

## Expenditure Increase Request – Schmidt Open Space

**Date:** 6/23/2026  
**To:** Douglas County Board of County Commissioners  
**Through:** Douglas J. DeBord, County Manager  
**From:** Dan Dertz, Director of Open Space and Natural Resources  
**CC:** Ryan Smith, Ranger Supervisor  
Scott McEldowney, Assistant Director Open Space and Natural Resources  
**Subject: Request for Amendment and Budget Increase for Schmidt Open Space Forest Treatment Project**

---

**Board of County Commissioners Meeting:**

**6/23/2026**

---

### **I. EXECUTIVE SUMMARY**

Douglas County Open Space and Natural Resources (DCOSNR) respectfully requests an amendment to the original project proposal for the Jackson Creek–Garber Creek Forest Restoration & Watershed Protection Project. As work has progressed, additional forest stand improvement and fuels-reduction treatments have been identified as necessary to meet project objectives and reduce long-term wildfire risk within the project area.

### **II. REQUEST**

Douglas County Open Space and Natural Resources (DCOSNR) respectfully requests an amendment to the original proposal for the Jackson Creek–Garber Creek Forest Restoration & Watershed Protection Project to authorize an increase in project expenditures to a total of \$1,830,456.00, which includes an additional \$780,000. Of the total project budget, \$1,500,000 is allocated from the approved COSWAP grant, County match, and DCOSNR funding, with additional funds provided through Forest to Faucet funding.

### **III. CONTEXT**

As planning and field assessments have progressed, Colorado State Forest Service (CSFS) has identified additional operational needs essential to achieving the project’s forest-health and wildfire-mitigation objectives. These expanded requirements include:

- **Road maintenance and access improvements on private property** to ensure safe and reliable equipment access for treatment crews.

- **Helicopter logging operations**, which have been determined to be the most effective and least environmentally disruptive method for removing material from steep, heavily forested terrain within the project area.

These additional activities are necessary to support fuels-reduction and forest-stand improvement treatments across approximately **510 acres** of mixed-conifer forest on the Douglas County Open Space Schmidt Property and adjacent private lands. The treatment area consists primarily of **Douglas fir** and **Ponderosa pine**, with a **Gambel oak** understory—vegetation types that currently present elevated fuel loads and increased wildfire risk.

DCOSNR has secured approval from key partner stakeholders—including the Colorado State Department of Natural Resources (CDNR), Douglas Land Conservancy (DLC), and the Chatfield Reservoir Mitigation Company (CRMC)—to proceed with these expanded treatments on Schmidt Open Space.

#### **IV. STAFF ASSESSMENT**

Staff recommends approval of the expenditure increase to ensure the project can be completed safely, efficiently, and in alignment with regional wildfire-mitigation and forest-health objectives. Funding will come from the approved budget of Open Space operations and maintenance account of the Parks, Trails, Historic Resources, and Open Space sales tax resolution.

Thank you for your consideration of this amendment request. DCOSNR remains committed to advancing forest health, wildfire mitigation, and watershed protection across the Jackson Creek–Garber Creek landscape.

## FIRST AMENDMENT TO PUBLIC CONTRACT FOR SERVICES

**THIS FIRST AMENDMENT TO THE PUBLIC CONTRACT FOR SERVICES** (the “Amendment”) is entered into as of this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by and between the **BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO** (the “County”) and **DOVE CREEK FORESTRY**, a corporation authorized to do business in Colorado (the “Consultant”). The County and the Consultant hereinafter referred to collectively as the “Parties.”

### RECITALS

**WHEREAS**, the Parties entered into a certain Public Contract for Services dated December 9, 2025, (the “Contract”) for forest maintenance and wildlife mitigation with initial maximum contract expenditure of \$1,050,456.00 and term from December 9, 2025, through December 31, 2026; and

**WHEREAS**, the Parties have agreed to amend the Contract by increasing the maximum contract expenditure by an additional \$780,000.00 for new total \$1,830,456.00; and

**WHEREAS**, the County has budgeted and appropriated the necessary funds to satisfy the financial obligations set forth in the Contract.

**NOW, THEREFORE**, the Parties hereto mutually agree as follows:

1. Section 4 of the Contract is hereby amended to read:

**MAXIMUM CONTRACT EXPENDITURE:** Any other provision of this Contract notwithstanding and pursuant to Section 29-1-110, C.R.S., the total amount of funds appropriated for this Contract is **ONE MILLION EIGHT HUNDRED THIRTY THOUSAND FOUR HUNDRED FIFTY-SIX DOLLARS AND ZERO CENTS (\$1,830,456.00)**. The funds appropriated for this First Amendment are **SEVEN HUNDRED EIGHTY THOUSAND DOLLARS AND ZERO CENTS (\$780,000.00)** for the Term of this Contract. In no event shall the County be liable for payment under this Contract for any amount in excess thereof, except as otherwise provided in Exhibit B to the Contract. 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 the 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.

2. Exhibit B is replaced with **Exhibit B-1**.
3. **OTHER TERMS AND CONDITIONS REMAIN:** In the event of any inconsistencies between

the Contract and this First Amendment, the term of this First Amendment shall control. Except as expressly set forth in this First Amendment, the Contract otherwise is unmodified and remains in full force and effect. Each reference in the Contract to itself shall be deemed also to refer to this First Amendment.

4. **CAPITALIZED TERMS:** All capitalized terms used but not defined herein shall have the same meanings as defined in the Contract.

(Remainder of Page Intentionally Blank)

**Exhibit B-1**  
**METHOD OF PAYMENT**

**INVITATION FOR BID (IFB) #021-25 DOUGLAS COUNTY  
JACKSON CREEK FOREST RESTORATION PROJECT  
REQUIRED COST AND PROJECT INFORMATION SCHEDULE**

**BID FOR IMPLEMENTING PRESCRIPTIONS AND OTHER REQUIREMENTS:**

**Mechanical Treatment**

Acreage: 294 acres

Cost per acre: Forest thinning: \$2,800.00/acre Gambel oak mastication: \$1,400.56/acre

TOTAL COST: Forest Thinning (194 acres): \$543,200.00 Gambel oak  
mastication (100 acres): \$140,056.00

Total cost for Mechanical Treatment (294 acres): \$683,256.00

**Hand Treatment**

Acreage: 216 acres

Cost per acre: \$1,700.00

TOTAL COST: \$367,200.00

**Other Treatment (Optional)**

Aerial logging:

Acreage: 75 acres- DCOS Upland Hand Treatment

Cost per acre: \$10,251.00 max 20,000 tons per acre, does not include tub grinding and road maintenance.

TOTAL COST: \$780,000.00

**TOTAL COST OF BID: \$1,830,456.00 for Mechanical Treatment, Hand Treatment and Aerial Logging.**