

## Contract Amendment Request – Open Space Maintenance

**Date:** 7/14/2026  
**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 Contract Amendment for Open Space Maintenance**

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**Board of County Commissioners Meeting:**

**7/14/2026**

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### **I. EXECUTIVE SUMMARY**

Douglas County Open Space and Natural Resources (DCOSNR) requests an amendment to add \$65,000.00 to the September 22, 2025 Advanced Property Maintenance (APM) contract of \$99,000.00. Additional costs and expanded services have been identified that will support public safety and access on Open Space properties and help reduce long-term maintenance cost. The additional funding for this contract will be reallocated within the 2026 budget that was approved for Open Space Operations, Maintenance and Capital Improvement Fund within the Parks, Trails, Historic Resources and Open Space Sales Tax.

### **II. REQUEST**

Douglas County Open Space and Natural Resources (DCOSNR) requests an amendment to the original contract of \$99,000.00 for continued maintenance activities on County Open Space properties. The amendment request is \$65,000.00 bringing the total contract expenditure to \$164,000.00.

### **III. CONTEXT**

As planning efforts and field assessments have progressed across County Open Space properties, DCOSNR staff have identified additional operational needs essential to meeting DCOSNR maintenance and stewardship objectives. These expanded requirements include:

- **Maintenance and access improvements** on County Open Space trails and trailheads to ensure safe, reliable, and compliant access for Open Space users including mowing and snow and ice removal.
- **Vegetation management operations**, including the use of equipment and methods determined to be the most effective and least disruptive for addressing dense,

overgrown, or difficult to access areas within Open Space trailheads including noxious weed treatments, mowing and trimming.

- **Refuse and debris removal**, including the collection and disposal of accumulated waste, illegal dumping, and natural debris that obstructs access, impacts ecological health, or poses public safety concerns.
- **Structural maintenance and repair**, including upkeep of fences, gates, kiosks, signage, and other essential infrastructure necessary to maintain safe public access, protect natural resources, and support ongoing management activities.

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

Staff recommends approval of the APM amendment of \$65,000.00 to allow APM to complete required work safely, efficiently, and in alignment with County stewardship standards.

DCOSNR remains committed to ensuring safe, well maintained Open Space properties and to upholding the highest standards of public stewardship. The proposed contract amendment will support continued progress toward longterm resource protection, operational efficiency, and the overall safety and accessibility of County managed lands.

#### **ATTACHMENT**

First Amendment to Public Contract for Services

## FIRST AMENDMENT TO PUBLIC CONTRACT FOR SERVICES

**THIS FIRST AMENDMENT TO THE PUBLIC CONTRACT FOR SERVICES** (the “First Amendment”) is made and 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 **ADVANCED PROPERTY MAINTENANCE**, a corporation authorized to do business in Colorado (the “Contractor”). The County and the Contractor hereinafter referred to collectively as the “Parties.”

### RECITALS

**WHEREAS**, the Parties entered into a certain Public Contract for Services dated September 22, 2025, (the “Contract”) for building maintenance work and general contractor services for Open Space projects with initial maximum contract expenditure of \$99,000.00 and term from June 30, 2025, through December 31, 2026; and

**WHEREAS**, the Parties have agreed to amend the Contract by increasing the maximum contract expenditure by an additional \$65,000.00 for new total \$164,000.00; 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 HUNDRED SIXTY-FIVE THOUSAND DOLLARS AND ZERO CENTS (\$164,000.00)**. The funds appropriated for this First Amendment are **SIXTY-FIVE THOUSAND DOLLARS AND ZERO CENTS (\$65,000.00)** 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. **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.

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