

Public Contract for Service Staff Report

Date: January 14, 2026
To: Douglas County Board of County Commissioners
Through: Dan Avery, Deputy County Manager
From: Steve Shoultz, CPRE, Director of Parks and Recreation SS
CC: Morgan Morehart, Parks Operations Manager
Amy Knopp, Rueter-Hess Manager
Subject: **Public Contract for Services with Northwest Cascade, Inc., dba Honey Bucket in an amount not to exceed \$148,005**

Board of County Commissioners Hearing:

January 27, 2026 @ 1:30 p.m.

I. EXECUTIVE SUMMARY

This is a request to execute a service contract between the Board of County Commissioners (Board) and Northwest Cascade, Inc., dba Honey Bucket for an amount not to exceed \$148,005. The contract is for renting and servicing portable restrooms and existing vault restrooms for the Parks and Recreation Department.

II. PROCESS

In October 2025, Douglas County Purchasing completed the Invitation for Bid (IFB) #024-25 process. The County received three bid responses. Honey Bucket was the lowest bidder, and they have a proven track record of customer service and are committed to providing quality facilities.

III. RECOMMENDED ACTION

Staff recommends that the Board of County Commissioners award a Public Contract for Services with Northwest Cascade, Inc., dba Honey Bucket in the amount not exceed \$148,005 for the 2026 contract year.

ATTACHMENTS

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DOUGLAS COUNTY GOVERNMENT

Finance Department ~ Purchasing Division

100 Third Street, Suite 130

Castle Rock, Colorado 80104

Telephone: 720-673-4135

www.douglas.co.us

INVITATION FOR BID (IFB)

NO. 024-25

PORTABLE RESTROOM BUILDINGS & ASSOCIATED SERVICES

**YOUR BID RESPONSE MUST BE RECEIVED NO LATER THAN
OCTOBER 29, 2025 @ 2:00P.M. MDT**

BIDDER'S CERTIFICATION

We offer to provide 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:

BIDDER: Northwest Cascade Inc DBA: Honey Bucket

ADDRESS: 13651 W 43rd

CITY: Golden **STATE:** Colorado **ZIP:** 80403

TELEPHONE NUMBER: 303-242-4431 **FAX NUMBER:**

EMAIL: Mathewsola@honeybucket.com

BY: Mathew Sola

(Printed or Typed Name)



(Signature)

TAXPAYER I.D. NUMBER: 91-0826936

Signature constitutes acceptance of all terms and conditions listed on this form and all documents attached.

Bids shall be received **ELECTRONICALLY ONLY** through the Rocky Mountain E-Purchasing/BidNet System website at (www.bidnetdirect.com/colorado/douglas-county-government). All bid responses should consist of one (1) PDF document, without password protection. It is the sole responsibility of the bidder to ensure that their bid response is received on time. Bids will not be considered which are received after the time stated.

Douglas County distributes solicitation documents through the Rocky Mountain E-Purchasing/BidNet System only. Copies of solicitations obtained from other sources are not considered official copies and the County cannot attest to their accuracy. All BidNet System questions must be addressed with BidNet Vendor Support at 800-835-4603.

Douglas County Government reserves the right to reject any or all bids, to waive formalities, informalities, or irregularities contained in the said bid and furthermore, to award an agreement/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, the County reserves the right to negotiate optional items and/or services with the successful bidder.

OVERVIEW:

Through this Invitation for Bid (IFB), the Purchasing Division, in conjunction with the Division of Parks, Trails & Building Grounds, the Department of Open Space & Natural Resources, the Department of Road & Bridge, the Douglas County Fairgrounds, and the Moore Road Facility/EVOC Track of Douglas County Government, hereinafter referred to as the County, respectfully requests bids from responsible and highly-qualified companies for the provision of Portable Restroom Buildings and Associated Services at specified locations within Douglas County, Colorado.

The initial agreement/contract, issued as a result of this IFB, will be for a period of three (3) years, beginning approximately January 1, 2026 to and including December 31, 2028. The County shall have the option to renew the award for two (2) additional periods of one (1) year each, with the same terms and conditions. All prices proposed shall be firm and fixed for the initial agreement/contract period and may be re-negotiated after the initial agreement/contract period. This agreement/contract and any extension to the original period of a subject agreement/contract shall be contingent upon annual funding being appropriated, budgeted, and otherwise made available for such purposes and subject to the County's unanimous satisfaction with the products and services received during the preceding agreement/contract period.

BID CONDITIONS AND PROVISIONS:

All bids must be submitted on the forms provided and in accordance with all terms, conditions, specifications, and stipulations contained herein. Bidders shall carefully read and be familiar with all terms, conditions, specifications, and stipulations contained in this IFB, which shall become part of the final agreement/contract.

All bids must be signed by a duly-authorized official of the company. The completed and signed bidder certification page (together with all required attachments) must be uploaded to the Rocky Mountain E-Purchasing/BidNet System before the due date and time shown on page one (1).

All participating bidders, by their signature on the certification page, shall agree to comply with all terms, conditions, specifications, and stipulations of this IFB as stated or implied herein. Any alteration, erasure or interlineation by the bidder in this IFB shall constitute cause for rejection by the County. Exceptions or deviations to this IFB must not be added to the IFB pages and must be on company letterhead and accompany the bid response.

All bidders are required to complete all of the information requested in this IFB. Failure to do so may result in the disqualification of your bid response. When omitting a bid on an item, please insert the words "NO BID".

Prices stated must be in the units specified. In the case of a discrepancy between the unit price and extension price, the unit price shall be considered correct. Minor details omitted by oversight will not constitute an excuse for their omission.

Bid pricing shall be fixed and subject to acceptance or rejection within ninety (90) days of the bid due date.

A bidder may withdraw their bid at any time prior to the scheduled time of receipt; however, persons or companies withdrawing bids may not submit another bid in this matter.

The County will not be responsible for any goods delivered and/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 bidder.

The County reserves the right to waive any technical or formal errors or omissions and to reject any and all bids, 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 bidder 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 any agreement/contract issued as a result of this IFB. Additionally, the County must be notified of any changes occurring in this coverage and the successful bidder must demonstrate to the County that such changes do not, in any way, affect the minimum liability insurance required for this bid.

All information submitted in response to this IFB may be subject to disclosure under the Colorado Open Records Act. Bidders are discouraged from providing information that they consider confidential and/or privileged as part of their response to this IFB. 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/BidNet System with your original/complete response.

The successful bidder may be required, as a provision of this IFB, to submit proof of compliance with governmental health and safety codes, regulations and standards, as appropriate.

The successful bidder shall be in complete compliance with all terms, conditions, specifications, and stipulations of this IFB as outlined herein. The County shall have the right to inspect the facilities and equipment of the successful bidder to ensure such compliance.

No bid shall be accepted from, and no agreement/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 agreement/contract term or condition as may be provided for or required in any County agreement/contract, or that may be deemed irresponsible or unreliable by the County. Bidders may be required to submit satisfactory evidence that they have a practical knowledge of the particular work bid upon and that they have the necessary financial resources to perform and complete the work outlined in this IFB.

All bidders agree to abide by all of the laws, regulations, and administrative rulings of the United States, the State of Colorado, and the County of Douglas, securing all necessary licenses/permits in connection with this IFB.

All materials furnished or services performed under the terms of this agreement/contract issued as a result of this IFB shall comply with the requirements and standards specified in the Williams-Steiger Occupational Safety and Health Act (OSHA) of 1970 (Public Law 91-596), as well as with other applicable federal, state, and local codes.

This IFB requires a formal contract to be prepared by the County. The successful bidder 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 bidders must take into consideration that only the County's documents will be used in the finalization of any contract issued as a result of this IFB. Bidders are responsible for reviewing such documents prior to submitting their bid response.

All bidders must submit written disclosure of any known potential conflicts of interest that may result during the purchase of goods and/or the 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 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 an agreement/contract or subcontract, or to any solicitation or IFB, 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 an agreement/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 bid response shall be disqualified and shall not be reinstated.

ETHICSPPOINT/NAVEX GLOBAL:

Douglas County is committed to an environment where open, honest communication is 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 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 your bid response, the bidder certifies that:

- 1) The bid has been arrived at by the bidder independently and has been submitted without collusion with any other bidder.
- 2) The contents of the bid have not been communicated by the bidder; nor, to the best of their knowledge and belief, by any of their employees or agents, to any person not an employee or agent of the bidder or the surety on any bond furnished herewith, and will not be communicated to any such person prior to the official opening of this bid.
- 3) No bidder shall submit more than one (1) bid for this purchase.

NON-DISCRIMINATION IN EMPLOYMENT:

In connection with the performance of the work under an agreement/contract issued as a result of this IFB, the successful bidder 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 bidder must further agree to insert the foregoing provision into all subcontracts.

INDEMNIFICATION:

The County cannot and by this agreement/contract does not agree to indemnify, hold harmless, exonerate or assume the defense of the company or any other person or entity whatsoever, for any purpose whatsoever. The company 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 agreement/contract; provided, however, that the company 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.

INDEPENDENT CONTRACTOR:

The company is an Independent Contractor and is free to perform services for other clients. Notwithstanding any provision of this agreement/contract, all personnel assigned by the company to perform work under this agreement/contract shall be, and remain at all times, employees of the company 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 company and/or its designated agents. The company acknowledges that it and its employees are not entitled to Workers' Compensation benefits or Unemployment Insurance benefits from the County, unless the company or a third party provides such coverage, and that the County does not pay for or otherwise provide such coverage. The company 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.

ASSIGNMENT OF PURCHASE ORDER OR CONTRACT:

The successful bidder may not assign or otherwise transfer any of its rights or obligations under any purchase order or agreement/contract made and entered into pursuant to the County IFB without the prior written approval of the County Purchasing Division.

CANCELLATION:

The County reserves the right to cancel the whole or any part of an agreement/contract issued as a result of this IFB due to the failure of the successful bidder to carry out any term, promise or condition of the agreement/contract. The County will issue a written notice of default to the successful bidder for failing to act in compliance with the terms and conditions of such an agreement/contract.

EXAMINATION OF RECORDS:

The successful bidder agrees that the County shall, until the expiration of three (3) years after the final payment under an agreement/contract issued as a result of this IFB, have access to and the right to examine any directly pertinent books, documents, papers, and records of the bidder involving transactions of such agreement/contract.

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 pricing 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. Vendors 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 vendor 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.

QUESTIONS/INQUIRIES/ADDENDUMS:

All questions related to this IFB must be submitted **ELECTRONICALLY ONLY** through the Rocky Mountain E-Purchasing/BidNet System website at (www.bidnetdirect.com/colorado/douglas-county-government). Please enter only one (1) question per line.

Questions will be received until 5:00 P.M. MDT on October 8, 2025. Responses to all questions will be posted on the Rocky Mountain E-Purchasing/BidNet System no-later-than October 15, 2025.

If it becomes necessary to revise any part of this IFB 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 potential bidder to ensure that they have received all addendums prior to submitting their IFB response.

EXHIBITS:

- 1) Exhibit "A" ~ Bid Schedule (please complete and return with your bid response)
- 2) Exhibit "B" ~ Emergency Information (please complete and return with your bid response)
- 3) Exhibit "C" ~ Public Contract for Services (for information only)

INVITATION FOR BID (IFB) #024-25 PORTABLE RESTROOM BUILDINGS & ASSOCIATED SERVICES

GENERAL INFORMATION:

- 1) Douglas County Government, hereinafter referred to as the County, respectfully requests bids from responsible, qualified companies for the provision of Portable Restroom Buildings and Associated Services at specified locations within Douglas County, Colorado.
- 2) The County's intent is to award to only one (1) company for the provision of portable restroom buildings and associated services; however, the results of this IFB do not obligate the County in any manner. The contract(s) placed with the successful bidder(s), as a result of this IFB, shall be a Blanket Purchase Agreement. The Blanket Purchase Agreement authorizes, but does not obligate, the County to contract for any minimum or maximum dollar amount or quantity of services.
- 3) The bid schedule is attached and incorporated herein as Exhibit "A". All bid responses must be submitted on the attached bid schedule. Bid comparisons will be made from that schedule. Reference checks and past experience will also be considered in the evaluation process.
- 4) The potential award of this IFB is for an initial three (3) year contract. Our preference is to have NEW units installed at the beginning of the contract term; if NEW units are not an option, then NEAR-NEW units are expected. The bidder must define NEAR-NEW in their bid response.
- 5) The successful bidder will be paid on a monthly basis, in arrears. Any documented occasions of missed service locations will be deducted from the invoice payment.
- 6) Bidders shall list, on a separate sheet of paper, boldly marked **"EXCEPTIONS TO IFB SPECIFICATIONS"**, any proposed deviations from the specifications contained within. Each deviation shall be explained in detail, listing its advantages and/or disadvantages. The County has the option of accepting or rejecting the **"EXCEPTIONS TO IFB SPECIFICATIONS"**.
- 7) The successful bidder will furnish, at no additional cost, any reports that may be needed in tracking the usage or said services within the County. These reports will also be used to verify contract pricing.
- 8) Do not exclude any major or minor items and/or services not specifically mentioned, but which would normally and reasonably be necessary for proper, safe, efficient, and beneficial use.
- 9) The County strongly encourages all interested parties to visit all of the locations listed below and in Exhibit A prior to submitting any questions or formulating their bid response.

UNITS/LOCATION/SERVICE REQUIREMENT SCHEDULE:

- 1) 3x/week will be on Monday, Wednesday, and Friday.
- 2) 2x/week will be on Monday and Friday.
- 3) 1x/week will be on Friday.

INVITATION FOR BID (IFB) #024-25 PORTABLE RESTROOM BUILDINGS & ASSOCIATED SERVICES

SPECIFIC REQUIREMENTS:

- 1) All bid responses shall include a statement acknowledging their company's complete understanding of all IFB terms, conditions, and requirements.
- 2) The successful bidder will, at no charge to the County, deliver, at the beginning of the contract, and remove, at the end of the contract, all said buildings/equipment.
- 3) All bid responses shall include all pricing information relative to providing all buildings/equipment and performing all services as described.
- 4) All portable restroom buildings shall have locks on the toilet paper dispensers.
- 5) All portable restroom-building urinals will include "urinal cakes", replaced as needed.
- 6) All portable restroom buildings must have doors that align with the doorframes and all door closures must be strong enough to hold the doors closed at all times.
- 7) All portable restroom buildings will include a bottle of hand sanitizer mounted within the unit. The bottles of hand sanitizer will be refilled/replaced during each service visit.
- 8) Handwashing stations and trailers will be equipped with water, soap and paper towels.
- 9) The awarded company(ies) shall provide ONE point of contact for all service-related issues and any potential billing questions/concerns. All service/maintenance shall be handled from one company location.
- 10) All bid responses should provide an explanation as to why your company would stand out above all others and why your company should be awarded the contract resulting from this IFB.
- 11) All portable restroom buildings must be NEW or NEAR-NEW, as defined on page seven (7).
- 12) The successful bidder is responsible for the removal and disposal of any trash (bottles, cans, diapers, etc.) left in the restroom unit, urinals, or toilets. Do not leave these items on the ground adjacent to the unit.
- 13) Vandalism and/or graffiti shall be addressed at every service visit and the unit will be repaired and/or replaced by the successful bidder within three (3) business days. Vandalized and/or damaged portable restroom buildings will be repaired or replaced at no cost to the County.
- 14) Chemical spills as a result of installation, removal, and/or servicing of any and all units will be cleaned immediately from concrete/asphalt surfaces.
- 15) The successful bidder will provide the County with a 24-hour emergency contact number.
- 16) Bidders shall provide a list of three (3) current references to include name, title, address, telephone, and email address for which they are currently furnishing or have in the past furnished services on a same or similar contract or agreement. The inability to contact references may be cause for rejection of the bid response.
- 17) Bidders shall provide the name of one (1) customer that terminated or canceled a contract with your company due to poor performance. If no contracts were ever terminated or canceled due to poor performance, provide the name of one (1) customer that is no longer contracting with you for any other reason.

INVITATION FOR BID (IFB) #024-25 PORTABLE RESTROOM BUILDINGS & ASSOCIATED SERVICES

** PARKS & TRAILS LOCATIONS **

# OF UNITS	LOCATION	SERVICE FREQUENCY
ONE (ADA Unit)	Cherry Creek Regional Trailhead West of Pinery Subdivision and Highway 83 6662 North Pinery Parkway Parker, Colorado	1x/week ~ November thru April 2x/week ~ May thru October
ONE (ADA Unit)	Bingham Lake Park 7740 Lakeshore Drive Parker, Colorado	1x/week ~ November thru April 3x/week ~ May thru October
ONE (Oversized Unit)	Bayou Gulch Regional Park 4728 Fox Sparrow Road ~ East Side Parker, Colorado	2x/week ~ January thru December
THREE (ADA Units)	Bayou Gulch Regional Park 4815 Fox Sparrow Road ~ West Side Parker, Colorado	2x/week ~ November thru April 3x/week ~ May thru October * One (1) additional service on Saturdays between Noon & 3:00pm March 15th ~ May 15th and August 25th ~ November 1st
ONE (ADA Unit)	East/West Regional Trailhead 11700 Griggs Road Highlands Ranch, Colorado	1x/week ~ November thru April 2x/week ~ May thru October
TWO (1 ADA & 1 Standard)	Bluffs Regional Park 10099 Crooked Stick Trail Lone Tree, Colorado	7x/week ~ January thru December
SIX (1 ADA & 5 Oversized)	Fairgrounds Regional Park 500 Fairgrounds Drive Castle Rock, Colorado	2x/week ~ November thru April 3x/week ~ May thru October * One (1) additional service on Saturdays between Noon & 3:00pm March 15th ~ May 15th and August 25th ~ November 1 st
ONE (Oversized Unit)	Highline Canal Trailhead 11498 Roxborough Park Road Littleton, Colorado	1x/week ~ November thru April 2x/week ~ May thru October

TWO (1 ADA & 1 Oversized)	Challenger Regional Park 17299 East Lincoln Avenue Parker, Colorado	2x/week ~ November thru April 3x/week ~ May thru October
ONE (Oversized Unit)	Schweiger Ranch 10822 South Havana Street Lone Tree, Colorado	3x/week ~ January thru December
TWO (1 Standard & 1 Oversized)	West Fields at Highland Heritage Regional Park 9651 South Quebec Street Littleton, Colorado 80130	3x/week ~ January thru December

**** RUETER-HESS RESERVOIR LOCATIONS ****

TWO (1 ADA & 1 Standard)	Rueter-Hess Reservoir ~ Incline Stairs 13930 Ancestry Drive Parker, Colorado	3x/week ~ January thru December
ONE (ADA Unit)	Rueter-Hess Reservoir – Ranger Station 13930 Ancestry Drive Parker, Colorado	1x/week ~ January thru December
ONE (ADA Unit)	Rueter-Hess Reservoir – E Lot 13930 Ancestry Drive Parker, Colorado	1x/week ~ October thru April 2x/week ~ May thru September
ONE (Standard Unit)	SEASONAL ONLY – MAY THROUGH SEPTEMBER Rueter-Hess Reservoir – E Lot 13930 Ancestry Drive Parker, Colorado	2x/week ~ May thru September
ONE (ADA Unit)	Rueter-Hess Reservoir - Pavilion 13930 Ancestry Drive Parker, Colorado	1x/week ~ January thru December
ONE (Standard Unit)	SEASONAL ONLY – JULY THROUGH AUGUST Rueter-Hess Reservoir - Pavilion 13930 Ancestry Drive Parker, Colorado	1x/week ~ July thru August

**** CXT RESTROOM VAULTS ~ 1,000 GALLONS/BUILDING ****

All debris must be removed from the vaults during pumping. Typical debris includes bottles, cans, diapers, etc. The restrooms are clearly posted not to dump debris into the vaults; however, we still manage to acquire items. The Parks staff will hydrate the vaults with water prior to pumping to assure enough liquid is present for pumping.

THREE (3) BUILDINGS	Highland Heritage Regional Park 9651 South Quebec Street Littleton, Colorado 80130	March 1 st and September 1 st
ONE (1) BUILDING	Dupont Park 8020 Main Street Louviers, Colorado 80131	March 1 st and September 1 st
TWO (2) BUILDINGS	Whispering Pines Park 7575 Park Drive Franktown, Colorado 80116	March 1 st and September 1 st
ONE (1) BUILDING	Pinery Park 8176 Hillcrest Way Parker, Colorado 80134	March 1 st and September 1 st
ONE (1) BUILDING	Daniels Park 1400 West Castle Pines Parkway Castle Pines, Colorado	March 1 st and September 1 st

**** OPEN SPACE LOCATIONS ****

ONE (ADA Unit)	Hidden Mesa 3217 North Highway 83 Franktown, Colorado	2x/week ~ January thru December
ONE (Standard Unit)	Hidden Mesa – Orchard 3217 North Highway 83 Franktown, Colorado	1x/week ~ January thru December
ONE (Small ADA Unit)	Sharptail Trail 6500 North Roxborough Littleton, Colorado	1x/week ~ January thru December
TWO (1 ADA & 1 Standard)	Prairie Canyon Ranch 4620 Highway 83 Franktown, Colorado	1x/week ~ January thru December

FIVE (3 ADA & 2 Standard)	Glendale North 12300 South Havana Street Castle Rock, Colorado	2x/week ~ January thru December
TWO (2 ADA)	Glendale South 12300 South Havana Street Castle Rock, Colorado	2x/week ~ January thru December
TWO (1 ADA & 1 Standard)	Spruce Meadows Trail 1563 Noe Road Larkspur, Colorado	1x/week ~ January thru December
TWO (1 ADA & 1 Standard)	Spruce Mountain Trail 13415 Spruce Mountain Road Larkspur, Colorado	2x/week ~ January thru December
ONE (ADA Unit)	Greenland Trail – North End 1532 Noe Road Larkspur, Colorado	2x/week ~ January thru December
ONE (Standard Unit)	Greenland Trail – South End 751 West Palmer Divide Larkspur, Colorado	1x/week ~ January thru December
TWO (1 ADA & 1 Standard)	Greenland – Dog Park 1532 Noe Road Larkspur, Colorado	2x/week ~ January thru December
ONE (ADA Unit)	Iron Horse 6516 South I-25 Castle Rock, Colorado	1x/week ~ January thru December
TWO (1 ADA & 1 Standard)	Dawson Butte 1753 Tomah Road Castle Rock, Colorado	2x/week ~ January thru December
ONE (ADA Unit)	Lincoln Mountain/Palmer Ranch 12325 Highway 83 Larkspur, Colorado	1x/week ~ January thru December
TWO (1 ADA & 1 Standard)	Lincoln Mountain 7333 East Jones Road Larkspur, Colorado	2x/week ~ January thru December
ONE (ADA Unit)	Columbine Open Space 2 Faraway Place Castle Rock, Colorado	1x/week ~ January thru December

ONE (ADA Unit)	Hidden Mesa Pleasant View 3636 Pleasant View Drive Castle Rock, Colorado	1x/week ~ January thru December
TWO (ADA Units)	Sandstone Ranch Trail 9605 South Perry Park Road Larkspur, Colorado	1x/week ~ January thru December
FOUR (ADA Units)	Sandstone Ranch Trail 8309 South Perry Park Road Larkspur, Colorado	1x/week ~ January thru December
TWO (1 ADA & 1 Standard)	Bayou Gulch 8038 Bayou Gulch Rd Franktown, Colorado	1x/week ~ January thru December

** VARIOUS OTHER LOCATIONS **

<p>FIFTY (50) STANDARD UNITS</p> <p>FIVE (5) 250-GALLON HOLDING TANKS</p> <p>TWENTY-TWO (22) 2-STATION SINKS</p> <p>ONE (1) 4-STALL GOLD RESTROOM TRAILER (FRIDAY – SUNDAY, first weekend of August, no service needed)</p>	Douglas County Fairgrounds 500 Fairgrounds Drive Castle Rock, Colorado 80104	Generally, the last weekend of July through the first weekend of August. Friday through Sunday (following week – ten (10) days) with service seven (7) days total.
FOUR (1) ADA & (3) Standard	Sheriff's Office – EVOC Track 8500 North Moore Road Littleton, Colorado 80125	1x/week ~ January thru December
ONE (Standard Unit)	Public Works, Road & Bridge – Slash Mulch Site 1400 Caprice Drive, Castle Rock, Colorado	1x/week ~ January thru December
THREE (Trailer Units)	Public Works, Road & Bridge ~ Parker Yard 9045 Tammy Lane Parker, Colorado	1x/week ~ January thru December

TWO (1 Standard Unit & 1 Trailer Unit)	Public Works, Road & Bridge ~ Sedalia Yard 5469 Clay Street Sedalia, Colorado	1x/week ~ January thru December
TWO (1 Standard Unit & 1 Trailer Unit)	Public Works, Road & Bridge ~ Waterton Yard 7201 Waterton Road Littleton, Colorado	1x/week ~ January thru December

INVITATION FOR BID (IFB) #024-25 PORTABLE RESTROOM BUILDINGS & ASSOCIATED SERVICES

EXHIBIT “A” ~ BID SCHEDULE

# OF UNITS	LOCATION	SERVICE FREQUENCY	COST PER MONTH
ONE (ADA Unit)	PARKS & TRAILS Cherry Creek Regional Trailhead West of Pinery Subdivision and Highway 83 6662 North Pinery Parkway Parker, Colorado	1x/week ~ November thru April	\$165.00
		2x/week ~ May thru October	\$320.00
ONE (ADA Unit)	PARKS & TRAILS Bingham Lake Park 7740 Lakeshore Drive Parker, Colorado	1x/week ~ November thru April	\$165.00
		3x/week ~ May thru October	\$475.00
ONE (Oversized Unit)	PARKS & TRAILS Bayou Gulch Regional Park 4728 Fox Sparrow Road East Side Parker, Colorado	2x/week ~ January thru December	\$320.00
THREE (ADA Units)	Bayou Gulch Regional Park 4815 Fox Sparrow Road West Side Parker, Colorado	2x/week ~ November thru April	\$960.00
		3x/week ~ May thru October	\$1425.00
		One (1) additional service on Saturdays between Noon & 3:00pm March 15 th ~ May 15 th August 25 th ~ Nov. 1st	\$70.00 per service per unit
ONE (ADA Unit)	PARKS & TRAILS East/West Regional Trailhead 11700 Griggs Road Highlands Ranch, Colorado	1x/week ~ November thru April	\$165.00
		2x/week ~ May thru October	\$320.00

TWO (1 ADA & 1 Standard)	PARKS & TRAILS Bluffs Regional Park 10099 Crooked Stick Trail Lone Tree, Colorado	7x/week ~ January thru December	\$1910.00
SIX (1 ADA & 5 Oversized)	PARKS & TRAILS Fairgrounds Regional Park 500 Fairgrounds Drive Castle Rock, Colorado	2x/week ~ November thru April	\$1920.00
		3x/week ~ May thru October	\$2850.00
		One (1) additional service on Saturdays between Noon & 3:00pm March 15 th ~ May 15 th August 25 th ~ Nov. 1st	\$70.00 per service per unit
ONE (1 Oversized)	PARKS & TRAILS Highline Canal Trailhead 11498 Roxborough Park Road Littleton, Colorado	1x/week ~ November thru April	\$165.00
		2x/week ~ May thru October	\$320.00
TWO (1 ADA & 1 Oversized)	PARKS & TRAILS Challenger Regional Park 17299 East Lincoln Avenue Parker, Colorado	2x/week ~ November thru April	\$640.00
		3x/week ~ May thru October	\$950.00
ONE (Oversized Unit)	PARKS & TRAILS Schweiger Ranch 10822 South Havana Street Lone Tree, Colorado	3x/week ~ January thru December	\$475.00
TWO (1 Standard & 1 Oversized)	PARKS & TRAILS West Fields at HHRP 9651 South Quebec Street Littleton, Colorado	3x/week ~ January thru December	\$820.00
TWO (1 ADA & 1 Standard)	RUETER-HESS RESERVOIR Incline Stairs 13930 Ancestry Drive Parker, Colorado	3x/week ~ January thru December	\$820.00
ONE (ADA Unit)	RUETER-HESS RESERVOIR Ranger Station 13930 Ancestry Drive Parker, Colorado	1x/week ~ January thru December	\$165.00

ONE (ADA Unit)	RUETER-HESS RESERVOIR E Lot 13930 Ancestry Drive Parker, Colorado	1x/week ~ October thru April	\$165.00
		2x/week ~ May thru September	\$320.00
ONE (Standard Unit)	SEASONAL ONLY – MAY THROUGH SEPTEMBER RUETER-HESS RESERVOIR E Lot 13930 Ancestry Drive Parker, Colorado	2x/week ~ May thru September	\$240.00
ONE (ADA Unit)	RUETER-HESS RESERVOIR Pavilion 13930 Ancestry Drive Parker, Colorado	1x/week ~ January thru December	\$165.00
ONE (Standard Unit)	SEASONAL ONLY – JULY THROUGH AUGUST RUETER-HESS RESERVOIR Pavilion 13930 Ancestry Drive Parker, Colorado	1x/week ~ July thru August	\$ 125.00
THREE (3) CXT RESTROOM VAULT BUILDINGS	PARKS & TRAILS Highland Heritage Regional Park 9651 South Quebec Street Littleton, Colorado 80130	March 1 st and September 1 st	\$3750.00
ONE (1) CXT RESTROOM VAULT BUILDING	PARKS & TRAILS Dupont Park 8020 Main Street Louviers, Colorado 80131	March 1 st and September 1 st	\$1250.00
TWO (2) CXT RESTROOM VAULT BUILDINGS	PARKS & TRAILS Whispering Pines Park 7575 Park Drive Franktown, Colorado 80116	March 1 st and September 1 st	\$2500.00
ONE (1) CXT RESTROOM VAULT BUILDING	PARKS & TRAILS Pinery Park 8176 Hillcrest Way Parker, Colorado 80134	March 1 st and September 1 st	\$1250.00
ONE (1) CXT RESTROOM VAULT BUILDING	PARKS & TRAILS Daniels Park 1400 West Castle Pines Parkway Castle Pines, Colorado	March 1 st and September 1 st	\$1250.00

ONE (ADA Unit)	OPEN SPACE Hidden Mesa 3217 North Highway 83 Franktown, Colorado	2x/week ~ January thru December	\$320.00
ONE (Standard Unit)	Hidden Mesa - Orchard 3217 North Highway 83 Franktown, Colorado	1x/week ~ January thru December	\$125.00
ONE (Small ADA Unit)	OPEN SPACE Sharptail Trail 6500 North Roxborough Littleton, Colorado	1x/week ~ January thru December	\$165.00
TWO (1 ADA & 1 Standard)	OPEN SPACE Prairie Canyon Ranch 4620 Highway 83 Franktown, Colorado	1x/week ~ January thru December	\$290.00
FIVE (3 ADA & 2 Standard)	OPEN SPACE Glendale - North 12300 South Havana Street Castle Rock, Colorado	2x/week ~ January thru December	\$1440.00
TWO (ADA Units)	OPEN SPACE Glendale - South 12300 South Havana Street Castle Rock, Colorado	2x/week ~ January thru December	\$640.00
TWO (1 ADA & 1 Standard)	OPEN SPACE Spruce Meadows Trail 1563 Noe Road Larkspur, Colorado	1x/week ~ January thru December	\$290.00
TWO (1 ADA & 1 Standard)	OPEN SPACE Spruce Mountain Trail 13415 Spruce Mountain Road Larkspur, Colorado	2x/week ~ January thru December	\$560.00
ONE (ADA Unit)	OPEN SPACE Greenland Trail – North End 1532 Noe Road Larkspur, Colorado	2x/week ~ January thru December	\$320.00
ONE (Standard Unit)	Greenland Trail – South End 751 West Palmer Divide Larkspur, Colorado	1x/week ~ January thru December	\$125.00
TWO (1 ADA & 1 Standard)	Greenland Trail – Dog Park 1532 Noe Road Larkspur, Colorado	2x/week ~ January thru December	\$560.00

ONE (ADA Unit)	OPEN SPACE Iron Horse 6516 South I-25 Castle Rock, Colorado	1x/week ~ January thru December	\$165.00
TWO (1 ADA & 1 Standard)	OPEN SPACE Dawson Butte 1753 Tomah Road Castle Rock, Colorado	2x/week ~ January thru December	\$560.00
ONE (ADA Unit)	OPEN SPACE Lincoln Mountain/Palmer Ranch 12325 Highway 83 Larkspur, Colorado	1x/week ~ January thru December	\$165.00
TWO (1 ADA & 1 Standard)	Lincoln Mountain 7333 East Jones Road Larkspur, Colorado	2x/week ~ January thru December	\$560.00
ONE (ADA Unit)	OPEN SPACE Columbine Open Space 2 Faraway Place Castle Rock, Colorado	1x/week ~ January thru December	\$165.00
ONE (ADA Unit)	OPEN SPACE Hidden Mesa Pleasant View 3636 Pleasant View Drive Castle Rock, Colorado	1x/week ~ January thru December	\$165.00
TWO (ADA Units)	OPEN SPACE Sandstone Ranch Trail 9605 South Perry Park Road Larkspur, Colorado	1x/week ~ January thru December	\$330.00
FOUR (ADA Units)	OPEN SPACE Sandstone Ranch 8309 South Perry Park Road Larkspur, Colorado	1x/week ~ January thru December	\$660.00
TWO (1 ADA & 1 Standard)	OPEN SPACE Bayou Gulch 8038 Bayou Gulch Road Frankown, Colorado	1x/week ~ January thru December	\$290.00

<p>FIFTY (50) STANDARD UNITS</p> <p>FIVE (5) 250-GALLON HOLDING TANKS</p> <p>TWENTY-TWO (22) 2-STATION SINKS</p> <p>ONE (1) 4-STALL GOLD RESTROOM TRAILER (FRIDAY – SUNDAY, first weekend of August, no service needed)</p>	<p>ANNUAL COUNTY FAIR Douglas County Fairgrounds 500 Fairgrounds Drive Castle Rock, Colorado 80104</p>	<p>Generally, the last weekend of July through the first weekend of August. Friday through Sunday (following week – ten (10) days) with service seven (7) days total.</p>	<p>\$22,000.00</p>
<p>FOUR (1 ADA & 3 Standard)</p>	<p>SHERIFF Sheriff's Office – EVOC Track 8500 North Moore Road Littleton, Colorado 80125</p>	<p>1x/week ~ January thru December</p>	<p>\$540.00</p>
<p>ONE (Standard Unit)</p>	<p>PW, ROAD & BRIDGE Slash Mulch Site 1400 Caprice Drive, Castle Rock, Colorado</p>	<p>1x/week ~ January thru December</p>	<p>\$125.00</p>
<p>THREE (Trailer Units)</p>	<p>PW, ROAD & BRIDGE Parker Yard 9045 Tammy Lane Parker, Colorado 80134</p>	<p>1x/week ~ January thru December</p>	<p>\$600.00</p>
<p>TWO (1 Standard Unit & 1 Trailer Unit)</p>	<p>PW, ROAD & BRIDGE Sedalia Yard 5469 Clay Street Sedalia, Colorado</p>	<p>1x/week ~ January thru December</p>	<p>\$325.00</p>
<p>TWO (1 Standard Unit & 1 Trailer Unit)</p>	<p>PW, ROAD & BRIDGE Waterton Yard 7201 Waterton Road Littleton, Colorado</p>	<p>1x/week ~ January thru December</p>	<p>\$325.00</p>

1) Cost per Additional Service, per location \$~~50.00~~ M - F \$75.00 Weekend/Holidays
(Service required within 24-hours of notification)

2) Cost for daily and weekly short-term rental of a STANDARD unit. Cost is lump sum and includes any and all drop-off, pick-up, processing and other related charges.

Daily Cost \$ 125.00

Weekly Cost \$ 125.00

3) Cost for daily and weekly short-term rental of an ADA unit. Cost is lump sum and includes any and all drop-off, pick-up, processing and other related charges.

Daily Cost \$ 165.00

Weekly Cost \$ 165.00

4) Comments: _____

**INVITATION FOR BID (IFB) #024-25
PORTABLE RESTROOM BUILDINGS
& ASSOCIATED SERVICES**

EXHIBIT “B” ~ EMERGENCY INFORMATION

In the event of an emergency or disaster, Douglas County Government is requesting that your company be a pre-qualified supplier of the goods, equipment, and/or services requested in this solicitation, if awarded. Respondents are advised that the goods, equipment, and/or services contracted for as a result of this solicitation may be called upon by the County.

Indicate below if you agree to the best of your ability given the emergency circumstances, to honor the terms and conditions of this solicitation and the resulting contract. Delivery arrangements will be coordinated directly with the specific department. The successful company shall take all necessary precautions to ensure the health, safety and welfare of the person or persons to and from the incident (point of delivery of goods/equipment/services).

Indicate your agreement to provide the goods, equipment, and/or services specified in this solicitation and the resulting contract to Douglas County Government in the event of an emergency or disaster.

Yes X No

If yes, please list contact names, phone numbers and e-mail addresses of the two key persons who would be on-call in the event of an emergency/disaster (preferably 1 account executive and 1 operations manager):

Emergency Contact #1 Name: Tiffany Boyd

Emergency Contact #1 Title: Area Manager

Emergency Contact #1 Cell Phone: 720-760-0585

Emergency Contact #1 E-mail: tiffanyboyd@honeybucket.com

Emergency Contact #2 Name: Mathew Sola

Emergency Contact #2 Title: Operations Manager

Emergency Contact #2 Cell Phone: 303-242-4431

Emergency Contact #2 E-mail: mathewsola@honeybucket.com



Northwest Cascade

Home Of



1) Northwest Cascade Inc. dba Honey Bucket does acknowledge and understand all the terms, conditions, and requirements of IFB

9) Local point of contact for any service-related issues and billing questions and concerns will be handled out of our Golden location at 13651 W 43rd Dr. Golden, Co 80403 by Mathew Sola, Operations Manager. His phone number is (253)691-2069

10) Why Honey Bucket Stands Out.

Northwest Cascade/Honey Bucket has been providing services for both large and small events for the past 58 years. We are currently the largest employee owned provider of site services in the country. Specifically, we have provided sanitation services for local municipalities in Colorado for the past 4 years. During this time, we excelled in our performance and reviews. We are called on to provide innovative strategies and exceed customer expectations. We currently provide service to several municipalities in Colorado. Honey Bucket is the current provider for Douglas County Parks & Trails, as well as, The City and County of Denver, Foothills Parks & Rec., Arapahoe County Open Spaces, and several others. We strive to take care of customers and achieving our core values every unit we service, Customer Focus, Commitment, Can-Do-Attitude and Be Accountable. We have been called on several times for emergencies and services are competitors cannot assist with.

Honey Bucket has staff on call 24 hours per day. We are always available to assist with our customer needs and have fast response times. We have been able to be dispatched and arrive on site in timely manner for deliveries, relocates, pickups, vandalized units and many other situations. Honey Bucket has an industry first-of-its-kind Quality Control program. We employ several inspectors to verify the quality of our service. We back all services with a money back guarantee.

16) References:

-Shelley Sherrill Field Operations Administrator for City and County of Denver

Shelley.sherrill@denvergov.org

(720)626-5417



-Zach Clapper General Manager of Facilities at Red Rocks Amphitheatre

18300 W Alameda Pkwy, Morrison, CO 80465

Clapper-zach@aramark.com

(303)809-1463

- Nick Miles Sr. Director, Event Development and Operations Dicks Sporting Goods Park.

6000 Victory Way, Commerce City, CO 80022

Nick.miles@teamkse.com or www.DSGPark.com

(303)727-3507

17) We recently lost our contract with City of Commerce City due to losing the bid. I was told they were very happy with our service.

City of Commerce City

Steve White

(720)584-1502

PUBLIC CONTRACT FOR SERVICES

THIS PUBLIC CONTRACT FOR SERVICES (the “Contract”) is made and entered into this _____ day of _____, 2026, by and between the **BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO** (the “County”), and **NORTHWEST CASCADE INC DBA HONEY BUCKET**, a Corporation authorized to do business in Colorado (the “Contractor”). The County and the Contractor hereinafter collectively referred to as the “Parties” and individually to as a “Party.”

RECITALS

WHEREAS, the County is undertaking certain activities for Portable Restroom Buildings & Associated Services, as specified per all terms of the Invitation for Bid (IFB) #024-25; and

WHEREAS, the County desires to engage the Contractor to render certain professional services and assistance in connection with such undertakings of the County; and

WHEREAS, the Contractor has the ability to assist the County through its professional expertise, knowledge, and experience and is ready, willing and able to provide such services, subject to the conditions hereinafter set forth.

NOW, THEREFORE, for and in consideration of the premises and other good and valuable consideration, the parties agree as follows:

1. LINE OF AUTHORITY: MORGAN MOREHART, is designated as Authorized Representative of the County for the purpose of administering, coordinating and approving the work performed by the Contractor under this Contract.

2. SCOPE OF SERVICES: All services described in Exhibit A, attached hereto and incorporated herein, shall be performed by Contractor.

The County may, from time to time, request changes to the scope of services to be performed hereunder. Such changes, including any increase or decrease in the amount of the Contractor’s compensation, which are mutually agreed upon between the County and Contractor, shall be in writing and shall become part of this Contract upon execution.

The Contractor agrees to diligently and professionally perform all the services described herein in a manner satisfactory to the Authorized Representative. It is also understood and agreed that the Contractor shall not, in performing services hereunder, undertake any action or activity prohibited by the terms of any lease, permit, license or other agreement in effect during the term hereof between the Contractor and the County for the use and occupancy by the Contractor of any County facilities or space.

3. COMPENSATION: Subject to the maximum contract liability and all other provisions of this Contract, the County agrees to pay to the Contractor, and the Contractor agrees

to accept payment as described in Exhibit B, attached hereto and incorporated herein, during the term hereof, in accordance with the terms set forth herein.

4. MAXIMUM CONTRACT EXPENDITURE: Any other provision of this Contract notwithstanding and pursuant to Section 29-1-110, C.R.S., the amount of funds appropriated for this Contract is **ONE HUNDRED FORTY-EIGHT THOUSAND FIVE DOLLARS AND ZERO CENTS (\$148,005.00)** for fiscal year 2026. In no event shall the County be liable for payment under this Contract for any amount in excess thereof. The County is not under obligation to make any future apportionment or allocation to this Contract nor is anything set forth herein a limitation of liability for Contractor. Any potential expenditure for this Contract outside the current fiscal year is subject to future annual appropriation of funds for any such proposed expenditure.

5. TERM: It is mutually agreed by the parties that the term of this Contract shall commence as of 12:01 a.m. on **JANUARY 1, 2026**, and terminate at 12:00 a.m. on **DECEMBER 31, 2026**. This Contract and/or any extension of its original term shall be contingent upon annual funding being appropriated, budgeted and otherwise made available for such purposes and subject to the County's satisfaction with all products and services received during the preceding term.

6. INVOICING PROCEDURES: Payments shall be made to the Contractor based upon invoices submitted by the Contractor, provided such invoices have been approved by the Authorized Representative. Payments will be made to the Contractor within thirty (30) days, or within a mutually agreed upon period after County has received complete invoices from the Contractor. The County reserves the right to require such additional documentation, including monthly activity reports detailing the Contractor's activities and services rendered, as the County deems appropriate to support the payments to the Contractor. The signature of an officer of the Contractor shall appear on all invoices certifying that the invoice has been examined and found to be correct.

7. CONFLICT OF INTEREST: The Contractor agrees that no official, officer or employee of the County shall have any personal or beneficial interest whatsoever in the services or property described herein, and the Contractor further agrees not to hire, pay, or contract for services of any official, officer or employee of the County. A conflict of interest shall include transactions, activities or conduct that would affect the judgment, actions or work of the Contractor by placing the Contractor's own interests, or the interest of any party with whom the Contractor has a contractual arrangement, in conflict with those of County.

8. INDEMNIFICATION: The County cannot and by this Contract does not agree to indemnify, hold harmless, exonerate or assume the defense of the Contractor or any other person or entity whatsoever, for any purpose whatsoever. The Contractor shall defend, indemnify and hold harmless the County, its commissioners, officials, officers, directors, agents and employees from any and all claims, demands, suits, actions or proceedings of any kind or nature whatsoever, including Workers' Compensation claims, in any way resulting from or arising from the services rendered under this Contract; provided, however, that the Contractor need not indemnify or save harmless the County, its officers, agents and employees from damages

resulting from the sole negligence of the County's commissioners, officials, officers, directors, agents and employees.

9. INDEPENDENT CONTRACTOR: The Contractor is an independent contractor and is free to perform services for other clients. Notwithstanding any provision of this Contract, all personnel assigned by the Contractor to perform work under this Contract shall be and remain at all times, employees of the Contractor for all purposes. THE INDEPENDENT CONTRACTOR IS NOT ENTITLED TO WORKERS' COMPENSATION OR UNEMPLOYMENT BENEFITS THROUGH THE COUNTY AND IS OBLIGATED TO PAY FEDERAL AND STATE INCOME TAX ON ANY MONIES EARNED PURSUANT TO THE CONTRACT RELATIONSHIP.

10. NO WAIVER OF GOVERNMENTAL IMMUNITY ACT: The parties hereto understand and agree that the County, its commissioners, officials, officers, directors, agents and employees, are relying on, and do not waive or intend to waive by any provisions of this Contract, the monetary limitations or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, §§ 24-10-101 to 120, C.R.S., or otherwise available to the County.

11. ASSIGNMENT: The Contractor covenants and agrees that it will not assign or transfer its rights hereunder, or subcontract any work hereunder, either in whole or in part without the prior written approval of the Authorized Representative. Any attempt by the Contractor to assign or transfer its rights hereunder shall, at the option of the Authorized Representative, void the assignment or automatically terminate this Contract and all rights of the Contractor hereunder.

12. COUNTY REVIEW OF RECORDS: The Contractor agrees that, upon request of the Authorized Representative, at any time during the term of this Contract, or three (3) years thereafter, it will make full disclosure to the County and make available for inspection and audit upon request by the Authorized Representative, the County Director of Finance, or any of their authorized representatives, all of its records associated with work performed under this Contract for the purpose of making an audit, examination or excerpts. The Contractor shall maintain such records until the expiration of three (3) years following the end of the term of this Contract.

13. OWNERSHIP OF DOCUMENTS: Drawings, specifications, guidelines and any other documents prepared by the Contractor in connection with this Contract shall be the property of the County.

14. ASSIGNMENT OF COPYRIGHTS: The Contractor assigns to the County the copyrights to all works prepared, developed, or created pursuant to this Contract, including the right to: 1) reproduce the work; 2) prepare derivative works; 3) distribute copies to the public by sale, rental, lease, or lending; 4) perform the works publicly; and 5) to display the work publicly. The Contractor waives its rights to claim authorship of the works, to prevent its name from being used wrongly in connection with the works, and to prevent distortion of the works.

15. TERMINATION: The County shall have the right to terminate this Contract, with or without cause, by giving written notice to the Contractor of such termination and

specifying the effective date thereof, which notice shall be given at least ten (10) days before the effective date of such termination. In such event, all finished or unfinished documents, data, studies and reports prepared by the Contractor pursuant to this Contract shall become the County's property. The Contractor shall be entitled to receive compensation in accordance with this Contract for any satisfactory work completed pursuant to the terms of this Contract prior to the date of notice of termination. Notwithstanding the above, the Contractor shall not be relieved of liability to the County for damages sustained by the County by virtue of any breach of the Contract by the Contractor.

16. NOTICES: Notices concerning termination of this Contract, notices of alleged or actual violations of the terms or provisions of this Contract, and all other notices shall be made as follows:

by the Contractor to: Douglas County Government
Parks & Recreation Department
Attn: Morgan Morehart
9651 South Quebec Street
Littleton, Colorado 80130
Telephone: 720-733-6990
Email: mmorehart@douglas.co.us

with a copy to: Douglas County Attorney's Office
100 Third Street
Castle Rock, CO 80104
Telephone: 303-660-7414
E-mail: attorney@douglas.co.us

and by the County to: Northwest Cascade, Inc., dba Honey Bucket
Attn: Greg Potts
PO Box 73399
Puyallup, WA 98373
Telephone: 303-242-4431
Email: GregPotts@nwcascade.com

Said notices shall be delivered personally during normal business hours to the appropriate office above, or by prepaid first class U.S. mail, or other method authorized in writing by the Authorized Representative. Mailed notices shall be deemed effective upon receipt or three (3) days after the date of mailing, whichever is earlier. The parties may from time to time designate substitute addresses or persons where and to whom such notices are to be mailed or delivered, but such substitutions shall not be effective until actual receipt of written notification.

17. NONDISCRIMINATION: In connection with the performance of work under this Contract, the Contractor agrees not to refuse to hire, discharge, promote or demote, or to discriminate in matters of compensation against any person otherwise qualified, solely because of race, color, religion, national origin, gender, age, military status, sexual orientation, marital status, or physical or mental disability.

18. GOVERNING LAW; VENUE: This Contract shall be deemed to have been made in, and construed in accordance with the laws of the State of Colorado. Venue for any action hereunder shall be in the District Court, County of Douglas, State of Colorado. The Contractor expressly waives the right to bring any action in or to remove any action to any other jurisdiction, whether state or federal.

19. COMPLIANCE WITH ALL LAWS AND REGULATIONS: All of the work performed under this Contract by the Contractor shall comply with all applicable laws, rules, regulations and codes of the United States and the State of Colorado. The Contractor shall also comply with all applicable ordinances, regulations, and resolutions of the County and shall commit no trespass on any public or private property in the performance of any of the work embraced by this Contract.

20. SEVERABILITY: In the event any of the provisions of this Contract are held to be unenforceable or invalid by any court of competent jurisdiction, the validity of the remaining provisions shall not be affected. Should either party fail to enforce a specific term of this Contract it shall not be a waiver of a subsequent right of enforcement, nor shall it be deemed a modification or alteration of the terms and conditions contained herein.

21. NO THIRD PARTY BENEFICIARIES: The enforcement of the terms and conditions of this Contract and all rights of action relating to such enforcement, shall be strictly reserved to the County and the Contractor, and nothing contained in this Contract shall give or allow any such claim or right of action by any other or third person under such Contract.

22. ADVERTISING AND PUBLIC DISCLOSURE: The Contractor shall not include any reference to this Contract or services performed pursuant to this Contract in any of Contractor's advertising or public relations materials without first obtaining the written approval of the Douglas County Public Affairs Director. Nothing herein, however, shall preclude the transmittal of any information to officials of the County, including without limitation, the County Manager, Assistant County Manager, and the Board of County Commissioners.

23. PRIORITY OF PROVISIONS: In the event that any terms of this Contract and any Exhibit, attachment, or other referenced document are inconsistent, the following order of priority shall control:

- | | |
|-----------------|--------------------------------------|
| 1 st | This Contract, Sections 1 through 28 |
| 2 nd | Invitation for Bid (IFB) #024-25 |
| 3 rd | Exhibit C- Insurance Requirements |
| 4 th | Exhibit A- Scope of Services |
| 5 th | Exhibit B- Method of Payment |
| 6 th | Response to IFB #024-25 |

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 Contractor shall be required to maintain the insurance requirements provided in Exhibit C, attached hereto and incorporated herein by reference. The Contractor shall provide evidence that such requirements have been met and shall provide updated information to the County in the event any changes are made to the Contractor's insurance coverage during the term of this Contract.

27. COUNTY EXECUTION OF 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 SERVICES

All services related to the award of Invitation for Bid (IFB) #024-25, Portable Restroom Buildings & Associated Services. Services will be as specified, per all terms and conditions of the IFB and the associated response from Northwest Cascade, Inc., dba Honey Bucket.

- Northwest Cascade, Inc., dba Honey Bucket will, at no charge to the County, deliver, at the beginning of this Contract, and remove, at the end of this Contract, all said buildings/equipment.
- All portable restroom buildings shall have locks on the toilet paper dispensers.
- All portable restroom-building urinals will include “urinal cakes”, replaced as needed.
- All portable restroom buildings must have doors that align with the door frames and all door closures must be strong enough to hold the doors closed at all times.
- All portable restroom buildings will include a bottle of hand sanitizer mounted within the unit. The bottles of hand sanitizer will be refilled/replaced during each service visit.
- Handwashing stations and trailers will be equipped with water, soap and paper towels.
- Provide ONE point of contact for all service-related issues and any potential billing questions/concerns. All service/maintenance shall be handled from one company location.
- All portable restroom buildings must be NEW or NEAR-NEW.
- Contractor is responsible for the removal and disposal of any trash (bottles, cans, diapers, etc.) left in the restroom unit, urinals, or toilets. Do not leave these items on the ground adjacent to the unit.
- Vandalism and/or graffiti shall be addressed at every service visit and the unit will be repaired and/or replaced by the successful bidder within three (3) business days. Vandalized and/or damaged portable restroom buildings will be repaired or replaced at no cost to the County.
- Chemical spills as a result of installation, removal, and/or servicing of any and all units will be cleaned immediately from concrete/asphalt surfaces.
- Provide the County with a 24-hour emergency contact number.
- Provide ONE point of contact for all service-related issues and any potential billing questions/concerns. All service/maintenance shall be handled from one company location.

UNITS/LOCATIONS/SERVICE REQUIREMENT SCHEDULE:

- 3 times per week will be on Monday, Wednesday, Friday
- 2 times per week will be on Monday and Friday
- 1 time per week will be on Friday

BID SCHEDULE PRICING:

Bid Schedule pricing as noted below.

Exhibit B METHOD OF PAYMENT

The County shall make payments to the Contractor based upon invoices submitted by the Contractor, provided such invoices have been approved by the Authorized Representative. Payments will be made to the Contractor within thirty (30) days, or within a mutually agreed upon period after County has received complete invoices from the Contractor. The County reserves the right to request additional documentation, including monthly activity reports detailing the Contractor's activities and services rendered, as the County deems it appropriate to support the payment to the Contractor. The signature on an officer of the Contractor shall appear on all invoices certifying that the invoice has been examined and found to be correct. The Contractor shall invoice services for Parks and Recreation and Rueter-Hess Reservoir separately.

# OF UNITS	LOCATION	SERVICE FREQUENCY	COST PER MONTH
ONE (ADA Unit)	PARKS & TRAILS Cherry Creek Regional Trailhead West of Pinery Subdivision and Highway 83 6662 North Pinery Parkway Parker, Colorado	1x/week ~ November thru April	\$165.00
		2x/week ~ May thru October	\$320.00
ONE (ADA Unit)	PARKS & TRAILS Bingham Lake Park 7740 Lakeshore Drive Parker, Colorado	1x/week ~ November thru April	\$165.00
		3x/week ~ May thru October	\$475.00
ONE (Oversized Unit)	PARKS & TRAILS Bayou Gulch Regional Park 4728 Fox Sparrow Road East Side Parker, Colorado	2x/week ~ January thru December	\$320.00
THREE (ADA Units)	Bayou Gulch Regional Park 4815 Fox Sparrow Road West Side Parker, Colorado	2x/week ~ November thru April	\$960.00
		3x/week ~ May thru October	\$1425.00
		One (1) additional service on Saturdays between Noon & 3:00pm March 15 th ~ May 15 th August 25 th ~ Nov. 1st	\$70.00 per service per unit
ONE (ADA Unit)	PARKS & TRAILS East/West Regional Trailhead 11700 Griggs Road Highlands Ranch, Colorado	1x/week ~ November thru April	\$165.00
		2x/week ~ May thru October	\$320.00

TWO (1 ADA & 1 Standard)	PARKS & TRAILS Bluffs Regional Park 10099 Crooked Stick Trail Lone Tree, Colorado	7x/week ~ January thru December	\$1910.00
SIX (1 ADA & 5 Oversized)	PARKS & TRAILS Fairgrounds Regional Park 500 Fairgrounds Drive Castle Rock, Colorado	2x/week ~ November thru April	\$1920.00
		3x/week ~ May thru October	\$2850.00
		One (1) additional service on Saturdays between Noon & 3:00pm March 15 th ~ May 15 th August 25 th ~ Nov. 1st	\$70.00 per service per unit
ONE (1 Oversized)	PARKS & TRAILS Highline Canal Trailhead 11498 Roxborough Park Road Littleton, Colorado	1x/week ~ November thru April	\$165.00
		2x/week ~ May thru October	\$320.00
TWO (1 ADA & 1 Oversized)	PARKS & TRAILS Challenger Regional Park 17299 East Lincoln Avenue Parker, Colorado	2x/week ~ November thru April	\$640.00
		3x/week ~ May thru October	\$950.00
ONE (Oversized Unit)	PARKS & TRAILS Schweiger Ranch 10822 South Havana Street Lone Tree, Colorado	3x/week ~ January thru December	\$475.00
TWO (1 Standard & 1 Oversized)	PARKS & TRAILS West Fields at HHRP 9651 South Quebec Street Littleton, Colorado	3x/week ~ January thru December	\$820.00

THREE (3) CXT RESTROOM VAULT BUILDINGS	PARKS & TRAILS Highland Heritage Regional Park 9651 South Quebec Street Littleton, Colorado 80130	March 1 st and September 1 st	\$3750.00
ONE (1) CXT RESTROOM VAULT BUILDING	PARKS & TRAILS Dupont Park 8020 Main Street Louviers, Colorado 80131	March 1 st and September 1 st	\$1250.00
TWO (2) CXT RESTROOM VAULT BUILDINGS	PARKS & TRAILS Whispering Pines Park 7575 Park Drive Franktown, Colorado 80116	March 1 st and September 1 st	\$2500.00
ONE (1) CXT RESTROOM VAULT BUILDING	PARKS & TRAILS Pinery Park 8176 Hillcrest Way Parker, Colorado 80134	March 1 st and September 1 st	\$1250.00
ONE (1) CXT RESTROOM VAULT BUILDING	PARKS & TRAILS Daniels Park 1400 West Castle Pines Parkway Castle Pines, Colorado	March 1 st and September 1 st	\$1250.00

Rueter-Hess Reservoir

TWO (1 ADA & 1 Standard)	RUETER-HESS RESERVOIR Incline Stairs 13930 Ancestry Drive Parker, Colorado	3x/week ~ January thru December	\$820.00
ONE (ADA Unit)	RUETER-HESS RESERVOIR Ranger Station 13930 Ancestry Drive Parker, Colorado	1x/week ~ January thru December	\$165.00

ONE (ADA Unit)	RUETER-HESS RESERVOIR E Lot 13930 Ancestry Drive Parker, Colorado	1x/week ~ October thru April	\$165.00
		2x/week ~ May thru September	\$320.00
ONE (Standard Unit)	SEASONAL ONLY – MAY THROUGH SEPTEMBER RUETER-HESS RESERVOIR E Lot 13930 Ancestry Drive Parker, Colorado	2x/week ~ May thru September	\$240.00
ONE (ADA Unit)	RUETER-HESS RESERVOIR Pavilion 13930 Ancestry Drive Parker, Colorado	1x/week ~ January thru December	\$165.00
ONE (Standard Unit)	SEASONAL ONLY – JULY THROUGH AUGUST RUETER-HESS RESERVOIR Pavilion 13930 Ancestry Drive Parker, Colorado	1x/week ~ July thru August	\$ 125.00

Additional Service Fees:

- 1) Cost per Additional Service, per location **\$50.00 M - F \$75.00 Weekend/Holidays**
(Service required within 24-hours of notification)

- 2) Cost for daily and weekly short-term rental of a STANDARD unit. Cost is lump sum and includes any and all drop-off, pick-up, processing and other related charges.

Daily Cost \$ 125.00

Weekly Cost \$ 125.00

- 3) Cost for daily and weekly short-term rental of an ADA unit. Cost is lump sum and includes any and all drop-off, pick-up, processing and other related charges.

Daily Cost \$ 165.00

Weekly Cost \$ 165.00

Exhibit C INSURANCE REQUIREMENTS

CONSULTANT or CONTRACTOR shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Consultant, Contractor, its agents, representatives, or employees.

MINIMUM SCOPE AND LIMIT OF INSURANCE

Coverage shall be at least as broad as:

1. **Commercial General Liability (CGL):** Covering CGL on an “occurrence” basis, including products and completed operations, property damage, bodily injury and personal & advertising injury (including coverage for contractual and employee acts) with limits no less than **\$1,000,000** per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location (ISO CG 25 03 or 25 04) or the general aggregate limit shall be twice the required occurrence limit. \$2,000,000.
2. **Automobile Liability:** Insurance Services Office Form covering, Code 1 (any auto), or if CONSULTANT or CONTRACTOR has no owned autos, Code 8 (hired) and 9 (non-owned), with limit no less than **\$1,000,000** per accident for bodily injury and property damage.
3. **Workers’ Compensation** insurance as required by the State of Colorado, with Statutory Limits, and Employer’s Liability Insurance with limit of no less than **\$1,000,000** per accident for bodily injury or disease

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 Date* prior to the contract effective date, the Consultant must purchase "extended reporting" coverage for a minimum of *three (3) years* after completion of contract work.

Verification of Coverage. CONSULTANT or CONTRACTOR shall furnish Douglas County with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this clause. All certificates and endorsements are to be received and approved by Douglas County before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the CONSULTANT or CONTRACTOR's obligation to provide them. Douglas County reserves the right, but not the obligation, to review and revise any insurance requirement, not limited to limits, coverage, and endorsements. Additionally, Douglas County reserves the right, but not the obligation, to review and reject any insurance policies failing to meet the criteria stated herein. Failure on the part of the CONSULTANT or CONTRACTOR to provide insurance policies within ten (10) working days of receipt of the written request will constitute a material breach of contract upon which Douglas County may immediately terminate this contract.

The completed certificates of insurance with additional insured endorsements and waivers of subrogation and any notices, within 20 days of cancellation, termination, or material change will be sent via mail or e-mail to:

Douglas County Government
Attn: Risk Management
100 Third Street
Castle Rock, Colorado 80104
risk@douglas.co.us

Subcontractors Consultant or 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.

IN WITNESS WHEREOF, the County and the Contractor have executed this Contract as of the above date.

NORTHWEST CASCADE, INC dba HONEY BUCKET

BY: _____

ATTEST: (if a corporation)

Printed Name _____

Title: _____

Title: _____

DATE: _____

Signature of Notary Public Required:

STATE OF _____)

)

ss.

COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by _____.

Witness my hand and official seal

Notary Public

My commission expires: _____

**BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS:**

BY: _____

DATE: _____

APPROVED AS TO FISCAL CONTENT:

BY: _____
Christy Guthrie
Director of Finance

DATE: _____

APPROVED AS TO CONTENT:

BY: _____
Steve Shoultz
Parks and Recreation Director

DATE: _____

APPROVED AS TO CONTENT:

BY: _____
Douglas J DeBord, County Manager

DATE: _____

APPROVED AS TO LEGAL FORM:

BY: _____
Arielle J. Denis
Assistant County Attorney

DATE: _____

APPROVED AS TO CONTENT:

BY: _____
Megan Datwyler
Risk Manager

DATE: _____