Company will trim/clear trees along the construction route. Subject to Company's approval, if Customer elects to trim/clear the trees on Customer's own property, _____ will be deducted.
   - All roof drains must be directed away from Company equipment in a manner that prevents damage or settling of facilities, or both.
   - If transformers, switch cabinets, or gas meters require bumper protection, Customer must install protection at Customer's sole cost. Customer must contact design engineer for bumper protection clearance requirements.
   - If Customer knows or suspects contaminants are present on the property where Company may be working, Customer must disclose its knowledge or suspicion to Company prior to Company commencing construction. If there are known contaminants on the subject property, Customer/developer/owner must remove the contaminants to any impacted soils or groundwater prior to Company commencing construction. If, prior to or during Company construction, contaminants are encountered that were previously unknown, all work will be stopped until Customer

remediates the site to ensure Company's crews are working in non-contaminated soils and that all facilities are located upon or buried in non-contaminated soils. The Company may, in its sole discretion, agree to other appropriate alternatives to these remediation requirements that are protective of worker and public safety and that protect the Company from incurring environmental liabilities.

- The Customer/developer/owner shall comply with all applicable federal, state, and local laws, regulations, and ordinances ("Environmental Laws") regarding environmental contamination, including without limitation any Environmental Laws pertaining to soil and/or debris excavated from the property that is contaminated with hazardous substances, hazardous or solid wastes, petroleum, or other similar regulated materials. Company shall not be liable or responsible for environmental conditions at or near the Project site, and Customer shall be responsible for environmental conditions and costs of properly managing any impacted media including, but not limited to, soils or groundwater. The Customer/developer/owner shall be responsible for any additional costs arising out of pre-existing contamination on the property, including but not limited to: (a) Company exacerbating pre-existing conditions; and/or (b) Company's adoption of greater or different procedures for utility installation than its standard business practice when dealing with clean, uncontaminated soils.
- Customer will be responsible for replacing existing sod, shrubs, trees, etc., and for repairing existing paving, at no cost to Company.
- Customer must ensure that all Company facilities meet all local setback and zoning requirements, and remain accessible at all times for routine maintenance purposes.
- All areas of the door sides of transformers and/or switch cabinets must remain clear of obstructions for ten (10) feet minimum distance at all times for maintenance purposes.
- With regard to meters and service laterals:
  - The permanent address must be attached to the building before the permanent meter will be set.
  - Multiple unit structures must have each meter housing and fuel line, as applicable, permanently identified before the meter will be set.
  - Multiple unit structures with banked metering require separate trenches for any Customer-owned facilities.
  - No Customer-owned facilities will be allowed in any easement granted by the property owner to Company.
  - Customer is responsible to provide required clearances for all electric and gas metering equipment in accordance with the Xcel Energy Standard for Electric Installation and Use and applicable laws, regulations, and standards as determined by the Company.
  - Company will install all residential underground electric services in accordance with Company's Electric Extension Standards.
  - All commercial electric underground services, complete to transformer, pedestal, or terminal pole shall be installed, owned, and maintained by Customer in accordance with Company's Electric Extension Standards.
  - Adequate conduit under concrete, decks, and other obstructions shall be the responsibility of Customer.
  - Overhead to underground conversion of meters and risers, including all wiring and building repairs, shall be at Customer's cost.
  - Company will install all gas services.
  - ☐ If checked, Customer must provide a concrete pad for gas meter support at no cost to Company.

    Meter Pad Dimensions: _____ long X _____ wide X _____ thick.

3. Permit Obligations. The Agreement and all Associated Agreements are contingent upon acquisition of the following permits and/or approvals:

- ☑ Town Permit
- ☐ County Permit
- ☐ State Highway Crossing Permit
- ☐ Railroad Crossing Permit
- ☐ Bureau of Land Management (BLM) Approval
- ☐ Grading and Drainage Permit
- ☐ Water Board Crossing
- ☐ Special Permit
- ☐ Corps of Engineer's Permit
- ☐ Other [Please specify.] _____

4. Trench Compaction Requirements. Company is required to provide the following trench specifications:

- ☐ Wheel Compaction _____ feet of trench
- ☐ 85% Standard Proctor Compaction _____ feet of trench
- ☐ 95% Standard Proctor Compaction _____ feet of trench
- ☐ 95% Modified Proctor Compaction _____ feet of trench
- ☑ Bore 12,565 feet of trench

Planner Name: Nathan Smith	Customer Phone:303-660-7490
Planner Title: Designer Thereafter	Customer Email: BPIERCE@DOUGLAS.CO.US
Mailing Address:2070 South Valentia Stre	Mailing Address: 100 THIRD STREET
City, State Zip: Denver, CO 80231	City, State Zip: CASTLE ROCK, CO 80104

Lock Agreement

CUSTOMER SIGNATURE
Legal Entity Name (if applicable):
Authorized Signer (see signing options below*): *Signing Option 1* ☐ AGREE *Signing Option 2* (Signature below) By:
Printed Name:
Title (if applicable):
Date:

* **Signing Option 1 (just click to agree):** By clicking the AGREE checkbox above, you acknowledge that you are the customer or an authorized signer for the customer and have read, understand, and agree to the above-stated terms. **Signing Option 2:** Add Electronic Signature and return by e-mail **OR** print, sign, scan and return by e-mail **OR** print and

*** Confidential Information**
Customer is to return copy of signed document to your Xcel Energy Representative

MEETING DATE: September 24, 2024

STAFF PERSON RESPONSIBLE: Deborah E. Kula, P.E., Special Projects Engineer

DESCRIPTION: Construction Contract with Insituform Technologies, dba C&L Water Solutions, Inc. (C&L) for the 2024 Highlands Ranch Small Storm Sewer UV CIPP Lining Project in the Amount of $129,144.00, Douglas County Project Number SP 2024-014.

SUMMARY: The 2024 Highlands Ranch Small Storm Sewer UV CIPP Lining Project will complete the rehabilitation of 559 linear feet of 21-30-inch diameter storm sewer in various locations within Highlands Ranch. These pipes and their systems, identified by the storm sewer video program, will be rehabilitated with Ultraviolet Cured in Place Pipe (UV CIPP). This process provides the least amount of disruption and environmental impacts, and the strongest pipe rehabilitation. These safety improvements will extend the service life of these pipes.

County staff requested quotes from four contractors that had 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 Water Solutions	**$107,620.00**
Puris aka Inliner Solutions	$183,634.00
American West	$196,540.00
Engineer's Estimate	$206,700.00

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 $129,144.00, which includes $21,524.00 in Force Account 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

800506.473200.

RECOMMENDED ACTION: Approval of the Construction Contract with Insituform Technologies, dba C&L Water Solutions. for the Highlands Ranch Small Storm Sewer UV CIPP Lining Project in the amount of $129,144.00, Douglas County Project Number SP 2024-014.

REVIEW:

Jeanie Parks	Approve	9/11/2024
Jeff Garcia	Approve	9/18/2024
Andrew Copland	Approve	9/18/2024
Doug DeBord	Approve	9/19/2024

ATTACHMENTS:

SHORT FORM CONSTRUCTION CONTRACT - OVER $100K

2024 HIGHLANDS RANCH SMALL UV CIPP Project
SP2024-014

Construction Contract

1. **Parties.** This Contract, made and entered into this _____day of **September, 2024,** between the Board of County Commissioners of the County of Douglas (hereinafter "County") and **Insituform Technologies, dba C&L Water Solutions,** a Missouri limited liability corporation (LLC) (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 September 4, 2024 and terminate at 12:00 a.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. **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 **One Hundred Twenty Nine Thousand and One Hundred Forty-Four Dollars ($129,144.00)** for fiscal year **2024**. 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
George Teal, 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 **One Hundred Twenty Nine Thousand and One Hundred Forty-Four Dollars ($129,144.00)** 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 **2024 Highlands Ranch Small UV CIPP Project, DOUGLAS COUNTY PROJECT NUMBER SP2024-014**, 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 **One Hundred Twenty Nine Thousand and One Hundred Forty-Four Dollars ($129,144.00)** 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 **2024 Highlands Ranch Small UV CIPP Project, DOUGLAS COUNTY PROJECT NUMBER SP2024-014**, 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

C-470 EB

EX. WATER QUALITY POND

CND1611

CENTENNIAL DRIVE

THESE INLETS ARE LOCATED IN THE SUMP OF PLAZA DR

CND11640

PLAZA DR

HRMD OPEN SPACE

630 PLAZA DRIVE

EX. DETENTION POND

Douglas County Public Works Department, GIS Disclaimer

All GIS, data, and information products, provided by the Douglas County Public Works Department, are for illustrative purposes only. While products are considered to be accurate when provided, Douglas County does not warrant that they are error free. Douglas County Public Works Department shall not be liable for direct, indirect, incidental, or consequential damages arising from the use of such products. The recipient, and/or user, acknowledges and agrees that the use of such products is at their sole risk. Questions concerning this or any other product provided by Douglas County Public Works Department, including errors, corrections and/or updates should be directed to:

Douglas County Public Works Engineering
100 Third St, Castle Rock, CO, 80104
(303) 660-7490
Engineering@douglas.co.us

- INLET
- JUNCTION
- OUTFALL
- CONDUIT
- POND

CND11640 & CND1611

DOUGLAS COUNTY COLORADO

EXHIBIT A

PLAZA DR

CND13239

S BROADWAY

CND4809

NORTHRIDGE REC CENTER
8800 S Broadway

Douglas County Public Works Department: GIS Disclaimer

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100 Third St, Castle Rock, CO, 80104
(303) 660-7490
Engineering@douglas.co.us

- INLET
- JUNCTION
- OUTFALL
- CONDUIT

CND4809 & CND13239

EXHIBIT B
HIGHLANDS RANCH SMALL STORM SEWER UV CIPP PORJECT
SP2024-014

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
202	MINOR REPAIRS TO CONDUIT	1	LS	$ 9,255.00	$9,255.00
208	WATER DIVERSION OUTFALL CND1611	1	LS	$ 3,730.00	$3,730.00
208	WATER DIVERSION OUTFALL CND13239	1	LS	$ 1,515.00	$1,515.00
603	CULVERT LINING - CIPP UV LINED				
	CND11640 - 21" CAP	85	LF	$ 145.00	$12,325.00
	CND1611 - 21" CAP	115	LF	$ 135.00	$15,525.00
	CND13239 - 30" CAP	244	LF	$ 160.00	$39,040.00
	CND4809 - 21"	115	LF	$ 155.00	$17,825.00
630	CONSTRUCTION TRAFFIC CONTROL	1	LS	$ 8,405.00	$8,405.00
	FORCE ACCOUNT - MINOR CONTRACT REVISION	1	FA	TBD by DOUGLAS COUNTY	

TOTAL BID **$107,620.00**

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 MAY INCLUDE UNBENDING ENDS/JOINTS, ETC. IF THE BIDDER DOES NOT FOLLOW THE REQUEST OF THE PROJECT, THEIR BID WILL NOT BE ACCEPTED.

MEETING DATE: September 24, 2024

STAFF PERSON RESPONSIBLE: Janet Peterson, Engineering Agreements Technician

DESCRIPTION: Resolution Approving the Draw in the Amount of $32,031.00 on Irrevocable Letter of Credit No. HACH699583OS, issued by BMO Bank, N.A., In Connection with Stone Creek Ranch Filing 1, Village A, Phase 1, OFF-SITE Performance Security. Douglas County Project Number DV 2014-380.

SUMMARY: In accordance with the Subdivision Improvements Agreement for (SIA) dated March 11, 2015, for Stone Creek Ranch Filing 1, the owner, KB Home Colorado, Inc., are responsible for posting and maintaining security for the warranty performance improvements for this project; therefore, security must remain valid until the Engineering Division has inspected and granted full term maintenance of the phase of the project.

The Letter of Credit (No. HACH699583OS - $32,031.00 - BMO Bank, N.A) has an expiration date of October 1, 2024. The developer has been notified by FedEx (August 1, 2024) to extend the Letter of Credit. To date, Engineering has not received the amendment to the Letter of Credit. The County will not draw upon this Letter of Credit if the amendment is received prior to the expiration date of October 1, 2024.

RECOMMENDED ACTION: Approval of a Resolution to draw upon Irrevocable Letter of Credit No. HACH699583OS, in the amount of $32,031.00 no later than October 1, 2024. The County shall hold the funds until full term maintenance has been granted in accordance with the SIA.

REVIEW:

Jeanie Parks	Approve	9/10/2024
Jeff Garcia	Approve	9/17/2024
Andrew Copland	Approve	9/17/2024
Doug DeBord	Approve	9/17/2024

ATTACHMENTS:

Stone Creek Ranch Filing 1
Vill A - Correspondence

(ID # 2760)

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

Resolution Approving the Draw in the Amount of $32,031.00 on Irrevocable Letter of Credit No. HACH699583OS, issued by BMO Bank, N.A., In Connection with Stone Creek Ranch Filing 1, Village A, Phase 1, OFF-SITE Performance Security. Douglas County Project Number DV 2014-380.

A RESOLUTION APPROVING THE DRAW IN THE AMOUNT OF $32,031.00 ON IRREVOCABLE LETTER OF CREDIT NO. HACH699583OS ISSUED BY BMO BANK, N.A. IN CONNECTION WITH STONE CREEK RANCH FILING 1, VILLAGE A, PHASE 1, OFF-SITE PERFORMANCE, EXECUTED BY KB HOME COLORADO, INC.,

WHEREAS, on September 16, 2019, BMO Bank, N.A., issued its Irrevocable Letter of Credit No. HACH699583OS ("LOC"), as amended, in the amount of $32,031.00; and

WHEREAS, said Letter of Credit was issued at the request of KB Home Colorado, Inc. ("Developer"), as Warranty Performance, of its obligations under the Subdivision Improvements Agreement ("SIA"), for Project No. DV2014-380; and

WHEREAS, said Letter of Credit will expire on October 1, 2024, and, under the terms and conditions of the Subdivision Improvements Agreement ("SIA"), security must remain valid and in full force and effect until all required improvements have been completed and inspected by Douglas County; and

WHEREAS, the Douglas County Engineering Division has determined that those obligations of KB Home Colorado, Inc. have not been fulfilled; and

WHEREAS, KB Home Colorado, Inc. is in default in the performance of its obligations under the SIA; and

WHEREAS, KB Home Colorado, Inc. was provided with a minimum of fourteen days written notice of Douglas County's intention to draw on said Letter of Credit: and

WHEREAS, KB Home Colorado, Inc. was provided timely notice of the hearing on this matter; and

WHEREAS, the Board of County Commissioners has concluded that in order to maintain its security for the performance of the obligations of KB Home Colorado, Inc., under the terms of the SIA, it must draw on said Letter of Credit No. HACH699583OS, in the amount of $32,031.00 now, therefore,

BE IT RESOLVED by the Board of County Commissioners of the County of Douglas, State of Colorado, that the Chair or Vice Chair of the Board of County Commissioners is authorized and directed to draw on said Letter of Credit No. HACH699583OS, issued by BMO Bank, N.A., in the amount of $32,031.00, and to execute any statement, draft, or other documents necessary to accomplish said draw on or before October 1, 2024; now, therefore,

BE IT FURTHER RESOLVED, if KB Home Colorado, Inc. extends said Letter of Credit to October 1, 2025, before such draw is made, this resolution shall have no further effect and such draw on said Letter of Credit shall not be made.

PASSED AND ADOPTED this 24th day of September 2024, in Castle Rock, Douglas County, Colorado.

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

BY:

_____

GEORGE TEAL, Chair

ATTEST:

_____

HAYLEY HALL, Clerk to the Board

DOUGLAS COUNTY
COLORADO

Department of Public Works
Engineering Division

www.douglas.co.us

August 1, 2024

KB Home Colorado, Inc.
Mark Armstrong
Vice President, Land Development
7807 E. Peakview Ave., Suite 300
Centennial, CO 80111

File No.: DV2014-380

RE: Expiration of Letters of Credit for Stone Creek Ranch Filing 1, Village A - Warranty Performance Securities.

Dear Mr. Armstrong,

Please be advised that the letters of credit being held as warranty performance security for the above referenced project will expire on **October 1, 2024.** They are listed as follows:

- LOC # HACH699583OS, in the amount of $32,031.00, held for Phase 1 Off-Site Performance.
- LOC # HACH699584OS, in the amount of $41,338.00, held for Phase 1 EAST Off-Site Performance.
- LOC # HACH699585OS, in the amount of $147,573.00, held for Phase 1 WEST Off-Site Performance
- LOC # HACH699586OS, in the amount of $27,197.00, held for Phase 2 Warranty Performance.

These letters of credit should be amended to extend the expiration dates for at least a **one-year period** and submitted to this office no later than *September 23, 2024.* It is the policy of Douglas County to maintain current security for all projects until the improvements have been inspected and approved for release of security by the Engineering Inspections Division.

We must hear from you by September 23, 2024, or the matter will be heard before the Board of County Commissioners at the regular business meeting on September 24, 2024, for board resolution to approve the process to draw upon the letter of credit and hold the funds until completion of the project.

Per the terms and conditions of the Subdivision Improvements Agreement dated March 11, 2015, security must remain in full force and effect until such time as the improvements have been inspected and approved for final release by Douglas County.

Please forward all correspondence concerning the letter of credit to my attention.

Sincerely,

Janet Peterson

Janet Peterson
Engineering Agreements Technician

Attachments

C: Janet Herman, P.E., Public Works Engineering Director
Zeke Lynch, P.E., Assistant Director Public Works Engineering
Patrick Fiedler, Legal Analyst, Douglas County Attorney
BMO Bank, N.A., Customer Service Center, 13300 Crossroads Pkwy North
SC-XRD-2W-G, City of Industry, CA 91746-3417
File

BMO Bank N.A.

C/O Bank of Montreal
250 Yonge Street, 11th Floor
Toronto, Ontario M5B 2L7
Tel: 1-877-801-0414
Fax: 1-877-801-7787
SWIFT: HATRUS44

13300 Crossroads Parkway North | SC-XRD-2W-G
City of Industry, CA 91746-3417
Tel: 1-888-600-8723
SWIFT: HATRUS44

DOUGLAS COUNTY
SEP 28 2023
ENGINEERING SERVICES

Irrevocable Standby Letter of Credit No. HACH699583OS

Amendment no. 3
Dated September 27, 2023

Beneficiary:
THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS
100 THIRD STREET
CASTLE ROCK, CO 80104 United States

Applicant:
KB HOME COLORADO INC.
7807 E. PEAKVIEW AVE., SUITE 300
CENTENNIAL, CO 80111 United States

COPY
ORIGINAL

We amend our Standby Letter of Credit subject to the following terms and conditions. This amendment forms an integral part of the original instrument. All other terms and conditions remain unchanged.

Amended Terms:

Expiry date has been amended to October 01, 2024

On February 2, 2023, Bank of the West ("BOTW") merged with and into BMO Harris Bank N.A., a national banking association organized and existing under the laws of the United States. On September 3, 2023, BMO Harris Bank N.A. changed its name to BMO Bank N.A. As a result of the merger and name change, BMO Bank N.A. is now the Issuing Bank under MB60517276

We, BMO Bank N.A., hereby advise you that the Letter of Credit No. MB60517276 dated 09/16/2019 in your favor is amended by replacing the name of the Issuing Bank, Bank of the West, with BMO Bank N.A. and the Letter of Credit number with HACH699583OS.

All correspondence and inquiries regarding this Irrevocable Standby Letter of Credit should be directed to our Customer Service Center at the above address, telephone: 1-877-801-0414 or 1-888-600-8723, always quoting our Irrevocable Standby Letter of Credit reference number HACH699583OS which also has to be indicated on any documents that require the Letter of Credit number.

Please amend your records accordingly.

All other terms and conditions remain unchanged.

BMO

BMO Bank N.A.

Unless otherwise instructed herein, all correspondence and inquiries regarding this transaction should be directed to our Customer Service Center at the above address, telephone: as indicated. Please indicate our reference number in all your correspondence or telephone inquiries.

Regards,

Authorized Signature(s)

COPY

ORIGINAL

BMO Bank N.A.

C/O Bank of Montreal
250 Yonge Street, 11th Floor
Toronto, Ontario M5B 2L7
Tel: 1-877-801-0414
Fax: 1-877-801-7787
SWIFT: HATRUS44

13300 Crossroads Parkway North | SC-XRD-2W-G
City of Industry, CA 91746-3417
Tel: 1-888-600-8723
SWIFT: HATRUS44

DOUGLAS COUNTY
SEP 28 2023
ENGINEERING SERVICES

Irrevocable Standby Letter of Credit No. HACH699584OS

Amendment no. 3
Dated September 27, 2023

Beneficiary:
THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS
100 THIRD STREET
CASTLE ROCK, CO 80104 United States

Applicant:
KB HOME COLORADO INC.
7807 E. PEAKVIEW AVE., SUITE 300
CENTENNIAL, CO 80111 United States

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We amend our Standby Letter of Credit subject to the following terms and conditions. This amendment forms an integral part of the original instrument. All other terms and conditions remain unchanged.

Amended Terms:

Expiry date has been amended to October 01, 2024

On February 2, 2023, Bank of the West ("BOTW") merged with and into BMO Harris Bank N.A., a national banking association organized and existing under the laws of the United States. On September 3, 2023, BMO Harris Bank N.A. changed its name to BMO Bank N.A. As a result of the merger and name change, BMO Bank N.A. is now the Issuing Bank under MB60517277

We, BMO Bank N.A., hereby advise you that the Letter of Credit No. MB60517277 dated 09/16/2019 in your favor is amended by replacing the name of the Issuing Bank, Bank of the West, with BMO Bank N.A. and the Letter of Credit number with HACH699584OS.

All correspondence and inquiries regarding this Irrevocable Standby Letter of Credit should be directed to our Customer Service Center at the above address, telephone: 1-877-801-0414 or 1-888-600-8723, always quoting our Irrevocable Standby Letter of Credit reference number HACH699584OS which also has to be indicated on any documents that require the Letter of Credit number.

Please amend your records accordingly.

All other terms and conditions remain unchanged.

BMO

BMO Bank N.A.

Unless otherwise instructed herein, all correspondence and inquiries regarding this transaction should be directed to our Customer Service Center at the above address, telephone: as indicated. Please indicate our reference number in all your correspondence or telephone inquiries.

Regards,

Authorized Signature(s)

COPY

ORIGINAL

BMO Bank N.A.

C/O Bank of Montreal
250 Yonge Street, 11th Floor
Toronto, Ontario M5B 2L7
Tel: 1-877-801-0414
Fax: 1-877-801-7787
SWIFT: HATRUS44

13300 Crossroads Parkway North | SC-XRD-2W-G
City of Industry, CA 91746-3417
Tel: 1-888-600-8723
SWIFT: HATRUS44

DOUGLAS COUNTY
SEP 28 2023
ENGINEERING SERVICES

Irrevocable Standby Letter of Credit No. HACH699585OS

Amendment no. 3
Dated September 27, 2023

Beneficiary:
THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS
100 THIRD STREET
CASTLE ROCK, CO 80104 United States

Applicant:
KB HOME COLORADO INC.
7807 E. PEAKVIEW AVE., SUITE 300
CENTENNIAL, CO 80111 United States

COPY
ORIGINAL

We amend our Standby Letter of Credit subject to the following terms and conditions. This amendment forms an integral part of the original instrument. All other terms and conditions remain unchanged.

Amended Terms:

Expiry date has been amended to October 01, 2024

On February 2, 2023, Bank of the West ("BOTW") merged with and into BMO Harris Bank N.A., a national banking association organized and existing under the laws of the United States. On September 3, 2023, BMO Harris Bank N.A. changed its name to BMO Bank N.A. As a result of the merger and name change, BMO Bank N.A. is now the Issuing Bank under MB60517278.

We, BMO Bank N.A., hereby advise you that the Letter of Credit No. MB60517278 dated 09/16/2019 in your favor is amended by replacing the name of the Issuing Bank, Bank of the West, with BMO Bank N.A. and the Letter of Credit number with HACH699585OS.

All correspondence and inquiries regarding this Irrevocable Standby Letter of Credit should be directed to our Customer Service Center at the above address, telephone: 1-877-801-0414 or 1-888-600-8723, always quoting our Irrevocable Standby Letter of Credit reference number HACH699585OS which also has to be indicated on any documents that require the Letter of Credit number.

Please amend your records accordingly.

All other terms and conditions remain unchanged.

BMO

BMO Bank N.A.

Unless otherwise instructed herein, all correspondence and inquiries regarding this transaction should be directed to our Customer Service Center at the above address, telephone: as indicated. Please indicate our reference number in all your correspondence or telephone inquiries.

Regards,

Authorized Signature(s)

COPY

ORIGINAL

BMO Bank N.A.

C/O Bank of Montreal
250 Yonge Street, 11th Floor
Toronto, Ontario M5B 2L7
Tel: 1-877-801-0414
Fax: 1-877-801-7787
SWIFT: HATRUS44

13300 Crossroads Parkway North | SC-XRD-2W-G
City of Industry, CA 91746-3417
Tel: 1-888-600-8723
SWIFT: HATRUS44

DOUGLAS COUNTY
SEP 28 2023
ENGINEERING SERVICES

Irrevocable Standby Letter of Credit No. HACH699586OS

Amendment no. 3
Dated September 27, 2023

Beneficiary:
THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS
100 THIRD STREET
CASTLE ROCK, CO. 80104 United States

Applicant:
KB HOME COLORADO INC.
7807 E. PEAKVIEW AVE., SUITE 300
CENTENNIAL, CO 80111 United States

COPY

We amend our Standby Letter of Credit subject to the following terms and conditions. This amendment forms an integral part of the original instrument. All other terms and conditions remain unchanged.

ORIGINAL

Amended Terms:

Expiry date has been amended to October 01, 2024

On February 2, 2023, Bank of the West ("BOTW") merged with and into BMO Harris Bank N.A., a national banking association organized and existing under the laws of the United States. On September 3, 2023, BMO Harris Bank N.A. changed its name to BMO Bank N.A. As a result of the merger and name change, BMO Bank N.A. is now the Issuing Bank under MB60517279

We, BMO Bank N.A., hereby advise you that the Letter of Credit No. MB60517279 dated 9/16/2019 in your favor is amended by replacing the name of the Issuing Bank, Bank of the West, with BMO Bank N.A. and the Letter of Credit number with HACH699586OS.

All correspondence and inquiries regarding this Irrevocable Standby Letter of Credit should be directed to our Customer Service Center at the above address, telephone: 1-877-801-0414 or 1-888-600-8723, always quoting our Irrevocable Standby Letter of Credit reference number HACH699586OS which also has to be indicated on any documents that require the Letter of Credit number.

Please amend your records accordingly.

All other terms and conditions remain unchanged.

BMO

BMO Bank N.A.

Unless otherwise instructed herein, all correspondence and inquiries regarding this transaction should be directed to our Customer Service Center at the above address, telephone: as indicated. Please indicate our reference number in all your correspondence or telephone inquiries.

Regards,

Authorized Signature(s)

COPY

ORIGINAL

Transaction Record

FedEx

TRACKING NO.:	SHIP DATE:	ESTIMATED SHIPPING CHARGES:
777712303950	Jul 31, 2024	8.62 USD

From address

Douglas County
Janet Peterson
100 Third Street
80104 CO Castle Rock
US
Phone: 3036636240
jlpeterson@douglas.co.us

To address

KB Home Colorado, Inc.
MArk Armstrong
7807 E. Peakview Ave., Suite 300
80111 CO CENTENNIAL
US
Phone: 3036636240

Package information

Pieces	Weight	Dimensions (LxWxH)	Carriage value	Package options
1 x	2.00 lb			n/a

Packaging type:
Your Packaging

Service:
FedEx Standard Overnight

Pickup / drop-off type:
I'll drop off my shipment at a FedEx location

Billing information

Bill transportation cost to: ******155
Bill duties, taxes and fees to:
Your reference: DV 14 380 V. 11A

P.O. No.:
Invoice No.:
Department No.:

Please note: This transaction record is neither a statement nor an invoice, and does not confirm shipment tendered to FedEx or payment. FedEx will not be responsible for any claim in excess of $100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of $100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is $1000, e.g., jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits; Consult the applicable FedEx Service Guide for details. The estimated shipping charge may be different than the actual charges for your shipment. Differences may occur based on actual weight, dimensions, and other factors. Consult the applicable FedEx Service Guide or the FedEx Rate Sheets for details on how shipping charges are calculated.

FedEx

FedEx® Tracking

DELIVERED

Friday

8/2/24 at 9:20 AM

Signed for by: F.FLETCHER

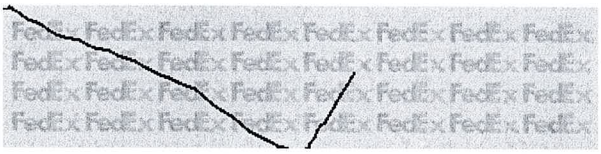
Obtain proof of delivery

DELIVERY STATUS

Delivered

GPS delivery location

Report missing package



TRACKING ID

777712303950

FROM
Janet Peterson
Douglas County
100 Third Street
Castle Rock, CO US 80104
3036636240

Label Created
7/31/24 11:06 AM

WE HAVE YOUR PACKAGE
ENGLEWOOD, CO
8/1/24 5:44 PM

ON THE WAY
ENGLEWOOD, CO
8/2/24 7:13 AM

OUT FOR DELIVERY
ENGLEWOOD, CO
8/2/24 8:22 AM

DELIVERED
KB Home Colorado, Inc.
MArk Armstrong
7807 E PEAKVIEW AVE 300
CENTENNIAL, CO US 80111
3036636240

MEETING DATE: September 24, 2024

STAFF PERSON RESPONSIBLE: Janet Peterson, Engineering Agreements Technician

DESCRIPTION: Resolution Approving the Draw in the Amount of $41,338.00 on Irrevocable Letter of Credit No. HACH699584OS, issued by BMO Bank, N.A., In Connection with Stone Creek Ranch Filing 1, Village A, Phase 1, EAST OFF-SITE Performance Security. Douglas County Project Number DV 2014-380.

SUMMARY: In accordance with the Subdivision Improvements Agreement for (SIA) dated March 11, 2015, for Stone Creek Ranch Filing 1, the owner, KB Home Colorado, Inc., are responsible for posting and maintaining security for the warranty performance improvements for this project; therefore, security must remain valid until the Engineering Division has inspected and granted full term maintenance of the phase of the project.

The Letter of Credit (No. HACH699584OS - $41,338.00 - BMO Bank, N.A) has an expiration date of October 1, 2024. The developer has been notified by FedEx (August 1, 2024) to extend the Letter of Credit. To date, Engineering has not received the amendment to the Letter of Credit. The County will not draw upon this Letter of Credit if the amendment is received prior to the expiration date of October 1, 2024.

RECOMMENDED ACTION: Approval of a Resolution to draw upon Irrevocable Letter of Credit No. HACH699584OS, in the amount of $41,338.00 no later than October 1, 2024. The County shall hold the funds until full term maintenance has been granted in accordance with the SIA.

REVIEW:

Jeanie Parks	Approve	9/10/2024
Jeff Garcia	Approve	9/17/2024
Andrew Copland	Approve	9/17/2024
Doug DeBord	Approve	9/19/2024

ATTACHMENTS:

Stone Creek Ranch Filing 1
Vill A - Correspondence

(ID # 2761)

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

Resolution Approving the Draw in the Amount of $41,338.00 on Irrevocable Letter of Credit No. HACH699584OS, issued by BMO Bank, N.A., In Connection with Stone Creek Ranch Filing 1, Village A, Phase 1, EAST OFF-SITE Performance Security. Douglas County Project Number DV 2014-380.

A RESOLUTION APPROVING THE DRAW IN THE AMOUNT OF $41,338.00 ON IRREVOCABLE LETTER OF CREDIT NO. HACH699584OS ISSUED BY BMO BANK, N.A. IN CONNECTION WITH STONE CREEK RANCH FILING 1, VILLAGE A, PHASE 1, EAST OFF-SITE PERFORMANCE, EXECUTED BY KB HOME COLORADO, INC.,

WHEREAS, on September 16, 2019, BMO Bank, N.A., issued its Irrevocable Letter of Credit No. HACH699584OS ("LOC"), as amended, in the amount of $41,338.00; and

WHEREAS, said Letter of Credit was issued at the request of KB Home Colorado, Inc. ("Developer"), as Warranty Performance, of its obligations under the Subdivision Improvements Agreement ("SIA"), for Project No. DV2014-380; and

WHEREAS, said Letter of Credit will expire on October 1, 2024, and, under the terms and conditions of the Subdivision Improvements Agreement ("SIA"), security must remain valid and in full force and effect until all required improvements have been completed and inspected by Douglas County; and

WHEREAS, the Douglas County Engineering Division has determined that those obligations of KB Home Colorado, Inc. have not been fulfilled; and

WHEREAS, KB Home Colorado, Inc. is in default in the performance of its obligations under the SIA; and

WHEREAS, KB Home Colorado, Inc. was provided with a minimum of fourteen days written notice of Douglas County's intention to draw on said Letter of Credit: and

WHEREAS, KB Home Colorado, Inc. was provided timely notice of the hearing on this matter; and

WHEREAS, the Board of County Commissioners has concluded that in order to maintain its security for the performance of the obligations of KB Home Colorado, Inc., under the terms of the SIA, it must draw on said Letter of Credit No. HACH699584OS, in the amount of $41,338.00 now, therefore,

BE IT RESOLVED by the Board of County Commissioners of the County of Douglas, State of Colorado, that the Chair or Vice Chair of the Board of County Commissioners is authorized and directed to draw on said Letter of Credit No. HACH699584OS, issued by BMO Bank, N.A., in the amount of $41,338.00, and to execute any statement, draft, or other documents necessary to accomplish said draw on or before October 1, 2024; now, therefore,

BE IT FURTHER RESOLVED, if KB Home Colorado, Inc. extends said Letter of Credit to October 1, 2025, before such draw is made, this resolution shall have no further effect and such draw on said Letter of Credit shall not be made.

PASSED AND ADOPTED this 24th day of September 2024, in Castle Rock, Douglas County, Colorado.

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

BY:

_____

GEORGE TEAL, Chair

ATTEST:

_____

HAYLEY HALL, Clerk to the Board

DOUGLAS COUNTY
COLORADO

Department of Public Works
Engineering Division

www.douglas.co.us

August 1, 2024

KB Home Colorado, Inc.
Mark Armstrong
Vice President, Land Development
7807 E. Peakview Ave., Suite 300
Centennial, CO 80111

File No.: DV2014-380

RE: Expiration of Letters of Credit for Stone Creek Ranch Filing 1, Village A - Warranty Performance Securities.

Dear Mr. Armstrong,

Please be advised that the letters of credit being held as warranty performance security for the above referenced project will expire on **October 1, 2024.** They are listed as follows:

- LOC # HACH699583OS, in the amount of $32,031.00, held for Phase 1 Off-Site Performance.
- LOC # HACH699584OS, in the amount of $41,338.00, held for Phase 1 EAST Off-Site Performance.
- LOC # HACH699585OS, in the amount of $147,573.00, held for Phase 1 WEST Off-Site Performance
- LOC # HACH699586OS, in the amount of $27,197.00, held for Phase 2 Warranty Performance.

These letters of credit should be amended to extend the expiration dates for at least a **one-year period** and submitted to this office no later than *September 23, 2024.* It is the policy of Douglas County to maintain current security for all projects until the improvements have been inspected and approved for release of security by the Engineering Inspections Division.

We must hear from you by September 23, 2024, or the matter will be heard before the Board of County Commissioners at the regular business meeting on September 24, 2024, for board resolution to approve the process to draw upon the letter of credit and hold the funds until completion of the project.

Per the terms and conditions of the Subdivision Improvements Agreement dated March 11, 2015, security must remain in full force and effect until such time as the improvements have been inspected and approved for final release by Douglas County.

Please forward all correspondence concerning the letter of credit to my attention.

Sincerely,

Janet Peterson

Janet Peterson
Engineering Agreements Technician

Attachments

C: Janet Herman, P.E., Public Works Engineering Director
Zeke Lynch, P.E., Assistant Director Public Works Engineering
Patrick Fiedler, Legal Analyst, Douglas County Attorney
BMO Bank, N.A., Customer Service Center, 13300 Crossroads Pkwy North
SC-XRD-2W-G, City of Industry, CA 91746-3417
File

BMO Bank N.A.

C/O Bank of Montreal
250 Yonge Street, 11th Floor
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City of Industry, CA 91746-3417
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SWIFT: HATRUS44

DOUGLAS COUNTY
SEP 28 2023
ENGINEERING SERVICES

Irrevocable Standby Letter of Credit No. HACH699583OS

Amendment no. 3
Dated September 27, 2023

Beneficiary:
THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS
100 THIRD STREET
CASTLE ROCK, CO 80104 United States

Applicant:
KB HOME COLORADO INC.
7807 E. PEAKVIEW AVE., SUITE 300
CENTENNIAL, CO 80111 United States

COPY
ORIGINAL

We amend our Standby Letter of Credit subject to the following terms and conditions. This amendment forms an integral part of the original instrument. All other terms and conditions remain unchanged.

Amended Terms:

Expiry date has been amended to October 01, 2024

On February 2, 2023, Bank of the West ("BOTW") merged with and into BMO Harris Bank N.A., a national banking association organized and existing under the laws of the United States. On September 3, 2023, BMO Harris Bank N.A. changed its name to BMO Bank N.A. As a result of the merger and name change, BMO Bank N.A. is now the Issuing Bank under MB60517276

We, BMO Bank N.A., hereby advise you that the Letter of Credit No. MB60517276 dated 09/16/2019 in your favor is amended by replacing the name of the Issuing Bank, Bank of the West, with BMO Bank N.A. and the Letter of Credit number with HACH699583OS.

All correspondence and inquiries regarding this Irrevocable Standby Letter of Credit should be directed to our Customer Service Center at the above address, telephone: 1-877-801-0414 or 1-888-600-8723, always quoting our Irrevocable Standby Letter of Credit reference number HACH699583OS which also has to be indicated on any documents that require the Letter of Credit number.

Please amend your records accordingly.

All other terms and conditions remain unchanged.

BMO

BMO Bank N.A.

Unless otherwise instructed herein, all correspondence and inquiries regarding this transaction should be directed to our Customer Service Center at the above address, telephone: as indicated. Please indicate our reference number in all your correspondence or telephone inquiries.

Regards,

Authorized Signature(s)

COPY

ORIGINAL

BMO Bank N.A.

C/O Bank of Montreal
250 Yonge Street, 11th Floor
Toronto, Ontario M5B 2L7
Tel: 1-877-801-0414
Fax: 1-877-801-7787
SWIFT: HATRUS44

13300 Crossroads Parkway North | SC-XRD-2W-G
City of Industry, CA 91746-3417
Tel: 1-888-600-8723
SWIFT: HATRUS44

DOUGLAS COUNTY
SEP 28 2023
ENGINEERING SERVICES

Irrevocable Standby Letter of Credit No. HACH699584OS

Amendment no. 3
Dated September 27, 2023

Beneficiary:
THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS
100 THIRD STREET
CASTLE ROCK, CO 80104 United States

Applicant:
KB HOME COLORADO INC.
7807 E. PEAKVIEW AVE., SUITE 300
CENTENNIAL, CO 80111 United States

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ORIGINAL

We amend our Standby Letter of Credit subject to the following terms and conditions. This amendment forms an integral part of the original instrument. All other terms and conditions remain unchanged.

Amended Terms:

Expiry date has been amended to October 01, 2024

On February 2, 2023, Bank of the West ("BOTW") merged with and into BMO Harris Bank N.A., a national banking association organized and existing under the laws of the United States. On September 3, 2023, BMO Harris Bank N.A. changed its name to BMO Bank N.A. As a result of the merger and name change, BMO Bank N.A. is now the Issuing Bank under MB60517277

We, BMO Bank N.A., hereby advise you that the Letter of Credit No. MB60517277 dated 09/16/2019 in your favor is amended by replacing the name of the Issuing Bank, Bank of the West, with BMO Bank N.A. and the Letter of Credit number with HACH699584OS.

All correspondence and inquiries regarding this Irrevocable Standby Letter of Credit should be directed to our Customer Service Center at the above address, telephone: 1-877-801-0414 or 1-888-600-8723, always quoting our Irrevocable Standby Letter of Credit reference number HACH699584OS which also has to be indicated on any documents that require the Letter of Credit number.

Please amend your records accordingly.

All other terms and conditions remain unchanged.

BMO

BMO Bank N.A.

Unless otherwise instructed herein, all correspondence and inquiries regarding this transaction should be directed to our Customer Service Center at the above address, telephone: as indicated. Please indicate our reference number in all your correspondence or telephone inquiries.

Regards,

Authorized Signature(s)

COPY

ORIGINAL

BMO Bank N.A.

C/O Bank of Montreal
250 Yonge Street, 11th Floor
Toronto, Ontario M5B 2L7
Tel: 1-877-801-0414
Fax: 1-877-801-7787
SWIFT: HATRUS44

13300 Crossroads Parkway North | SC-XRD-2W-G
City of Industry, CA 91746-3417
Tel: 1-888-600-8723
SWIFT: HATRUS44

DOUGLAS COUNTY
SEP 28 2023
ENGINEERING SERVICES

Irrevocable Standby Letter of Credit No. HACH699585OS

Amendment no. 3
Dated September 27, 2023

Beneficiary:
THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS
100 THIRD STREET
CASTLE ROCK, CO 80104 United States

Applicant:
KB HOME COLORADO INC.
7807 E. PEAKVIEW AVE., SUITE 300
CENTENNIAL, CO 80111 United States

COPY
ORIGINAL

We amend our Standby Letter of Credit subject to the following terms and conditions. This amendment forms an integral part of the original instrument. All other terms and conditions remain unchanged.

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DOUGLAS COUNTY
SEP 28 2023
ENGINEERING SERVICES

Irrevocable Standby Letter of Credit No. HACH699586OS

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Authorized Signature(s)

COPY

ORIGINAL

Transaction Record

FedEx

TRACKING NO.:	SHIP DATE:	ESTIMATED SHIPPING CHARGES:
777712303950	Jul 31, 2024	8.62 USD

From address

Douglas County
Janet Peterson
100 Third Street
80104 CO Castle Rock
US
Phone: 3036636240
jlpeterson@douglas.co.us

To address

KB Home Colorado, Inc.
MArk Armstrong
7807 E. Peakview Ave., Suite 300
80111 CO CENTENNIAL
US
Phone: 3036636240

Package information

Pieces	Weight	Dimensions (LxWxH)	Carriage value	Package options
1 x	2.00 lb			n/a

Packaging type:
Your Packaging

Service:
FedEx Standard Overnight

Pickup / drop-off type:
I'll drop off my shipment at a FedEx location

Billing information

Bill transportation cost to: ******155
Bill duties, taxes and fees to:
Your reference: DV 14 380 V. 11A

P.O. No.:
Invoice No.:
Department No.:

Please note: This transaction record is neither a statement nor an invoice, and does not confirm shipment tendered to FedEx or payment. FedEx will not be responsible for any claim in excess of $100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of $100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is $1000, e.g., jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits; Consult the applicable FedEx Service Guide for details. The estimated shipping charge may be different than the actual charges for your shipment. Differences may occur based on actual weight, dimensions, and other factors. Consult the applicable FedEx Service Guide or the FedEx Rate Sheets for details on how shipping charges are calculated.

FedEx

FedEx® Tracking

DELIVERED

Friday

8/2/24 at 9:20 AM

Signed for by: F.FLETCHER

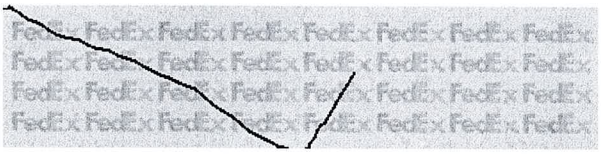
Obtain proof of delivery

DELIVERY STATUS

Delivered

GPS delivery location

Report missing package



TRACKING ID

777712303950

FROM
Janet Peterson
Douglas County
100 Third Street
Castle Rock, CO US 80104
3036636240

Label Created
7/31/24 11:06 AM

WE HAVE YOUR PACKAGE
ENGLEWOOD, CO
8/1/24 5:44 PM

ON THE WAY
ENGLEWOOD, CO
8/2/24 7:13 AM

OUT FOR DELIVERY
ENGLEWOOD, CO
8/2/24 8:22 AM

DELIVERED
KB Home Colorado, Inc.
MArk Armstrong
7807 E PEAKVIEW AVE 300
CENTENNIAL, CO US 80111
3036636240

MEETING DATE: September 24, 2024

STAFF PERSON RESPONSIBLE: Janet Peterson, Engineering Agreements Technician

DESCRIPTION: Resolution Approving the Draw in the Amount of $147,573.00 on Irrevocable Letter of Credit No. HACH699585OS, issued by BMO Bank, N.A., In Connection with Stone Creek Ranch Filing 1, Village A, Phase 1, WEST OFF-SITE Performance Security. Douglas County Project Number DV 2014-380.

SUMMARY: In accordance with the Subdivision Improvements Agreement for (SIA) dated March 11, 2015, for Stone Creek Ranch Filing 1, the owner, KB Home Colorado, Inc., are responsible for posting and maintaining security for the warranty performance improvements for this project; therefore, security must remain valid until the Engineering Division has inspected and granted full term maintenance of the phase of the project.

The Letter of Credit (No. HACH699585OS - $147,573.00 - BMO Bank, N.A) has an expiration date of October 1, 2024. The developer has been notified by FedEx (August 1, 2024) to extend the Letter of Credit. To date, Engineering has not received the amendment to the Letter of Credit. The County will not draw upon this Letter of Credit if the amendment is received prior to the expiration date of October 1, 2024.

RECOMMENDED ACTION: Approval of a Resolution to draw upon Irrevocable Letter of Credit No. HACH699584OS, in the amount of $41,338.00 no later than October 1, 2024. The County shall hold the funds until full term maintenance has been granted in accordance with the SIA.

REVIEW:

Jeanie Parks	Approve	9/10/2024
Jeff Garcia	Approve	9/17/2024
Andrew Copland	Approve	9/17/2024
Doug DeBord	Approve	9/19/2024

ATTACHMENTS:

Stone Creek Ranch Filing 1
Vill A - Correspondence

(ID # 2762)

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

Resolution Approving the Draw in the Amount of $147,573.00 on Irrevocable Letter of Credit No. HACH699585OS, issued by BMO Bank, N.A., In Connection with Stone Creek Ranch Filing 1, Village A, Phase 1, WEST OFF-SITE Performance Security. Douglas County Project Number DV 2014-380.

A RESOLUTION APPROVING THE DRAW IN THE AMOUNT OF $147,573.00 ON IRREVOCABLE LETTER OF CREDIT NO. HACH699585OS ISSUED BY BMO BANK, N.A. IN CONNECTION WITH STONE CREEK RANCH FILING 1, VILLAGE A, PHASE 1, WEST OFF-SITE PERFORMANCE, EXECUTED BY KB HOME COLORADO, INC.,

WHEREAS, on September 16, 2019, BMO Bank, N.A., issued its Irrevocable Letter of Credit No. HACH699585OS ("LOC"), as amended, in the amount of $147,573.00; and WHEREAS, said Letter of Credit was issued at the request of KB Home Colorado, Inc. ("Developer"), as Warranty Performance, of its obligations under the Subdivision Improvements Agreement ("SIA"), for Project No. DV2014-380; and

WHEREAS, said Letter of Credit will expire on October 1, 2024, and, under the terms and conditions of the Subdivision Improvements Agreement ("SIA"), security must remain valid and in full force and effect until all required improvements have been completed and inspected by Douglas County; and

WHEREAS, the Douglas County Engineering Division has determined that those obligations of KB Home Colorado, Inc. have not been fulfilled; and

WHEREAS, KB Home Colorado, Inc. is in default in the performance of its obligations under the SIA; and

WHEREAS, KB Home Colorado, Inc. was provided with a minimum of fourteen days written notice of Douglas County's intention to draw on said Letter of Credit: and

WHEREAS, KB Home Colorado, Inc. was provided timely notice of the hearing on this matter; and

WHEREAS, the Board of County Commissioners has concluded that in order to maintain its security for the performance of the obligations of KB Home Colorado, Inc., under the terms of the SIA, it must draw on said Letter of Credit No. HACH699585OS, in the amount of $147,573.00 now, therefore,

BE IT RESOLVED by the Board of County Commissioners of the County of Douglas, State of Colorado, that the Chair or Vice Chair of the Board of County Commissioners is authorized and directed to draw on said Letter of Credit No. HACH699585OS, issued by BMO Bank, N.A., in the amount of $147,573.00, and to execute any statement, draft, or other documents necessary to accomplish said draw on or before October 1, 2024; now, therefore,

BE IT FURTHER RESOLVED, if KB Home Colorado, Inc. extends said Letter of Credit to October 1, 2025,

before such draw is made, this resolution shall have no further effect and such draw on said Letter of Credit shall not be made.

PASSED AND ADOPTED this 24th day of September 2024, in Castle Rock, Douglas County, Colorado.

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

BY:

_____

GEORGE TEAL, Chair

ATTEST:

_____

HAYLEY HALL, Clerk to the Board

DOUGLAS COUNTY
COLORADO

Department of Public Works
Engineering Division

www.douglas.co.us

August 1, 2024

KB Home Colorado, Inc.
Mark Armstrong
Vice President, Land Development
7807 E. Peakview Ave., Suite 300
Centennial, CO 80111

File No.: DV2014-380

RE: Expiration of Letters of Credit for Stone Creek Ranch Filing 1, Village A - Warranty Performance Securities.

Dear Mr. Armstrong,

Please be advised that the letters of credit being held as warranty performance security for the above referenced project will expire on **October 1, 2024.** They are listed as follows:

- LOC # HACH699583OS, in the amount of $32,031.00, held for Phase 1 Off-Site Performance.
- LOC # HACH699584OS, in the amount of $41,338.00, held for Phase 1 EAST Off-Site Performance.
- LOC # HACH699585OS, in the amount of $147,573.00, held for Phase 1 WEST Off-Site Performance
- LOC # HACH699586OS, in the amount of $27,197.00, held for Phase 2 Warranty Performance.

These letters of credit should be amended to extend the expiration dates for at least a **one-year period** and submitted to this office no later than *September 23, 2024.* It is the policy of Douglas County to maintain current security for all projects until the improvements have been inspected and approved for release of security by the Engineering Inspections Division.

We must hear from you by September 23, 2024, or the matter will be heard before the Board of County Commissioners at the regular business meeting on September 24, 2024, for board resolution to approve the process to draw upon the letter of credit and hold the funds until completion of the project.

Per the terms and conditions of the Subdivision Improvements Agreement dated March 11, 2015, security must remain in full force and effect until such time as the improvements have been inspected and approved for final release by Douglas County.

Please forward all correspondence concerning the letter of credit to my attention.

Sincerely,

Janet Peterson

Janet Peterson
Engineering Agreements Technician

Attachments

C: Janet Herman, P.E., Public Works Engineering Director
Zeke Lynch, P.E., Assistant Director Public Works Engineering
Patrick Fiedler, Legal Analyst, Douglas County Attorney
BMO Bank, N.A., Customer Service Center, 13300 Crossroads Pkwy North
SC-XRD-2W-G, City of Industry, CA 91746-3417
File

BMO Bank N.A.

C/O Bank of Montreal
250 Yonge Street, 11th Floor
Toronto, Ontario M5B 2L7
Tel: 1-877-801-0414
Fax: 1-877-801-7787
SWIFT: HATRUS44

13300 Crossroads Parkway North | SC-XRD-2W-G
City of Industry, CA 91746-3417
Tel: 1-888-600-8723
SWIFT: HATRUS44

DOUGLAS COUNTY
SEP 28 2023
ENGINEERING SERVICES

Irrevocable Standby Letter of Credit No. HACH699583OS

Amendment no. 3
Dated September 27, 2023

Beneficiary:
THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS
100 THIRD STREET
CASTLE ROCK, CO 80104 United States

Applicant:
KB HOME COLORADO INC.
7807 E. PEAKVIEW AVE., SUITE 300
CENTENNIAL, CO 80111 United States

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ORIGINAL

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DOUGLAS COUNTY
SEP 28 2023
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DOUGLAS COUNTY
SEP 28 2023
ENGINEERING SERVICES

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COPY

ORIGINAL

Transaction Record

FedEx

TRACKING NO.:	SHIP DATE:	ESTIMATED SHIPPING CHARGES:
777712303950	Jul 31, 2024	8.62 USD

From address

Douglas County
Janet Peterson
100 Third Street
80104 CO Castle Rock
US
Phone: 3036636240
jlpeterson@douglas.co.us

To address

KB Home Colorado, Inc.
MArk Armstrong
7807 E. Peakview Ave., Suite 300
80111 CO CENTENNIAL
US
Phone: 3036636240

Package information

Pieces	Weight	Dimensions (LxWxH)	Carriage value	Package options
1 x	2.00 lb			n/a

Packaging type:
Your Packaging

Service:
FedEx Standard Overnight

Pickup / drop-off type:
I'll drop off my shipment at a FedEx location

Billing information

Bill transportation cost to: ******155
Bill duties, taxes and fees to:
Your reference: DV 14 380 V. 11A

P.O. No.:
Invoice No.:
Department No.:

Please note: This transaction record is neither a statement nor an invoice, and does not confirm shipment tendered to FedEx or payment. FedEx will not be responsible for any claim in excess of $100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of $100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is $1000, e.g., jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits; Consult the applicable FedEx Service Guide for details. The estimated shipping charge may be different than the actual charges for your shipment. Differences may occur based on actual weight, dimensions, and other factors. Consult the applicable FedEx Service Guide or the FedEx Rate Sheets for details on how shipping charges are calculated.

FedEx

FedEx® Tracking

DELIVERED

Friday

8/2/24 at 9:20 AM

Signed for by: F.FLETCHER

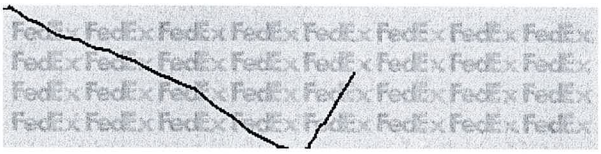
Obtain proof of delivery

DELIVERY STATUS

Delivered

GPS delivery location

Report missing package



TRACKING ID

777712303950

FROM
Janet Peterson
Douglas County
100 Third Street
Castle Rock, CO US 80104
3036636240

Label Created
7/31/24 11:06 AM

WE HAVE YOUR PACKAGE
ENGLEWOOD, CO
8/1/24 5:44 PM

ON THE WAY
ENGLEWOOD, CO
8/2/24 7:13 AM

OUT FOR DELIVERY
ENGLEWOOD, CO
8/2/24 8:22 AM

DELIVERED
KB Home Colorado, Inc.
MArk Armstrong
7807 E PEAKVIEW AVE 300
CENTENNIAL, CO US 80111
3036636240

MEETING DATE: September 24, 2024

STAFF PERSON RESPONSIBLE: Janet Peterson, Engineering Agreements Technician

DESCRIPTION: Resolution Approving the Draw in the Amount of $39,704.00 on Irrevocable Letter of Credit No. 109337-182, issued by Flagstar Bank, FSB., In Connection with Roxborough Downs Filing 2, 5th Amendment, Warranty Performance Security. Douglas County Project Number DV 2016-330.

SUMMARY: In accordance with the Subdivision Improvements Agreement for Private Improvements (SIA) dated December 7, 2016, for Roxborough Downs Filing 2, 5th Amendment, the owner, Cardel US Finance, Inc., are responsible for posting and maintaining security for the warranty performance improvements for this project; therefore, security must remain valid until the Engineering Division has inspected and granted Final Acceptance of the Private Improvements of the project.

The Letter of Credit (No. 109337-182 - $39,704.00 - Flagstar Bank, FSB) has an expiration date of September 30, 2024. The developer has been notified by FedEx (July 24, 2024) to extend the Letter of Credit. To date, Engineering has not received the amendment to the Letter of Credit. The County will not draw upon this Letter of Credit if the amendment is received prior to the expiration date of September 30, 2024

RECOMMENDED ACTION: Approval of a Resolution to draw upon Irrevocable Letter of Credit No. 109337-182, in the amount of $39,704.00 no later than September 30, 2024. The County shall hold the funds until full term maintenance has been granted in accordance with the SIA.

REVIEW:

Jeanie Parks	Approve	9/10/2024
Jeff Garcia	Approve	9/17/2024
Andrew Copland	Approve	9/17/2024
Doug DeBord	Approve	9/19/2024

ATTACHMENTS:

Roxborough Downs Filing 2
5th Amd. Correspondence

(ID # 2763)

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

Resolution Approving the Draw in the Amount of $39,704.00 on Irrevocable Letter of Credit No. 109337-182, issued by Flagstar Bank, FSB., In Connection with Roxborough Downs Filing 2, 5th Amendment, Warranty Performance Security. Douglas County Project Number DV 2016-330.

A RESOLUTION APPROVING THE DRAW IN THE AMOUNT OF $39,704.00 ON IRREVOCABLE LETTER OF CREDIT NO. 109337-182 ISSUED BY FLAGSTAR BANK, FSB IN CONNECTION WITH ROXBOROUGH DOWNS FILING 2, 5TH AMENDMENT WARRANTY PERFORMANCE, EXECUTED BY CARDEL U.S. FINANCE, INC.,

WHEREAS, on September 23, 2022, Flagstar Bank, FSB, issued its Irrevocable Letter of Credit No. 109337-182 ("LOC"), as amended, in the amount of $39,704.00; and

WHEREAS, said Letter of Credit was issued at the request of Cardel U.S. Finance, Inc. ("Developer"), as Warranty Performance, of its obligations under the Subdivision Improvements Agreement for Private Development ("SIA"), for Project No. DV2016-330; and

WHEREAS, said Letter of Credit will expire on September 30, 2024, and, under the terms and conditions of the Subdivision Improvements Agreement ("SIA"), security must remain valid and in full force and effect until all required improvements have been completed and inspected by Douglas County; and

WHEREAS, the Douglas County Engineering Division has determined that those obligations of Cardel U.S. Finance, Inc. have not been fulfilled; and

WHEREAS, Cardel U.S. Finance, Inc. is in default in the performance of its obligations under the SIA; and

WHEREAS, Cardel U.S. Finance, Inc. was provided with a minimum of fourteen days written notice of Douglas County's intention to draw on said Letter of Credit: and

WHEREAS, Cardel U.S. Finance, Inc. was provided timely notice of the hearing on this matter; and

WHEREAS, the Board of County Commissioners has concluded that in order to maintain its security for the performance of the obligations of Cardel U.S. Finance, Inc., under the terms of the SIA, it must draw on said Letter of Credit No. 109337-182, in the amount of $39,704.00 now, therefore,

BE IT RESOLVED by the Board of County Commissioners of the County of Douglas, State of Colorado, that the Chair or Vice Chair of the Board of County Commissioners is authorized and directed to draw on said Letter of Credit No. 109337-182, issued by Flagstar Bank, FSB, in the amount of $39,704.00, and to execute any statement, draft, or other documents necessary to accomplish said draw on or before September 30, 2024; now, therefore,

BE IT FURTHER RESOLVED, if Cardel U.S. Finance, Inc. extends said Letter of Credit to September 30, 2025, before such draw is made, this resolution shall have no further effect and such draw on said Letter of Credit shall not be made.

PASSED AND ADOPTED this 24th day of September 2024, in Castle Rock, Douglas County, Colorado.

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

BY:

_____

GEORGE TEAL, Chair

ATTEST:

_____

Hayley Hall, Clerk to the Board

DOUGLAS COUNTY
COLORADO

Department of Public Works
Engineering Division

www.douglas.co.us

July 24, 2024

Cardel US Finance, Inc.
Matt Skinner
Controller
9110 E. Nichols Ave., Ste. 120
Centennial, CO 80112

File No.: DV2016-330

RE: Expiration of Letter of Credit No. 109337-182 – Roxborough Downs Filing 2, 5th Amendment - Warranty Performance.

Dear Mr. Skinner,

Please be advised that the letter of credit in the amount of $39,704.00 held as Warranty Performance security for the above referenced project expires on **September 30, 2024.** This letter of credit should be amended to extend the expiration date for at least a **one-year period** and submitted to this office no later than *September 23, 2024.* It is the policy of Douglas County to maintain current security for all projects *until the improvements have been inspected and approved for final release* by the Engineering Inspections Division.

We must hear from you by September 23, 2024, or the matter will be heard before the Board of County Commissioners at the regular business meeting on September 24, 2024, for board resolution to approve the process to draw upon the letter of credit and hold the funds until completion of the project.

Per the terms and conditions of the Subdivision Improvements Agreement for Private Development, dated December 7, 2016, security must remain in full force and effect until such time as the improvements have been inspected and approved for final release by Douglas County Engineering.

Please forward all correspondence concerning the letter of credit to my attention.

Sincerely,

Janet Peterson

Janet Peterson
Engineering Agreements Technician

Attachments

C: Janet Herman, P.E., Public Works Engineering Director
Patrick Fiedler, Sr. Legal Analyst, Douglas County Attorney
Flagstar Bank FSB, Attn: Commercial Loan Operations, 5151 Corporate Dr.
Mail Stop E-203-3, Troy MI 48098
File

DOUGLAS COUNTY
AUG 16 2023
ENGINEERING SERVICES

Flagstar® Bank

5151 Corporate Drive
Troy, MI 48098-2639
Phone: (248) 312-2000
flagstar.com

AMENDMENT NO. 2 TO IRREVOCABLE STANDBY LETTER OF CREDIT

Date: August 11, 2023

Beneficiary:
The Board of County commissioners of Douglas County
100 Third Street
Centennial, CO 80112

Attention: Janet Peterson, Engineering Agreements Technician

Ladies and Gentlemen:

We hereby amend our Irrevocable Standby Letter of Credit **No.109337-182** (the "Letter of Credit") for the account of **Cardel US Finance, Inc.,** in your favor as beneficiary in the following respect(s) only:

[_X_] The amended maturity date is September 30, 2024.

This Amendment No. 2 to Irrevocable Letter of Credit is an integral part of the Letter of Credit and must be attached thereto and presented to us (together with the Letter of Credit) upon a drawing on the Letter of Credit.

All other terms and conditions of the Letter of Credit remain in full force and effect.

COPY

FLAGSTAR BANK, N.A., a national bank

By: _____
Stephanie Allen

Its: Vice President

5151 Corporate Drive
Troy, MI 48098-2639
Phone: (248) 312-2000
flagstar.com

DOUGLAS COUNTY
FEB 07 2023
ENGINEERING SERVICES

AMENDMENT NO. 1 TO IRREVOCABLE STANDBY LETTER OF CREDIT

Date: January 26, 2023

Beneficiary:
The Board of County Commissioners of Doulas County
100 Third Street
Centennial, CO 80112
Attention: Janet Peterson, Engineering Agreements Technician

Ladies and Gentlemen:

We hereby amend our Irrevocable Standby Letter of Credit No. 109337-83 (the "Letter of Credit") for the account of **Cardel US Finance, Inc.,** in your favor as beneficiary in the following respect(s) only:

[_X_] The amended Letter of Credit number in the amount of $39,704.00 is now known as 109337-182

This Amendment No.1 to Irrevocable Letter of Credit is an integral part of the Letter of Credit and must be attached thereto and presented to us (together with the Letter of Credit) upon a drawing on the Letter of Credit.

All other terms and conditions of the Letter of Credit remain in full force and effect.

COPY

FLAGSTAR BANK, N.A., a national bank

By: _____
Stephanie Allen

Its: Vice President

DOUGLAS COUNTY
SEP 27 2022
ENGINEERING SERVICES

Flagstar® Bank

5151 Corporate Drive
Troy, MI 48098-2639
Phone: (248) 312-2000
flagstar.com

IRREVOCABLE STANDBY LETTER OF CREDIT

Issue Date: September 23, 2022

Letter of Credit No.109337- 83

Beneficiary:
The Board of County Commissioners of Douglas County
100 Third Street
Centennial, CO 80112

Gentlemen:

We issue this Irrevocable Non-Transferable Standby Letter of Credit No.109337- 83 (this "Letter of Credit") in your favor for the account of Cardel Homes U.S. Limited Partnership ("Applicant") up to an aggregate amount of US $39,704.00 (Thirty-Nine Thousand Seven Hundred Four and 00/100 United States Dollars), the undrawn portion of which shall be available until 5:00 p.m. Eastern Time on September 30, 2023 (the "Expiration Date") upon presentation of:

1. Your drawing certificate, marked, "Drawn under Flagstar Bank, FSB Standby Letter of Credit No.109337-83" and delivered to us at the address below;
2. A statement on your stationery addressed to Flagstar Bank, FSB signed by your Chairperson or acting Chairperson: "The undersigned is Chairperson or acting Chairperson of The Board of The County Commissioners of Douglas County, and certifies that the amount demanded "; and
3. The original of this Letter of Credit and each amendment to this Letter of Credit.
   We hereby agree all fees associated with this letter of credit shall not be the responsibility of The Board of County Commissioners of Douglas County

If a conforming presentation is delivered to us on a business day on or before 10:00 a.m. Eastern Time, we will satisfy the drawing request within three (3) businesses days of presentation. If the conforming presentation is received after 10 a.m. Eastern Standard time, or on a day that is not a business day, we will satisfy the drawing request within three (3) business days of the next business day.

Each presentation must be made, in person or by commercial overnight delivery service, to:

COPY

Flagstar Bank, FSB
5151 Corporate Drive
Mail Stop E-203-3
Troy, MI 48098-2639
Attention: Commercial Loan Operations

Multiple, partial drawings are permitted and we warrant that we will honor each draft under this Letter of Credit, up to the undrawn portion of the face amount, upon your complying presentation to us on or prior to the Expiration Date.

Except so far as otherwise expressly stated herein, this Credit is subject to the International Standby Practices 1998, International Chamber of Commerce Publication 590 and any subsequent official revision thereof (the "ISP"), and (except to the extent of any inconsistency with the ISP) shall be governed by Article 5 of the Uniform Commercial Code as in effect in the State of Michigan.

COPY

FLAGSTAR BANK, FSB, a federally
chartered savings bank

By: _____
Stephanie Allen
Its: Vice President

Transaction Record

FedEx

TRACKING NO.:	SHIP DATE:	ESTIMATED SHIPPING CHARGES:
777585325428	Jul 24, 2024	8.52 USD

From address

Douglas County
Janet Peterson
100 Third Street
80104 CO Castle Rock
US
Phone: 3036636240
jlpeterson@douglas.co.us

To address

Cardel US Finance, Inc.
Matt Skinner
9110 E. Nichols. Ave., Ste. 120
80112 CO CENTENNIAL
US
Phone: 3036636240

Package information

Pieces	Weight	Dimensions (LxWxH)	Carriage value	Package options
1 x	1.00 lb			n/a

Packaging type:
Your Packaging

Service:
FedEx Standard Overnight

Pickup / drop-off type:
I'll drop off my shipment at a FedEx location

Billing information

Bill transportation cost to: ******155
Bill duties, taxes and fees to:
Your reference: DV 16 330

P.O. No.:
Invoice No.:
Department No.:

Please note: This transaction record is neither a statement nor an invoice, and does not confirm shipment tendered to FedEx or payment. FedEx will not be responsible for any claim in excess of $100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of $100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is $1000, e.g., jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits; Consult the applicable FedEx Service Guide for details. The estimated shipping charge may be different than the actual charges for your shipment. Differences may occur based on actual weight, dimensions, and other factors. Consult the applicable FedEx Service Guide or the FedEx Rate Sheets for details on how shipping charges are calculated.

FedEx

FedEx® Tracking

DELIVERED

Thursday

7/25/24 at 10:01 AM

Signed for by: L.SKINNER

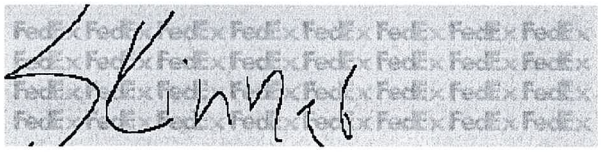
Obtain proof of delivery

DELIVERY STATUS

Delivered

GPS delivery location

Report missing package



TRACKING ID

777585325428

FROM
Janet Peterson
Douglas County
100 Third Street
Castle Rock, CO US 80104
3036636240

Label Created
7/24/24 11:17 AM

WE HAVE YOUR PACKAGE
ENGLEWOOD, CO
7/24/24 5:48 PM

ON THE WAY
ENGLEWOOD, CO
7/25/24 7:19 AM

OUT FOR DELIVERY
ENGLEWOOD, CO
7/25/24 8:13 AM

DELIVERED
Cardel US Finance, Inc.
Matt Skinner
9110 E NICHOLS AVE 120
CENTENNIAL, CO US 80112
3036636240

MEETING DATE: September 24, 2024

STAFF PERSON RESPONSIBLE: Arthur E. Griffith, P.E., Transportation CIP Manager

DESCRIPTION: Intergovernmental Agreement with the Town of Parker Regarding Cost Sharing for the Construction of the Lincoln Avenue Widening and Improvement Project (Jordan to Parker Road), Douglas County Project Number CI 2024-020.

SUMMARY: Over the past two decades, the Town of Parker (Parker) and Douglas County have been planning to widen and / or improve the segment of Lincoln Avenue between Keystone Boulevard and Parker Road. This is a crucial project that is aimed at improving safety, alleviating congestion on a major regional significant multi-modal transportation corridor that serves northeastern Douglas County.

In May 2021, Douglas County and Parker entered into an IGA regarding cost sharing to advance the preliminary and final design, and the County previously contributed $750,000 for this work. Currently, construction is estimated to cost $24,000,000 and the proposed IGA is requesting Douglas County contribute $9,000,000 which is approximately 38% of the construction costs. The County's contribution was identified and allocated as part of the 2024 Adopted Budget and funds were set aside in Fund 235, Business Unit 801505. The Town of Parker plans to bid this project in fourth quarter of 2024 and construct in 2025.

RECOMMENDED ACTION: Approval of Intergovernmental Agreement with the Town of Parker Regarding Cost Sharing for the Construction of the Lincoln Avenue Widening and Improvement Project (Jordan to Parker Road) for an amount not to exceed $9 million.

REVIEW:

Jeanie Parks	Approve	9/13/2024
Jeff Garcia	Approve	9/18/2024
Andrew Copland	Approve	9/18/2024
Doug DeBord	Approve	9/19/2024

ATTACHMENTS:

Parker-signed-IGA-9M-constr-funds

INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF PARKER AND THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY REGARDING COST SHARING FOR THE CONSTRUCTION OF THE LINCOLN AVENUE WIDENING AND IMPROVEMENT PROJECT (JORDAN TO PARKER ROAD)

THIS INTERGOVERNMENTAL AGREEMENT (the "Agreement") is made and entered into this _____ day of _____, **2024**, (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 Town and the County entered into an intergovernmental agreement on May 11, 2021, to share in the cost to design and construct the Lincoln Avenue Widening and Improvement Project, (the "Project"), which the initial intergovernmental agreement was amended on May 2, 2022, (as amended, the "Design Agreement"); and

WHEREAS, the Parties shared in the cost to develop and complete the design of the Project as part of the Design Agreement, and the County previously contributed Seven Hundred Fifty Thousand Dollars and No Cents ($750,000.00) to the Town, representing approximately thirty-three percent (33%) of the design costs for the Project; and

WHEREAS, the current estimated cost to construct the Project is currently estimated to cost over Twenty-Four Million Dollars ($24,000,000.00), and this amount is subject to change as the design is finalized and the Town conducts its bid opening for the Project; and

WHEREAS, the construction limits of the Project are depicted in **Exhibit A**, attached hereto, and incorporated herein, which construction limits generally begin at Keystone Boulevard on the west, and include improvements to Parker Road to the east; and

WHEREAS, currently, the Project is anticipated to commence construction in the fourth quarter of 2024 or first quarter of 2025; and

WHEREAS, the County and the Town desire to cooperate in the funding the construction of the Project and to memorialize their agreement concerning the County's participation in the funding of the Project.

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. Town Responsibilities and Contribution for the Project.

The Town is responsible for managing all pre-construction activities and all construction activities associated with the Project. The Town's responsibilities include but are not limited to the following: consulting services for surveying, design, utility coordination and utility relocates,

right-of-way acquisitions, obtaining all necessary local, state, and federal permits, managing the contractor(s) and consultants that provide the Town with professional services for construction management, construction inspections and material testing. The Town shall be responsible for issuing any permits required for the Project.

The Town is responsible for securing all the necessary funding for the Project in excess of the County Contribution (as defined below).

The Town is responsible for owning, operating, and maintaining the improvements associated with the Project that are located within the Town's incorporated boundary.

The Town or its assigns are required to obtain a no cost Douglas County Right-of-Way ("ROW") Permit and a no cost Douglas County Grading Erosion and Sediment Control ("GESC") Permit for constructing the Project: and the Town agrees to accept responsibilities delegated to the Town by the County regarding the GESC Permit.

Upon written request from the County, the Town agrees to provide the County with copies of applicable Project documentation, including but not limited to the design and construction documents (plans and specifications), bid tabulations and other Project related expenditures.

Once the Town has commenced the Project advertisement for bids process, the Town shall prepare and submit an electronic invoice requesting the full County Contribution. The Town's invoice should be sent to Art Griffith, Douglas County Transportation Capital Improvement Program Manager at agriffit@douglas.co.us with a copy sent to Ashley Pennick, Douglas County Public Works Engineering at apennick@douglas.co.us

After completing the Town's bid process, if the Town elects to not award a construction contract for the Project, then the Town will return the County Contribution to the County within one-hundred and twenty (120) days of the Town's decision to not award a construction contract, unless the Town decides to rebid the project. At the Town's sole discretion, the Town may decide to rebid and the Project and / or delete certain miscellaneous minor items to stay within its budget appropriated for the Project.

2. County Responsibilities and Contribution for the Project.

The County agrees to pay the Town Nine Million Dollars and No Cents ($9,000,000.00) (the "County Contribution"). In no event will the County be liable for paying the Town any amount more than the County Contribution, including for any unforeseen Project related costs or claims.

The County Contribution is due to the Town within Forty-Five (45) days of the date that the Town notifies the County in writing that the Town has commenced the advertisement for bids on the Project. Advertisement for the Project is currently anticipated to occur before **December 31, 2024**. The Country agrees to open a Douglas County purchase order to the Town within sixty (60) days of the Effective Date of this Agreement.

The County Contribution shall be applied to the cost to construct the Project. The County Contribution shall be utilized solely to fund direct expenses that are incurred for the construction

of the Project, which include, but are not limited to, payments to contractor(s) and consultants providing the Town with professional services for construction management, construction inspection, and material testing.

County shall have financial responsibility for owning, operating, and maintaining the improvements associated with the Project that are located within unincorporated Douglas County, that are located outside of the Town's jurisdictional boundary.

The County agrees to provide the Town and its assigns with a no cost ROW Permit and a no cost GESC Permit. The County agrees to prepare a standard GESC Permit delegation letter that assigns inspection and other GESC Permit responsibilities to the Town.

3. Term and Time of Performance. This Agreement shall commence upon the Effective Date and shall continue until completion of the Project. If the Town does not award a construction contract before **June 30, 2025**, and unless an extension is agreed to in writing by both Parties prior to **June 15, 2025**, then the County may terminate this Agreement. If the Town elects not to award a construction contract, then the Town shall refund the County one hundred percent (100%) of the County Contribution identified for construction.

Currently, the Town anticipates that construction will be substantially completed for the Project on or before **December 31, 2026**; provided however, that failure of the Town to substantially complete construction by such date shall not require the County Contribution to be refunded to the County provided the Town has been diligently pursuing completion of the Project.

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 certified mail or registered mail, postage and fees prepaid, addressed to the party to whom such notice is to be given, at the address set forth below, or at such other address as has been previously furnished in writing, to the other party. Such notice shall be deemed to have been given when deposited in the United States mail.

Town of Parker: Town of Parker
Attn: Director of Engineering / Public Works
20120 E. Mainstreet
Parker, Colorado 80138

With electronic copy sent to: legal@parkeronline.org

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. Appropriation. Pursuant to C.R.S. § 29-1-110, the financial obligations of the Town and the County contained herein which are payable after the current fiscal year are contingent upon funds for that purpose being appropriated, budgeted and otherwise made available.

7. 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.

8. 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.

9. 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.

10. Separate Entities. The Parties enter into this Agreement as separate, independent governmental entities and shall maintain such status throughout.

11. 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.

12. 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.

13. Recitals. The Recitals to this Agreement are incorporated herein by this reference.

14. 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.

[*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

Jeff Toborg, 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:

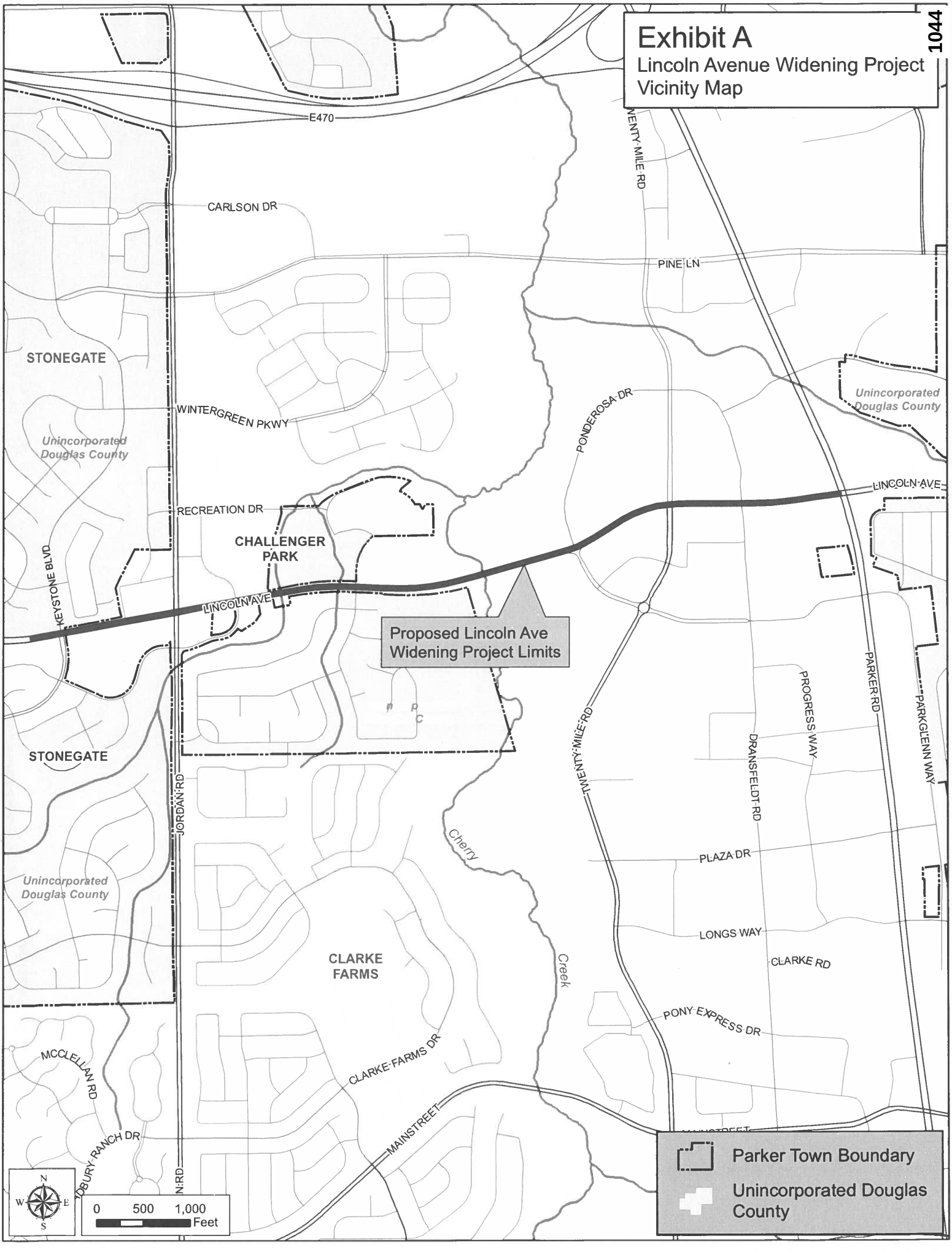
_____
Douglas J. DeBord, County Manager

APPROVED AS TO FORM:

_____
Chris Pratt, Sr. Assistant County Attorney

APPROVED AS TO FISCAL CONTENT:

_____
Andrew Copland, Director of Finance


Exhibit A
Lincoln Avenue Widening Project
Vicinity Map
1044
E470
CARLSON DR
PINE LN
STONEGATE
WINTERGREEN PKWY
Unincorporated Douglas County
RECREATION DR
CHALLENGER PARK
KEYSTONE BLVD
LINCOLN AVE
Proposed Lincoln Ave Widening Project Limits
PONDEROSA DR
TWENTY MILE RD
PARKER RD
PROGRESS WAY
DRANSFELDT RD
PARKGLENN WAY
JORDAN RD
Cherry Creek
PLAZA DR
LONGS WAY
CLARKE RD
CLARKE FARMS
PONY EXPRESS DR
CLARKE FARMS DR
MCCLELLAN RD
MAINSTREET
0 500 1,000 Feet
Parker Town Boundary
Unincorporated Douglas County

MEETING DATE: September 24, 2024

DESCRIPTION: County Manager Report.

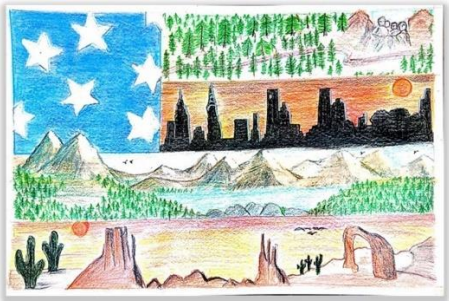
ATTACHMENTS:

County Manager Report 9.24.24

DOUGLAS COUNTY
COLORADO

TO: The Board of County Commissioners
FROM: Douglas J. DeBord, County Manager
DATE: September 24, 2024
RE: **County Manager Report**

- **Vote by Oct. 4 to help determine winners of the Douglas County Elections Student Art Contest** (full story)



Pictured: 2020 Elections Student Art Contest Winner in the elementary division, "Faces of America" by Anirudh Rao, 3rd grade, STEM School Highlands Ranch

Douglas County students, Kindergarten through 12th grade, have submitted original artwork in four categories as part of the Douglas County Elections Student Art Contest. Visit DouglasVotes.com to vote now on your favorite artwork in four categories:

- Kindergarten-2nd grade: America the Beautiful
- 3rd-5th grade: Presidential History
- 6th-8th grade: Stars and Stripes
- 9th-12th grade: Let Freedom Ring

Voting is open from Sept. 16 through Oct. 4. Winners will be determined based on a combination of public voting and a panel of judges. Your vote will help beautify the halls of County government buildings with student artwork. Learn more about the Elections Student Art Contest at DouglasVotes.com.

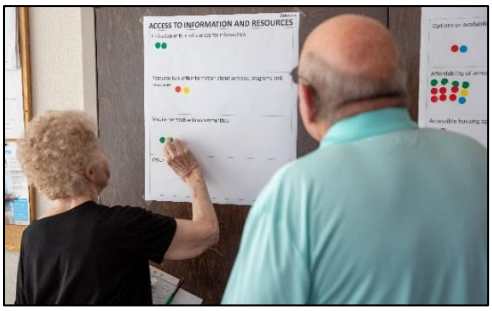
Community Development

Community Services

- **Homeless Resolution Program Notice of Funding Application -** On August 12, 2024, the Colorado Department of Local Affairs (DOLA) through its Division of Housing (DOH) and the Office of Homeless Initiatives (OHI) released the Notice of Funding Application (NOFA) for the 2024 Homeless Resolution Program (HRP), formerly known as the Emergency Solutions Grant (ESG). Community Development received approval from the BOCC to apply for the 2024 HRP NOFA in the amount of $50,000 to provide homeless prevention services. The use of these funds, if awarded, will be applied to the continued implementation of the homeless prevention pilot program established from the ESG 23 award funds.

- **Developmental Disabilities Grants -** Douglas County received 38 applications from 28 different organizations during this year's application period. Douglas County will be awarding approximately $543,814 to organizations supporting Douglas County individuals living with an Intellectual Developmental Disability (IDD). The advisory council is currently midway through the review process and will be presenting its awarding recommendations to the BCC when complete.

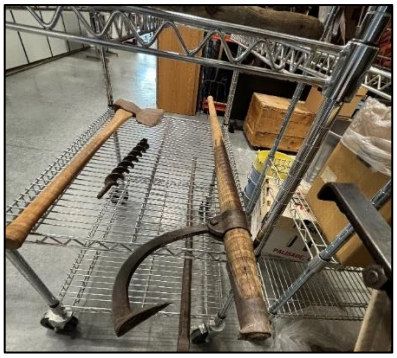
- **Older Adult Roadshows -** The Older Adult Initiative (OAI) led by Commissioner Teal concluded its series of roadshow events in September. These roadshows aimed to present results from the OAI executive committee's proposed priorities based on outcomes from last year's listening tours and survey and gather resident feedback to fine-tune these strategies. The events were held throughout Douglas County providing an opportunity to hear from a broad-spectrum of citizens. Nearly 200 residents attended the thirteen events, with many expressing positive feedback and gratitude for the chance to contribute to the decision-making process. Overall, the OAI has been well-received, with residents valuing the acknowledgment of their perspectives and needs.



Planning Resources

- **Historic Preservation - Lifetime Douglas County Resident Donates Artifacts to Repository -** Bill Noe, a lifetime resident of the Greenland and Larkspur area, donated artifacts to the Repository on August 28th. The artifacts mainly represent early railroads in Douglas County and are a great contribution to the Repository as the current collection does not include many artifacts that represent the railroad history in the County. Other artifacts are tools from Bill's grandfather, also a county resident. These artifacts will be great for future displays.

- **Site Stewardship Program -** The Douglas County History Repository is partnering with the State to pilot a site stewardship program. The State is helping train volunteers to monitor County sites and assist in the protection of historic and cultural resources. The program is offered to people who are a part of the Colorado Archaeology Society (CAS) or the Program for Avocational Archaeological Certification (PAAC). The PACC program is a mutually beneficial educational program for avocational and professional archaeologists.




On September 7, the first State and County training kicked off with day one of lecture, which was offered both online and in person. History Colorado Museum hosted the in-person training for 23 people. The lecture was led by the South Park Site Stewardship Program and Assistant State Archaeologist.

On September 8, day 2 of training, staff led 14+ people on site tours and training at Spring Valley Schoolhouse, then Blackfoot Cave, and ended at the William Converse Ranch at Hidden Mesa Open Space. As a result, 16 volunteer participants are now trained and able to volunteer with the County for monitoring and protection.

Parks, Trails, And Building Grounds

- **Rueter-Hess Reservoir Visitation:** Over Labor Day weekend at Rueter-Hess Reservoir, the ranger staff inspected over 277 watercraft and welcomed over 535 visitors who came to recreate. The reservoir had 61 adult and youth anglers. Fishermen on watercraft were successful in catching Largemouth Bass and Walleye. Rangers were watchful and made sure all recreationists wore their life vests while on the water.



- **Unique Wildlife at Rueter-Hess Reservoir -** Visitors to Rueter-Hess Reservoir routinely ask about the wildlife seen across the property. Rangers talk about the more common wildlife, such as mule deer, elk, prairie rattlesnakes, mallards, and bald eagles. As Colorado begins to cool off, the fall bird migration begins, and rare species can make an uncommon appearance. Several uncommon wildlife species were documented recently, and visitors may catch a glimpse of them. These sightings include a belted kingfisher, common loon (non-breeding plumage), and a yellow-bellied racer snake.



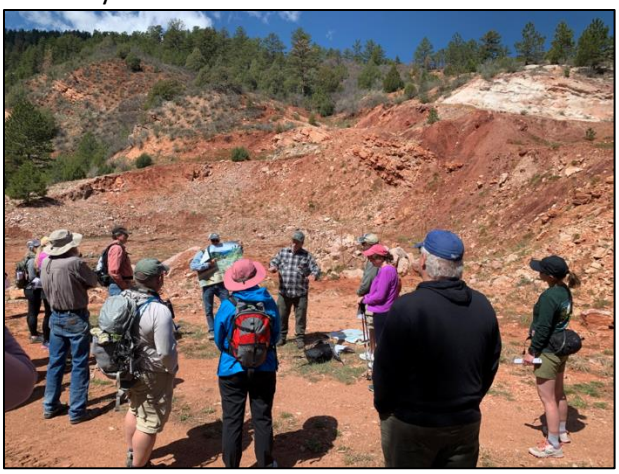
Open Space and Natural Resources

- **Stargazers** - On August 30th, members of the public along with the Denver Astronomical Society gathered at Sandstone Ranch Open Space to enjoy a perfectly clear dark sky filled with stars, the Milky Way, and at least half a dozen large meteors that were viewed throughout the evening. These were no shooting stars but chunks of space rock that broke into smaller pieces as they burned up, delighting those who were fortunate enough to be looking in the right direction.



A gathering of stargazers on the lawn of the Sandstone Ranch house setting up telescopes at dusk in preparation of the night sky viewing

- **Learning about the Stones of Sandstone** - On August 17th members of the public along with Open Space volunteers and various professional geologists toured and presented information on the layers of rock, sandstone, and many other unusual features that can be viewed at Sandstone Ranch. This event is a continuation of and complements the presentations that were given at the Philip S. Miller Building Hearing Room where the public was able to hear the story about the formation of the geological landscape of the Front Range and Douglas County.



Members of the public and volunteers standing in front of a sandstone formation and hearing a presentation made by a geologist holding and pointing at a map

- **Partnering for Process Improvement, Efficiency and Public Service** - Once again, Open Space and Natural Resources had the opportunity to partner with Public Works Operations on several projects to benefit the citizens of Douglas County. Together these two Douglas County teams worked on the continuation of the planned work to improve accessibility at Open Space trailhead parking. Last fall, the planned work began with improvements to Dawson Butte and Bayou Gulch at Two Bridges trailheads. The latest improvements occurred to complete the installation of accessible parking areas and walkways at both Lincoln Mountain and Spruce Mountain Open Space trailheads. These parking areas and walkways will provide all users accessibility to the interpretive signage and informational kiosks located at both properties.

  As a result of this partnership, construction cost savings of 15-25% was seen with each of each of these projects, along with a savings in staff-time for contracting work and administration. It also resulted in a significantly shorter completion time for both of these projects, allowing these public benefits to be delivered to the citizens of Douglas County in less time.



Newly installed concrete pad and walkway at the Spruce Mountain (left) and Lincoln Mountain (right) Open Space trailhead parking lots

Public Works

Activities for September 9 - 20, 2024

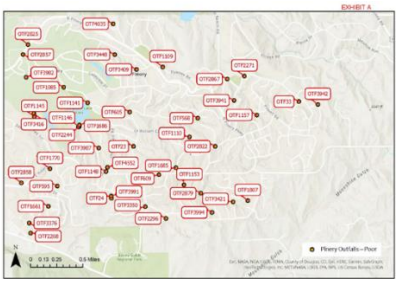
Active Projects



- **West Frontage Road Relocation (aka Dawson Trails Blvd Project) -** Douglas County and the Town of Castle Rock have partnered to construct the new road called Dawson Trails Blvd. Construction started on September 9, 2024 and is anticipated to be completed in the fall of 2025. For further information about this project, visit: West Frontage Road Relocation Project
    - Traffic Impacts: Construction will occur Mon - Fri from 7 a.m. to 7 p.m. Saturday work may occur if approved. There will be no construction work on major holidays.



- **US 85 Widening from Highlands Ranch Pkwy to C-470:**
    - Traffic impacts: Daily single lane closures on northbound and southbound US 85 and on the C-470 ramps at US 85 from 9 a.m. to 3 p.m. throughout the corridor. As a reminder, pedestrians and bicyclists are not permitted in the work zone. Please heed the closure signage and follow the signed detours. Project webpage



- **Pinery Outfall Repair Project**: Began on July 17, 2024 and is active.
    - The Pinery Outfall Repair Project will clean and expose the outfalls that have been located and inspected in the Pinery Subdivision. There are about 40 outfalls that are in poor condition that need cleaning and then repairs. The work being done at this time involves cleaning and exposing the outfalls only, no repairs at this time. Work will be intermittent as crew availability allows. (See map for all locations).



- **County Line Road and Quebec Street Drainage Improvements:** Construction began on September 3 and was completed on September 12 (5 days earlier than expected.) The Southeast Metro Stormwater Authority (SEMSWA), in partnership with the City of Lone Tree and Douglas County, is working with L&M Enterprises Inc. to replace the deteriorated 15" corrugated metal storm sewer that runs north-south across County Line Road at Quebec Street with a new 15" reinforced concrete pipe. The existing pipe has severely degraded and poses a risk to County Line Road.



- **Ridgeglen Way Storm Sewer Replacement Project -** This project started on September 16, 2024, and is anticipated to be completed on November 15, 2024. Traffic Impacts are minimal.

  Summary of project: Locates were marked the week of September 16th and potholing will begin the week September 23rd. Excavation will begin October 9, 2024. This project is going to replace approximately 343 LF of corrugated metal pipe that has reached its life expectancy and install two new manholes for access for future maintenance needs. Driveway and street access will be maintained but there may be minor delays as Ridgeglen will be a one-lane road during this project.

- **West Frontage Road (Town of Castle Rock project)- Long-term Closure between Territorial and Tomah Roads -** On August 19, crews closed the section of the West Frontage Road between Territorial and Tomah roads. Local access to businesses and residences along West Frontage Road will remain, but no through traffic will be allowed. This estimated 18-month closure will allow crews to safely build the new interchange and relocate this portion of the West Frontage Road to its new permanent location, west of the BNSF Railway tracks. Closure and detour information

- **Sterling Ranch Filing #7-A -** Three Sons Construction is installing storm pipe and drainage structures (DV #2023-410).



- **Cross Creek Subdivision** - Martin Marietta Materials is placing and compacting asphalt in Phases 1A & B (DV #2023-121).





- **Cielo Subdivision** - Thoutt Brothers is removing and replacing concrete panels (DV#2016-195).





- **Canyons Subdivision** - Clyde Construction is installing storm sewer and inlets in Filing #4 (DV#2023-323).





Building

- **Inspections, Permits and Valuations from September 2 – 13, 2024:**

Inspections		
	Building	982
	Electrical	792
	Mechanical/Plumbing	541
	Roofing	282
Permits		
	Accessory Use	38
	New Commercial	2
	Residential Alteration	0
	New Residential	36
	Roofing	146
Valuations		
	Accessory Use	$699,382
	Commercial	$902,126
	Residential Alteration	$1,530,588
	New Residential	$12,330,640

Maintenance Programs

- **Gravel Road Program:** The County maintains a network of approximately 300 miles of gravel roads. The following outlines the project information from each program.

Type of Program	Miles YTD	Total Costs and Status
Grading Operations	2,849	$92,893.19



- **Grading Operations:** During this reporting period, at total of 124 lane miles were graded on 31 county roads.

- **Culvert Inspection Report:** During this reporting period, inspections were completed at 10 locations.
  - Summary (YTD)
    - Total Inspections Completed – 617
    - Good – 336
    - Fair – 125
    - Poor – 1,110
    - Severe - 46

- Upcoming inspections scheduled for: Canyons South Filings 2 and 3 and Sterling Ranch Filings 5 and 6.



- **Paved Road Repairs:**
  - **Asphalt Repairs (including pothole patching)** - During this reporting period, potholes were repaired at 12 locations.

- **Concrete Patching** – During this reporting period, concrete patching was competed on three streets.
  - Total Cost of Paved Surface Construction for the month of August: $58,114.18

- **Sweeping Program:** Sweeping operations removes particulate matter and improves air quality to meet metro area quality standards. Regular sweeping removes sand, debris, leaves, and trash that can cause unsafe conditions for motorists, bicyclist, and pedestrians. And protects and improves water quality before it can enter storm sewers and drainage ways.

  During this reporting period, sweeping was completed in 17 areas.
  - A total of 1,378 yards of debris YTD were swept and removed from residential and arterial roads.
  - Total Cost of Sweeping Maintenance for the month of August: $9,273.64

- **Invasive Weeds Management Program:** In the 3rd quarter mowing took place on 31 county roadways. YTD: 1,428 swath miles have been mowed and 334 acres have been sprayed. Total cost for invasive weed control during this reporting period: $31,553.29.

- **Surveying:** Survey reconnaissance has commenced tying down neighboring platted developments and current rights-of-way along Plaza Drive for future roadway improvements for Ben Franklin Academy. Findings were slim, but Section Corners and miscellaneous random lot corners were able to tie things down. Enhancements will include integrating more beneficial turn lanes and access to and from the school.

  A survey will be needed in Chatfield Acres to determine rights-of-way for Public Works to address and rectify drainage concerns. The work will require the removal of numerous trees and miscellaneous foliage, so the staking accuracy of the Right-of-way is pertinent.

  During this reporting period: 552 locates received and 146 located.

Traffic

- The afternoon of September 12th, Traffic Signal and Signs and Marking Crews experienced a close call. Crews were installing new pedestrian push buttons and crosswalk markings at the intersection of Colorado Boulevard and Siskin Avenue in Highlands Ranch when a two-vehicle crash occurred and one vehicle spun to the edge of the intersection close to where crews were working.

  Thankfully, no one was hurt, but crews were understandably shaken up by the crash. Unfortunately, working in 'live' traffic is a real risk to our Public Works personnel. One of our traffic signal vans and a piece

of marking equipment were impacted by the errant vehicle, but both are repairable. Learning that all our people were wearing the proper personal protective equipment (PPE), that the work zone was well defined with the correct lane tapers and cone placement, and that crews aided the distressed drivers until emergency personnel could arrive were great reminders of the strong safety culture we have in public works. Supervisors used the incident to remind everyone to continue their commitment to safety and watch out for distracted drivers. Stay safe out there!



Snapshot from Traffic Camera – Post crash

- In Review:
  - Sept 21 – Repeat Event: ETF2024-036: Miles for Madison
  - Sept 21 – Repeat Event: ETF2024-017 Battle by the Brook
  - Sept 26 – Repeat Event: ETF2024-026 HRHS 2024 Homecoming Parade

- Final Approval:
  - Sept 21 – ETF2024-025: Prospects of Fall Festival

- Approved:
  - Sept 19 – Repeat Event: ETF2024-034 Rock Canyon High School Homecoming Parade
  - Sept 21 – Repeat Event: ETF2024-028 ThunderRidge Homecoming Parade
  - Oct 5 – Repeat Event: ETF2024-020 Sterling Ranch Concert in the Park

Special Events - Additional details for Special Event Permits

Human Services

- **Thousands of lives saved in your community thanks to partnerships between law enforcement, mental health clinicians** - Board of County Commissioners marked Douglas County Co-Responders Week Sept. 15-21, honoring both Crisis Response Teams and HEART (full story)



Pictured: Members of Douglas County CRT and HEART with Douglas County Commissioners

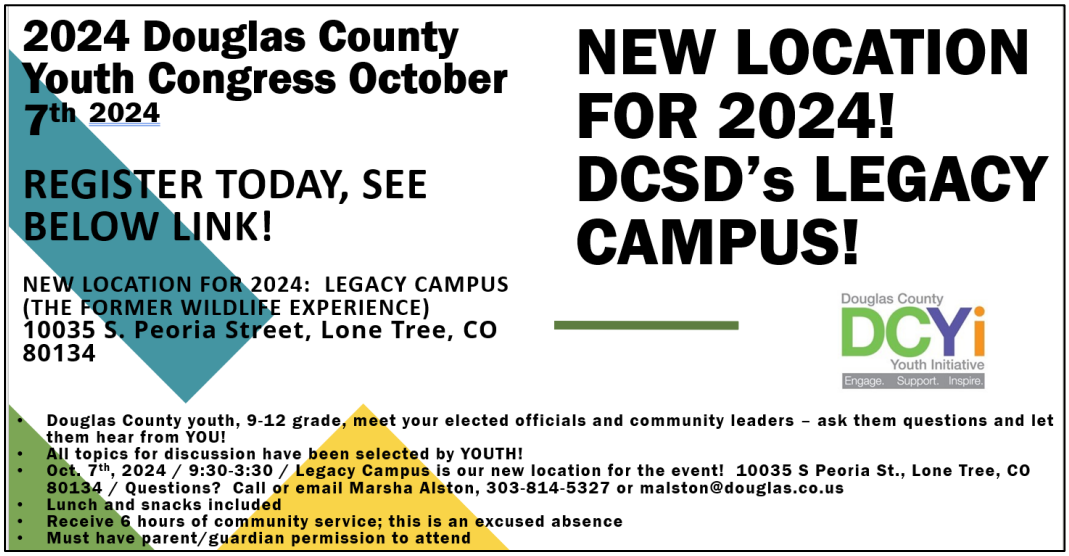
You've read the research that unaddressed mental health issues can lead to much larger issues – no matter where you live. But did you know there are dedicated teams in Douglas County prepared to respond to those who need support where they are? Seven days a week, across the county, crisis-trained, master's

level mental health clinicians are responding to the scene alongside law enforcement, ensuring those in crisis get the mental health resources and services they need.

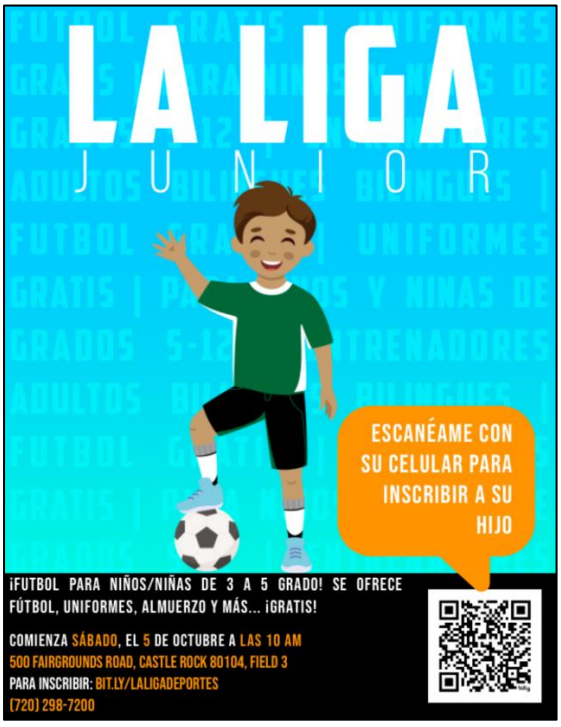
The Board of Douglas County Commissioners is honored the extraordinary contributions of these unique partnerships by declaring Sept. 15-21, 2024, as Douglas County Co-Responders Week. Douglas County currently has 13 teams using the co-response model to respond to a variety of calls for service including those in need of mental health resources and help for those experiencing homelessness.

In 2017, Douglas County launched Community Response Teams, which pair a law enforcement officer with a mental health professional to help adults and youth experiencing a mental health crisis avoid the emergency room or jail and, instead, find the support they need to heal. In 2022, Douglas County launched another co-response team, called Homeless Engagement Assistance and Resource Team (HEART), focused on helping people experiencing homelessness.

- Other Announcements:







Facilities, Fleet and Emergency Support Services

Facilities (County-wide)




- **Justice Center:**
  - Patrol Furniture Capital Project - 96% complete
  - Clerk of Courts Phase III, IV and V - 98% complete
  - Liebert BAS Upgrade – 50% complete
  - DA's remodel – 75% complete (far right photo)
  - Elevator Modernization J, K, L, M – 10% complete
- **Louviers:** Entry points wood replacements – 80% complete
- **Miller:** Variable Frequency Drive Project - 90% complete
- **Parks and Trails:** 2nd Floor Training Room – 100% complete (see near photo above)

Fleet



- **Recently Completed:**
  - In-serviced unit 2343.
  - Decommissioned unit 1318.
  - Fleet pool parking area (see photo right)
  - Enterprise lease renewals
  - 2025 Fleet budget submittal adjustments
  - DCECA IDT van order



- **Working on:**
  - Fuel site management software upgrade.
  - Emergency fuel site backup systems.
  - 2024 Budget Acquisitions specs/quotes.
    - Two units remaining to be spec'd and P.O.'d.
  - Auto glass service provider RFQ/IFB.
  - Trello, project management software implementation.
  - Addition of Kybato subframe to unit 20043 (see photo right)
  - Snow removal equipment ahead of 2024/2025 season.

- **Fleet Acquisitions:**
  - 2022 Asset Replacements & ADDs (103 Assets)
    - Budgeted – 1 at upfitter, 65 received
    - Additional/Unbudgeted – 2 at upfitter, 31 received
    - Risk Management Replacements – 1 at upfitter, 3 received
  - 2023 Asset Replacements & ADDs (72 Assets)
    - Budgeted – 8 at upfitter, 53 received
    - Additional/Unbudgeted – 9 received
    - Risk Management Replacements - 2 received
  - 2024 Asset Replacements & ADDs (83 assets)
    - Budgeted – 2 in process, 34 P.O.d; 18 at upfitter, 15 received
    - Additional/Unbudgeted – 4 in process, 7 received
    - Risk Management Replacement – 3 received

Douglas County Fairgrounds and James R. Sullivan Events Center

- **Fairgrounds Events (past two weeks):** Art Fest Parking, Mile Hi Barrels, Farmers Market, Douglas County Dems, Parks & Rec Vendor Day, Town of Castle Rock Meeting, Plum Creek Kennel Club, Workplace Security & Safety Training, Open Riding, PE Plus, FRAT, Antique Bottle Collectors, GOP Breakfast, Ponderosa Homecoming, Church Gathering, Born Wild, Just Between Friends Consignment Sale (pictured below), DC Rabbit Ears Club Meeting, Arabian Horse Show, Running Rovers Practice, Colorado Saddle Makers, Farmers Market, Elite K-9, DC Aging Well



- **Fair & Rodeo:**
  - Fair Board 9/26

- **Projects:** Kirk Hall restroom painting – 100% complete

Safety and Security/Emergency Support Services:

- Fire Drills continue throughout the County. Please check with your ERC on your designated evacuation point.
- Site ERC meetings started taking place the week of September 9th.
- We have installed a new JC Transfer Switch notification system.
- The JC elevator upgrade is 85% complete.

Information Technology

Completed IT Projects

- **Next Generation SharePoint/Teams Pilot -** IT staff partnered with Community Development and Human Services to successfully pilot the Next Gen project to modernize employee use of Microsoft 365 tools such as Teams, SharePoint, and OneDrive. Key outcomes of the pilot included:
  - Empowering departments to manage and standardize their collaboration across county departments
  - Implementing a robust governance framework for security and efficiency
  - Automating deployment processes
  - Providing tailored user training

  Based on the pilot's success, the project will now be rolled out to the remaining departments in a phased approach.

- **Public Trustee Foreclosure System -** The Public Trustee Office is transitioning from the outdated MDS application to the GTS system to enhance operational efficiency, statutory compliance, and support capabilities. The current MDS system, used by only two counties in Colorado, is nearing the end of its lifecycle, with limited vendor support and no updates to meet evolving legal requirements. The new system, already adopted by 62 counties, offers ADA compliance, improved functionality, and an integrated

website. This project aims to ensure the continued effectiveness of Public Trustee operations, reduce risks associated with unsupported software, streamline transaction processing, and establish a strong vendor relationship for future needs.

Current IT Projects/Initiatives

Project Name/ Initiative	Project Description	Department/ Office
Tax Roll Quality Improvements 2024	Enhance efficiency and accuracy in executing Tax Roll and Test Tax Roll activities while minimizing reliance on the custom Tax Roll application.	Assessor, Treasurer, Budget
CJMS Replacement	The CJMS System will be replaced with the Harris Pre-Trial 360 system, including the Socrates smartphone app, to increase communications, compliance, and public safety. The new system will be implemented and ready for the new Judicial District 23.	Community Justice Services
Cohero Reimplementation	Configure the current case management system and increase its efficiency and effectiveness, enabling the Coroner's Office to leverage reporting, PowerBI, and GIS capabilities.	Coroner's Office
User Provisioning & Deprovisioning	The New User Provisioning and Deprovisioning project will improve and streamline the provisioning and de-provisioning process for new hires and terminations. The project will create documented processes and asset tracking and identify standards and owners for all aspects of the process.	Countywide
IT Support for County Board of Equalization	From August 1 to November 4, IT will provide technical support to ensure seamless and efficient phone or teleconference hearings for the County Board of Equalization (CBOE) appeals process.	Assessor's Office
IT Support for the 2024 General Election	From October 25 to November 5, IT will provide technical support to ensure a secure, efficient, and smooth voting process.	Elections
WorkSMART Budget/Finance	As part of the JDE replacement program, our goal is to streamline business processes and improve data accuracy through efficient data entry and integration across systems. This project aims to modernize the County's outdated finance, accounting, budget, and procurement processes by implementing a modern Enterprise Resource Planning (ERP) system.	Enterprise
WorkSMART HR/Payroll	As part of the JDE replacement program, our goal is to streamline business processes and improve data accuracy through efficient data entry and integration across systems. This project focuses on implementing a Human Capital Management platform to comprehensively monitor and enhance the entire employee lifecycle.	Enterprise
Fleet Fuel Veeder Root Upgrade	Upgrade the outdated Veeder-Root fuel monitoring system to the latest Automated Tank Gage technology and installing IT Network data and power at the Northwest site, to improve the operational effectiveness, reliability, and upgrade capabilities of the county's fleet services.	Facilities
Motor Vehicle Mortgage Mail Scanning	Deploy MV Mortgage Mail scanning system that will enable remote processing of mortgage mail document packages, enhancing scanning performance and streamlining the business process.	Clerk & Recorder
Motor Vehicle Data Warehouse	This phase of the project consolidates data from the Motor Vehicle division's data sources into a single location, allowing the division to generate reports and dashboards via PowerBI. Project outcomes are to improve efficiency and service levels of motor vehicle services, create performance standards for staff, and enable the ability to report data to internal and external stakeholders.	Clerk & Recorder

DA23 Network Infrastructure	Douglas County IT will establish and manage IT infrastructure and support services before a newly elected District Attorney assumes office in January	23rd District Attorney
DA23 Conference Room AV	The new DA23 department/office will be constructing a conference room equipped with an AV system tailored to meet the specific needs of DA23.	23rd District Attorney
DA23 Domain & Core Compute	Design and build the required base level Domain and Core Compute infrastructure following Douglas County architecture, security, and technology standards that enable a new DA23 standup by 1/1/2025.	23rd District Attorney
DA23 End Points	Design and build the required net new base level End Points and support infrastructure following Douglas County architecture, security, and technology standards that enable a new DA23 standup by 1/1/2025.	23rd District Attorney
DA23 – Onsite IT Support	Providing supplemental support to the DA18 staff at the Justice Center throughout the transition while preparing to take over full support for the DA23 in January.	23rd District Attorney
DA23 Apps (14 Apps)	To discover, catalog, validate, contract/procure, set up, and determine the required level of ownership and support for all applications required by the new DA23 office – including business domain-specific applications and Douglas County enterprise applications.	23rd District Attorney
DA23 Website coda23.gov	Establish a new 23rd District Attorney website.	23rd District Attorney
DA23 Finance	To set up and onboard the new DA23 office onto Douglas County's ERP JDE system, including financial and business processes.	Admin, Atty, Budget, DA, Facilities, Finance, Treasurer,

Communication and Public Affairs

Campaign Highlights

- **Wildfire Mitigation Cost-Share Program** - Campaign ran Aug. 5-Sept. 2 - Douglas County Wildfire Mitigation Cost-Share Program offers homeowners 50% financial match toward qualified mitigation efforts.



Communication Objective: Recruit homeowners to participate in this year's cost-share program.

In partnership with the Building Division, Communication and Public Affairs launched a campaign to market this opportunity to homeowners, specifically those living in WUI conditions. Communication tactics included an updated online submission form, updated webpage, news release, email, earned media and social media. Results:

- 170 applications received
- Email: Emailed 11,375 recipients with 4,400 opens (40%)
- Facebook and X: Four posts for a total 10,818 impressions

- Nextdoor: One post and 10,948 impressions
- Media: 1 story on Channel 7

- **Parks, Trails Historic Resources and Open Space Investment Strategy – Citizen Survey is part of an ongoing campaign around this investment strategy. Survey campaign ran from Aug. 20-Aug. 27.**

  Communication Objective: Inform the Board of Douglas County Commissioners and help our organization assess public opinion on Fund investment priorities. Survey findings are posted on the Parks, Trails, Historic Resource and Open Space Fund web page.

  Results:
  - More than 4,000 survey responses received
  - Email: One email to 12,867 recipients with 6,505 opens (51%)
  - Facebook and X: Four posts with 4,338 impressions
  - Nextdoor: 2 posts with a total 32,800 impressions
  - Media: 4 stories on CBS. Total local viewership of 66,073

August 2024	Audience	Growth	Audience Characteristics
	**221,713 members** **16,693 average post impressions**	**.9% increase from July 2024** **80% increase from July 2024**	Residents who use Nextdoor and live in Douglas County are automatically subscribed to our agency feed. Government agencies are one of only a few types of organizations that can have a business presence, and we are able to geo-locate messages by neighborhood. About 86% of households in Douglas County are represented in these followers, according to the platform. **Top growing neighborhoods: Lone Tree, Roxborough, Castle Pines Parkway, Stonegate** **August Top Posts:** Wildfires, Lucent Boulevard name change, target shooting
	**14,812 followers** **5.7% engagement**	**1% increase from July 2024** **25% increase from July 2024**	X (formerly Twitter) does not provide demographic data for account followers. According to research by HootSuite, 62.9% of users in 2024 are male. Studies show that X popularity is rapidly growing in the Gen Z demographic. We have a significant following of media outlets and reporters as well as other local agencies and organizations. **August Top X's**: Live Wildfire Ready, Labor Day Closure, Tobacco Cessation

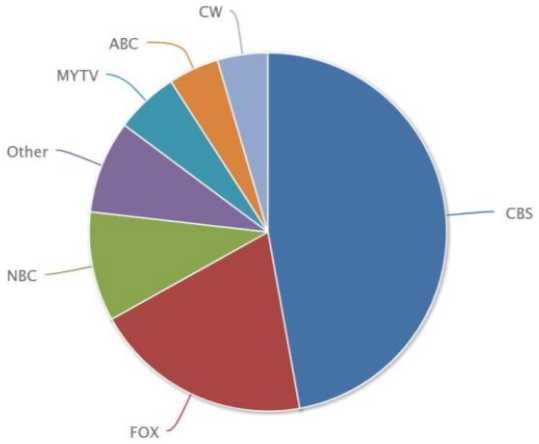
	**25,932 Followers** **3.3% engagement**	**.5% increase from July 2024** **40% decrease from July 2024**	According to Sprout Social information, women between ages 35 and 55 have the most potential to see our information. The majority of our followers live in Castle Rock. As of April 2024, Facebook changed the way it measures engagement. This deprecated the following page-level metrics: comments; shares; answers; event RSVPs. This is likely why we see a significant decrease in engagement this month. [Facebook Metric Deprecations April 2024 – Sprout Social Support] **August Top Posts:** BMW Tournament Thank You, C470 and US 85 impacts, Lucent Boulevard name changed
	**1,864 subscribers** Our videos were viewed 12,672 times in August with 1,024 hours watched.	**2% increase in subscribers from July 2024**	YouTube was the most popular social media site in 2021. Nearly everyone in every age, income and education demographic has used it. Most of our viewers are between 35 and 44 years old, (though 10% were 65 or older). Viewers were about equally women and men. **August Top videos:** August 13 Land Use Hearing, Wildcat Regional Park. Hayman Fire, August 13 BOCC meeting
	**2,669 followers** **8.8% engagement**	**1% increase from July 2024** **51% increase from July 2024**	According to Sprout Social information, women between ages 35 and 55 have the most potential to see our information. 60% of our followers are in Douglas County. **August Top posts**: Baby Wildlife Watch, Fall Wildlife Watch video, Fair & Rodeo Kids Extravaganza
	**5,966 followers** **6.9% engagement**	**1% increase from July 2024** **2% decrease from July 2024**	More than half (57%) of our followers are in the Greater Denver area. Another 4% are in Colorado Springs. Most of our followers, according to Sprout Social, are either entry-level or senior employees. The top five fields are operations, business development, IT, Community/Social Services and Sales. **August Top posts:** Homelessness News Conference, Opioid funding, Elections Art Contest ***(4 posts this month)***

 **Emails**	**16,130 subscribers**	**.5% increase from July 2024**	Mailchimp is our email marketing provider, and demographic data is not provided. Our email audience is highly engaged with our emails. Our open rate averages well above the industry average open rate for government of 30% provided by Mailchimp. Email subscribers may select interests from a provided list, and we are able to target emails by topic. **August Top emails:** US 85 Weekly Updates, BMW Golf Tournament Traffic Impacts, August Traffic Alert, Impacts at Spruce Mountain and Lincoln Mountain Open Spaces **Open Rate:** 45%
 **Paid Social Ads**	**4 Boosted Posts on Facebook**		In March 2024, we ended our contract with Colorado Community Newspapers print and online editions (Castle Pines, Lone Tree, Highlands Ranch, Parker and Castle Rock.) We are in the process of developing a social media advertising strategy, along with per-issue grassroots campaigns. **In August, we boosted five posts for a total cost of $99.98** **Topics:** Fact vs Fiction: $0.18 per click, Mental Health First Aid: $3.57 per click*, Tobacco Cessation: $1.79 per click, Live Wildfire Ready: $0.10 per click **this campaign was also shared in Facebook stories*
 **Website**	**450,693 Sessions** (visits to any page on the site)	**3% decrease from July 2024**	In partnership with content editors across the organization, we maintain douglas.co.us. During August, the most visited webpages were the Assessor's webpage, the homepage and Department of Motor Vehicles and Drivers Licenses. The average engagement time was 51 seconds.

Online Newsroom	**36,884 views on stories posted in August** **62% increase from July 2024** *(important to note that we also had 6 more posts)*	There were 16 newsroom posts in August that had a total of 33,652 readers. **August Top Stories**: Stage 2 Fire Restrictions; Parks, Trails, Open Space Funding Survey; Homelessness News Conference

Monthly Media Mentions

- From Aug. 21-Sept. 17, Douglas County (including references to Douglas County deputies) was mentioned in television news 263 times, mostly on CBS and Fox. (See Marketshare Chart below.) Generally, coverage was of the BMW Championship; Parks, Trails Historic Resource and Open Space Survey; Pine Canyon Land Use; migrant lawsuit; homelessness/HEART; Greenland Wildlife Overpass; collective bargaining; opioid epidemic grants; and the renaming of Lucent Boulevard to Kendrick Castillo Way.



Commissioner Work Sessions – September 3, 2024

- **Legal Updates – Executive Session – No Notes**

- **Castle Rock Adventist Hospital Funding Request –** Representatives of Advent Health presented a funding request to the Board in the amount of $1m dollars. Discussion included the proposed cancer care treatment center in Castle Rock, the importance of offering the treatments and support care in Castle Rock, the funding campaign that will raise the funds for infusion and radiology equipment that will be a one-time purchase. Discussion included some commissioner support for funding provided the funds can be identified, suggestion of consideration of a Board seat for Commissioners with the donation, the request was made of the Hospital representatives to provide some options for what could be funded over a two-year period (2025 and 2026) for future budgetary consideration.
  Motion – Direct staff to explore a matching opportunity with our friends and colleagues from Castle Rock Adventist to be brought back to a future work session. Passes 2-0. Commissioner Thomas opposed.

- **Proposed Douglas County Entry Signs –** At a request from the Board, staff reported on its research on the types and levels of signs and in what locations they would be allowed under DCOT standards, required maintenance, design, installation coordination, and price for each. There was a lengthy discussion about a monument type sign that could be contracted out under an RFP for the design and what size would go where. Suggested next steps would be for staff to make a list of appropriate locations and further discussion about the type of sign and design for those locations, with the primary purpose to let people know they are entering Douglas County.

Commissioner Work Session – September 9, 2024

- **2024 Citizen Survey Results Discussion –** Dr. David Hill presented the Board with an overall report on the results of the Parks, Open Space and Historic Resources citizen survey. Discussion was had and questions addressed. The full report with all data will be provided to the Board to review detail of the findings and results. The results will also be provided to the relevant citizen advisory board members and posted on the website for the public to view and will be used to inform the Board and respective citizen advisory boards on future funding decisions.

Planning Services Activity Report

Completed Projects

Dist.	Date	Project Title	Project Description	Project Type	Project No.
3	09/04/24	Highlands Ranch Filing 149, 3rd Amd, Lot 1C-2A, 1st Mod	Request for exterior upgrades including paint, signage, and awnings to an existing restaurant.	SIP Modification	SP2024-066
3	09/06/24	Highlands Ranch Filing 118L, 1st Amd, Most of Lot 88-B, 1st Rev, 1st Mod	Request for minor modifications to approved school plan.	SIP Modification	SP2024-057
3	09/06/24	Highlands Ranch Filing 149, 3rd Amd, Lot 1C-2E, 3rd Rev	Request to revise existing bank property to add electric vehicle charging facility.	SIP Revision	SP2023-081
1	09/09/24	Gladys Obrien House, Lot 1	Town of Parker – addition to an existing non-conforming Vet Clinic.	External Referral	RE2024-117
1	09/09/24	Inverness Filing 7, 6th Amd, Lot 2, 2nd Mod	Request for parking and landscape modifications to an existing private school.	SIP Modification	SP2024-070
1	09/11/24	Stonegate Filing 22, 8th Amd, Lot 62 & 10th Amd, Lots 54A & 63A	Request for Condo Map plat correction to include signatures from Stonegate Village Homeowners Association Inc.	Administrative Replat	SB2024-056
	09/12/24	Elora - Final Plat (2)	Elbert County for the 2nd round submittal of the Elora PUD Final Plat.	External Referral	RE2024-105
2	09/12/24	Dawson Trails Filing 1	Town of Castle Rock for a revised plat.	Ext Referral	RE2024-112
2	09/12/24	The Canyons Filing 1, 5th Amd, Block 1, Lot 1A, 1st Revision	City of Castle Pines to update the site plan to remove the pickleball courts and replace them with a park space.	External Referral	RE2024-106
2	09/12/24	The Canyons Filing 1, 5th Amd, Block 1, Lot 1A, 1st Revision	City of Castle Pines to change the land designation for this area to Neighborhood Commercial to incorporate an amenity center.	External Referral	RE2024-116
2	09/13/24	Parker Pointe, Filing 1, 1st Amd, Lot 3A	Town of Parker - 5,440 sf Mister Car Wash w/ wash tunnel and 18 self-service vacuum bays.	External Referral	RE2024-113
3	09/13/24	Kendrick Castillo Way, 1st Amd	Request to rename Lucent Blvd to Kendrick Castillo Way.	Replat	SB2024-016
2	09/16/24	Castle Park West Lot 4, 1st Amd	Town of Castle Rock – add 9,300 sf for a larger auditorium, classrooms & office space.	External Referral	RE2024-110

Referrals

Dist.	Date	Project Title	Project Description	Project Type	Project No.
1	08/22/24	Tallman Gulch Metro Dist, 2nd Amd	2nd Amendment to the Tallman Gulch Metro District Service Plan.	Material Modification	SV2024-003
3	08/22/24	Sterling Ranch Filing 6B	Revisions to Character Zone Designation Charts on recorded plat.	Administrative Replat	SB2024-046
3	08/22/24	Sterling Ranch Filing 6C	Revisions to Character Zone Designation Charts on recorded plat.	Administrative Replat	SB2024-047
1	08/27/24	Meridian Int'l Business Center	Request for construction of warehouse facility.	Meridian Site Plan	SP2024-067

Dist.	Date	Project Title	Project Description	Project Type	Project No.
		Filing 6, 7th Amd, Lot 2A-1A			
2	08/27/24	2180 S Interstate 25, 5th Revision	Request to add a building for classrooms at an existing church.	SIP Revision	SP2024-058
2	08/27/24	2044 N State Hwy 83	Reduce the street setback of 75' install 2 EV charging stations.	Administrative Variance	VA2024-003
1	08/28/24	9056 E Parker Rd, 10th Amendment	Development of an outdoor learning area at existing church and private school.	Administrative Amendment	US2024-012
1	08/30/24	Forest Hills Filing 1, Block 2, Lot 5	Request for a personal wireless communications facility.	Site Imp Plan	SP2023-072
1	09/05/24	Stonegate Filing 22, 8th Amd, Lots 53, 55, 56 & 60	Condo map review for Stonegate Commons Condominiums - Building 56.	Administrative Replat	SB2024-050
2	09/05/24	1433 Lake Gulch Rd	Request for a Minor Entertainment Event permit for a Pumpkin Patch.	Minor Ent Event	EE2024-005
2	09/06/24	Woodmoor Mountain Filing 1, Lot 18	Variance request for a 15-foot encroachment into the 40-foot front setback.	Variance	VA2024-005
1	09/09/24	Meridian Office Park Filing 1, 41st Amd	Lot Line and Subdivision Boundary Adjustment for future townhomes.	Administrative Replat	SB2024-054
2	09/09/24	Happy Canyon Ranches, Block 1, Lot 3	Request to board up to 12 horses.	Administrative Horse Boarding	US2024-005
2	09/09/24	Meribel Village Filing 1, 8th Amendment	Lot Line Vacations and Adjustments resulting in 4 single family residential lots.	Administrative Replat	SB2024-049
2	09/11/24	Pinewood Knolls, Lots 7A and 8A	Request to adjust lot line between two residential lots.	Administrative Replat	SB2024-023
1	09/12/24	Castle View Filing 1, 2nd Amd Lots 1A & 2A	Request for Use by Special Review for 317-unit multi-family residential development.	Use by Special Review	US2024-009
1	09/16/24	Pinery Meadows, TR IN S1/2 10-7-66	Request by Pinery Water District for new well.	Location and Extent	LE2024-022
2	09/16/24	Macanta Regional Park	Request from Douglas County Parks and Trails for construction of trail heads, parking, and various other public amenities.	Location and Extent	LE2024-023

Upcoming BOA Hearings

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	09/30/24	Woodmoor Mountain Filing 1, Lot 18	Variance request for a 15-foot encroachment into the 40-foot front setback.	Variance	VA2024-005

Upcoming PC Hearings

Dist.	Date	Project Title	Project Description	Project Type	Project No.
3	10/07/24	River Canyon Filing 2, 4th Amd Minor Development Plat	Minor Development to create 8 lots. (Continued from 08/27/24)	Minor Development	SB2024-019
2	10/07/24	Macanta Regional Park	Request from Douglas County Parks and Trails for construction of trail heads, parking, and various other public amenities.	Location and Extent	LE2024-023
1	10/07/24	Pinery Meadows, TR IN S1/2 10-7-66	Request by Pinery Water District for new well.	Location and Extent	LE2024-022

Upcoming BCC Land Use Hearings or Meetings

Dist.	Date	Project Title	Project Description	Project Type	Project No.
1	09/24/24	Piney Lake Trails Final Plat and Open Space Agreement	176 single-family residential lots, 7 tracts, 2.5 miles of regional trails, 242.23 acres of open space, and assoc. public roads on 335 acres.	Final Plat	SB2022-048

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	09/24/24	Oak Bluff Preliminary Plan	Request for 21 single family residential lots.	Preliminary Plan	SB2019-038
2	09/24/24	Perry Park Filing 1, 14th Amendment	Request to subdivide a residential lot into 3 lots.	Replat	SB2024-024
2	09/24/24	Pinery Planned Development, 31st Amd	Request for a continuance to November 19, 2024, at 2:30 p.m.	Planned Development - Major Amd	ZR2023-002
2	09/24/24	Sundown Preliminary Plan	Request for 17 single family residential lots.	Preliminary Plan	SB2019-046
3	09/24/24	County Line Storage Planned Development	Rezone from A-1 and GI to a PD. The site contains a closed landfill and is part of David Lorenz Regional Park. (Cont. from 9/10/24)	Rezoning - Planned Development	ZR2021-004
3	09/24/24	Arrowhead Colorado Metropolitan District New Service Plan	Request for approval of a service plan for Arrowhead Metro Dist to serve the "Homestead" project.	New Service Plan	SV2024-002
3	09/24/24	River Canyon Filing 2, 4th Amendment	Request for 8 single family residential lots. Request for a continuance to October 8, 2024.	Minor Development	SB2024-019
-	09/24/24	2024 CDOT MMOF Agreement	Request for approval of the 2024 Colorado Dept of Transportation Multi-Modal Option Program Funds Agreement in the amount of $161,713 with a required in-kind match of $161,713 for a project total of $323,426.	Grant Contract	-
2	09/24/24	State Historical Fund Grant Application for Greenland Post Office Restoration	Request for approval of a $170,099 State Historical Fund grant application for restoration and stabilization work at the Greenland Post Office, with a County Contribution of $56,700.	Grant Application	-
2	09/24/24	Construction Contract for Services with Empire Carpentry for $350,000	Request for approval of a public contract with Empire Carpentry for continued stabilization of the Evans Homestead.	Construction Contract	-
-	09/24/24	Department of Justice, Byrne Discretionary Grant Award	Request to accept the Department of Justice, Byrne Discretionary Grant award in the amount of $963,000 with a match amount of $332,763 for a project total of $1,295,763.	Grant Award	-
-	09/24/24	Resolution Proclaiming September as Workforce Development Month	Request to approve the resolution to proclaim September 2024 as Workforce Development Month.	Resolution	
3	10/08/24	River Canyon Planned Dev, 11th Amd	Amend the PD and rezone a portion of golf course and open space to incorporate 4 lots into the community (Continued from 08/27/24)	Planned Development Major Amd	ZR2024-009
3	10/08/24	River Canyon Filing 2, 4th Amd Minor Dev	Request for 8 single family residential lots. (Continued from 09/10/24)	Minor Dev Residential	SB2024-019
2	10/22/24	Pine Canyon Planned Development	Develop approx. 540 acres for residential and community use. (Continued from 09/16/24)	Rezoning Planned Development	ZR2020-010
2	11/19/24	Pinery Planned Development, 31st Amendment	Increase dwelling units in PA 63 from 15 single-family detached lots to 45 single-family detached lots. (Continued from 09/24/24)	Planned Development - Major Amd	ZR2023-002

Upcoming Liquor License Authority Hearings

Dist.	Date	License Type	Business Name & Address	Hearing Type	License No.
3	10/01/24	Beer & Wine	Dave's Hot Chicken - 1601 Mayberry Dr #104	Liquor License	LL2024-056

Pre-submittals

Dist.	Date	Project Title	Project Description	Project Type	Project No.
3	09/05/24	Highlands Ranch Filing 51A, 3rd Amd, Lot 2A	Development of a 182-unit Active Adult living center.	Replat	PS2024-182
2	09/11/24	995 N. Ridge Rd	Addition of a classroom and restrooms.	SIP Revision	PS2024-190
2	09/11/24	Metes & Bounds west of SH 83, North of Fox Creek Trail	Study a conceptual possibility of a Planned Urban Development.	CMP Amendment	PS2024-188
3	09/11/24	5389 & 5391 Plum Ave	Construct 15 Hydroponic growing containers with potential future expansion to 128.	SIP Revision	PS2024-191
2	09/12/24	676 N Hwy 67, M & B Property south of N Hwy 67	The applicant proposes a USR Amendment to change the number of overnight stays.	USR Amendment	PS2024-189
3	09/12/24	Highlands Ranch Filing 150, 3rd Amd Lots 1-A1, 1-A & 1-A3, 1st Rev	Install an electrically coded security gate and complete a section of missing fencing.	SIP Revision	PS2024-195
1	09/13/24	Cottonwood South, 1st Amd, Lot 1-B	Install a gate at the South entrance of the community	SIP Revision	PS2024-192
3	09/17/24	Sterling Ranch Filing 5C, 1st Amendment	The applicant proposes a Site Improvement Plan for Sterling Ranch Filing 5C.	Site Imp Plan	PS2024-193

New Applications

Dist.	Date	Project Title	Project Description	Project Type	Project No.
1	09/04/24	Stornoway, 1st Amendment, Lot 1C	Adjust Building Envelope to construct an addition to an existing home.	Administrative Replat	SB2024-055
3	09/04/24	Sterling Ranch Filing 7B	75 single-family lots, 72 townhome lots and 1 superblock for future development.	Final Plat	SB2024-052
2	09/04/24	1433 Lake Gulch Rd	Request for a Minor Entertainment Event permit for a Pumpkin Patch.	Minor Ent Event	EE2024-005
1	09/05/24	Inverness Filing 7, 6th Amd, Lot 2, 2nd Mod	Request for parking and landscape modifications to an existing private school.	SIP Modification	SP2024-070
1	09/05/24	Meridian Office Park Filing 1, 41st Amd	Lot Line and Subdivision Boundary Adjustment for future townhomes.	Administrative Replat	SB2024-054
1	09/05/24	Stonegate Filing 22, 8th Amd, Lot 62 & 10th Amd, Lots 54A & 63A	Request for Condo Map plat correction to include signatures from Stonegate Village Homeowners Association Inc.	Administrative Replat	SB2024-056
2	09/05/24	Woodmoor Mountain Filing 1, Lot 18	Variance request for a 15-foot encroachment into the 40-foot front setback.	Variance	VA2024-005
2	09/06/24	The Canyons Filing 1, 5th Amd, Block 1, Lot 1A, 1st Revision	City of Castle Pines - change the land designation for this area to Neighborhood Commercial to incorporate an amenity center.	External Referral	RE2024-116
2	09/12/24	Macanta Regional Park	Request from Douglas County Parks and Trails for construction of trail heads, parking, and various other public amenities.	Location and Extent	LE2024-023
2	09/12/24	Castle Park West Lot 4, 1st Amd	Town of Castle Rock – 9,300 sf addition for a larger auditorium, classrooms & office space.	External Referral	RE2024-110
1	09/12/24	Ponderosa East Filing 2, Lot 71-A, 1st Modification	Eligible Facilities Request - AT&T to modify existing monopines by removing and installing antennas and removing and installing radio units.	SIP Modification	SP2024-071
1	09/12/24	Pinery Meadows	Request by Pinery Water and Wastewater District for new well.	Location and Extent	LE2024-022
1	09/12/24	Pine Curve	Town of Parker - 173 residential units and 34,500 sf commercial space with parks, open space, and landscaping.	External Referral	RE2024-119

Dist.	Date	Project Title	Project Description	Project Type	Project No.
1	09/12/24	Meridian Office Park Filing 4, 10th Amd, Lot 3E-1, 2nd Rev	Recreate the original sports complex to reflect existing construction conditions on site.	SIP Revision	SP2024-072
1	09/12/24	Mainstreet & Pine Marketplace 4th Amd, Lot 4	Town of Parker for a mixed-use building with commercial and residential homes	External Referral	RE2024-118
3	09/13/24	Highlands Ranch Filing 112A, 4th Amd	Request for easement vacations and adjustments.	Administrative Replat	SB2024-057
1	09/13/24	Meridian Int'l Business Center Filing 5, 10th Amd, Lot 3A-1A, 1st Rev, 1st Mod	Request for 6 customer vacuums to be installed in the parking lot for customer use.	SIP Modification	SP2024-073
1	09/16/24	Chambers Highpoint Filing 1, Lot 1	Town of Parker for 192 residential units with detached garages.	External Referral	RE2024-120
1	09/16/24	Parker Ridge Filing 3, Lot 9	Request to adjust building envelope to accommodate new pool house.	Administrative Replat	SB2024-058
3	09/16/24	Highlands Ranch Filing 141, 10th Amd, Lot 4C-1A, 2nd Mod	SIP Modification for PNC Bank to demo a portion of existing exterior wall for installation of an ATM and after-hours depository.	SIP Modification	SP2024-074

New Miscellaneous Jobs

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	09/04/24	Tract in 21-8-69	Request for Legal parcel Determination - 250121300005.	MI	MI2024-028
2	09/12/24	13246 Pine Creek Rd, STR - Jones	Short Term Rental Application - Primary Residence, 4 bedrooms, 8 occupants max.	MI	MI2024-030

New Sign Permits

Dist.	Date	Project Title	Project Description	Project Type	Project No.
3	09/05/24	Highlands Ranch Filing 20-B, Lot 1	Up Aerospace - 8955 Ridgeline Blvd Unit #1200.	Sign Permit	SG2024-114
3	09/09/24	Highlands Ranch Filing 122Z, 1st Amd, Lot 150B	Taco Bell - 3984 Red Cedar Dr.	Sign Permit	SG2024-115 – 2024-116

Special Event Liquor Permits

Dist.	Date	Event Name	Permittee Name & Event Address	Permit No.
3	09/05/24	Dueling Pianos	HRCAA (Highlands Ranch Cultural Affairs Association) - 4800 Mcarthur Ranch Rd.	LL2024-061
2	09/12/24	Rooster Ranch Pumpkin Patch Fundraiser	Rooster Ranch - 3879 N State Highway 83	LL2024-062

Engineering Services Bid Calendar

Project Description	Plans Available to Contractors	Contractor Pre-Bid Conference	Project Bid Opening	Tentative BCC Approval Date
C-470 Trail & University Blvd. Pedestrian Grade Separation Project CI 2021-050	Sept.23, 2024	Oct. 2, 2024	Oct. 22, 2024	Nov. 19, 2024

This project consists of construction of a grade separation for bicyclists and pedestrians on the C-470 Trail to cross over University Boulevard, north of the C-470 westbound on and off ramps. The bridge will be a three-span prefabricated truss with precast concrete girders for the approach spans on concrete piers. Additional work includes trail modifications to tie into the existing trail system, curb and gutter, curb ramps, and drainage improvements.

Engineering Services Local Improvement District Activities

Spring Canyon LID (Group 2) CI 2023-019 - 74 lot owners who are interested in grading, water, and sanitary sewer infrastructure, storm sewer infrastructure, aggregate base course, curb & gutter, hot mix asphalt, and erosion control as the major construction items.	•May 12, 2023 – Lot Owners have ordered a Utility Study •August 8, 2023 - Initial scoping meeting held •October 30, 2023 – BCC Work Session •January 30, 2024 – PW Staff has completed review of financial feasibility March 4, 2024 - A work session took place, and the BCC has decided they will not contribute financially to the LIDs but will allow the LID projects to move to the petition phase for the residents. •April 29, 2024 – 74 Petitions were mailed to property owners to determine interest in continuing with the LID process. •June 3, 2024 - 54 of the 74 required petitions were returned. •July 9, 2024 – Regular Business Meeting to consider Preliminary Order Resolution to create LID and accept petitions. •August 27, 2024 – Public Hearing for Creation of LID and set TABOR Election question was approved by BOCC via Resolutions R-024-096 and R-024-097. Next: Election to be held on November 5, 2024.
2023 Bannock Drive LID - 41 lot owners who in the Perry Park West region on Bannock Dr east of Cheyenne Dr, along Quivas Rd, and Delaware Dr southwest of Elati Rd. If approved, the LID project would consist of grading, water, and sanitary sewer infrastructure, storm sewer infrastructure, aggregate base course, curb & gutter, hot mix asphalt, and erosion control as the major construction items.	•July 24, 2023 – Lot Owners have submitted a Utility Study •August 23, 2023 - Initial scoping meeting held •September 6, 2023 – Meeting with District to establish participation and financial contribution •October 8, 2023 – Utility Study completed •October 30, 2023 – BCC Work Session •January 30, 2024 – PW Staff has completed review of financial feasibility March 4, 2024 - A work session took place, and the BCC has decided they will not contribute financially to the LIDs but will allow the LID projects to move to the petition phase for the residents. •April 29, 2024 – 40 Petitions were mailed to property owners to determine interest in continuing with the LID process. •June 3, 2024 – 31 of the 40 required petitions were returned. •July 9, 2024 – Regular Business Meeting to consider Preliminary Order Resolution to create LID and accept petitions. •August 27, 2024 – Public Hearing for Creation of LID and set TABOR Election question was approved by BOCC via Resolution R-024-094 and R-024-095. Next: Election to be held on November 5, 2024.
Gore Drive and Independence Court LID - 8 lot owners in Sageport Filing 4 interested in grading, water, and sanitary sewer infrastructure, storm sewer infrastructure, aggregate base course, curb & gutter, hot mix asphalt, and erosion	•September 25, 2023 – Lot Owners have submitted a Utility Study •October 30, 2023 – BCC Work Session •October 31, 2023 – Initial scoping meeting held •January 30, 2024 – PW Staff has completed review of financial feasibility March 4, 2024 - A work session took place, and the BCC has decided they will not contribute financially to the LIDs but will allow the LID projects to move to the petition phase for the residents.

control as the major construction items.	