

SEVENTH AMENDATORY AGREEMENT

This **SEVENTH AMENDATORY AGREEMENT** is made between the **CITY AND COUNTY OF DENVER**, a municipal corporation of the State of Colorado (the “City”) and **U.S. MOTELS DENVER NORTH, INC.**, a Colorado corporation located at 10 E. 120th Avenue, Northglenn, Colorado 80233 (the “Contractor”), jointly (“the Parties”).

RECITALS:

A. The Parties entered into an Agreement dated April 11, 2023, an Amendatory Agreement dated August 10, 2023, a Second Amendatory Agreement dated January 5, 2024, a Third Amendatory Agreement dated March 28, 2024, a Fourth Amendatory Agreement dated December 2, 2024, a Fifth Amendatory Agreement dated June 5, 2025, and a Sixth Amendatory Agreement dated October 9, 2025 (the “Agreement”) to perform, and complete all of the services and produce all the deliverables set forth on Exhibit A, the Scope of Work, to the City’s satisfaction.

B. The Parties wish to amend the Agreement to increase the maximum contract amount and amend the scope of work.

NOW THEREFORE, in consideration of the promises and the Parties’ mutual covenants and obligations, the Parties agree as follows:

1. Section 4 of the Agreement entitled “**COMPENSATION AND PAYMENT**” Sub-section 4.4.1 entitled “**Maximum Contract Amount**” is hereby deleted in its entirety and replaced with:

“4.4. Maximum Contract Amount:

4.4.1. Notwithstanding any other provision of the Agreement, the City’s maximum payment obligation will not exceed **SIX MILLION SIX HUNDRED FORTY-TWO THOUSAND NINE HUNDRED DOLLARS AND NO CENTS (\$6,642,900.00)** (the “Maximum Contract Amount”). The City is not obligated to execute an Agreement or any amendments for any further services, including any services performed by Contractor beyond that specifically described in **Exhibit A**. Any services performed beyond those in Exhibit A are performed at Contractor’s risk and without authorization under the Agreement.”

2. All references to "Exhibit A" in the Agreement shall be amended to read: "Exhibit A, A-1, A-2, A-3, A-4, A-5, A-6, and A-7" as applicable. The scope of work marked as Exhibit A-7 attached to this Amendatory Agreement is hereby incorporated by reference.

3. As herein amended, the Agreement is affirmed and ratified in each and every particular.

4. This Amendatory Agreement will not be effective or binding on the City until it has been fully executed by all required signatories of the City and County of Denver, and if required by Charter, approved by the City Council.

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Contract Control Number: HOST-202582474-07/ HOST-202367041-07
Contractor Name: U S MOTELS DENVER NORTH INC

IN WITNESS WHEREOF, the parties have set their hands and affixed their seals at Denver, Colorado as of:

SEAL

CITY AND COUNTY OF DENVER:

ATTEST:

By:

APPROVED AS TO FORM:

Attorney for the City and County of Denver

By:

REGISTERED AND COUNTERSIGNED:

By:

By:

Contract Control Number: HOST-202582474-07/ HOST-202367041-07
Contractor Name: U S MOTELS DENVER NORTH INC

Signed by:
By: 
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Name: Bruce Rahmani
(please print)

Title: Managing Member
(please print)

ATTEST: [if required]

By: _____

Name: _____
(please print)

Title: _____
(please print)

EXHIBIT A-7
SCOPE OF WORK
DEPARTMENT OF HOUSING STABILITY
COLORADO HOSPITALITY SERVICES, INC.
d/b/a U. S. MOTELS DENVER NORTH, INC.
HOST-202582474-07

I. INTRODUCTION

Contract Term Dates: April 1, 2023 – December 31, 2026

Project Description:

This agreement is entered between the Department of Housing Stability (HOST) and the Colorado Hospitality Services, Inc. d/b/a U.S. Motels Denver North, Inc. (U.S. Motels) for the purpose of funding motel units and congregate shelter space for families and individuals experiencing literal homelessness when the City activates its Severe Weather Protocol and/or to utilize this contract for other emergency shelter as needed. In addition to motel rooms and congregate shelter, households will also be provided with breakfast and a hot dinner. The Fiscal Year 2026 award amount for this contract is **\$450,000.00** for a total contract amount of \$6,642,900.00.

Funding Source:	HOMELESSNESS RESOLUTION FUND
Project Name:	Severe Weather/ Emergency Motel Program
Budget Type:	Fee for Service
Contractor Address:	10 E. 120th Avenue, Northglenn, CO 80233
Organization Type:	Non-Profit

II. SERVICES DESCRIPTION

- A. In the event of a severe weather event, or when there is a verified, extenuating circumstance that prevents a family or individual from staying in a traditional shelter environment, U.S. Motels will provide motel rooms or congregate shelter space to households experiencing homelessness.
- B. Eligibility
 - 1. Families experiencing literal homelessness and/or fleeing or attempting to flee domestic violence.
 - 2. Families with children under the age of 18-years old, or other dependent individual, in their care.
 - 3. Individuals with referral from HOST outreach workers or deemed eligible at HOST's discretion.
 - 4. Individuals with a refferal from STAR outreach worker.
- C. Emergency Shelter Units and Congregate Shelter Space
 - 1. HOST will activate when additional Emergency Shelter is needed to ensure the health and safety of people experiencing homelessness.
 - 2. In the event of a cold weather activation, HOST will utilize all necessary US Motels locations and may activate multiple sites as needed.

- D. Cold Weather Conditions
 - 1. Cold weather activation will align with the City cold weather protocol.
- E. The Length of Stay for activation depends on the duration of the event. Households can access motel rooms or congregate shelter space for period of the activation.
- F. Room Reservation Process
 - 1. HOST will contact U.S. Motels to reserve rooms and/or congregate shelter space and to confirm location.
 - 2. The number of rooms available per night is determined each cold weather event and availability of rooms at the partnering hotel. In some instances, only congregate shelter space will be used for sheltering.
- G. Facilities Requirements
 - 1. Facility will be clean and free of drugs, violence, and illegal activities.
 - 2. When used, guest rooms shall have basic and adequate furnishings, such as a bed, chair, table, lamp, clean pillows, blankets, sheets, towels, washcloths, toilet paper, facial tissue, soap, and private window coverings. Congregate space will include beds, clean linens, towels, wash cloths, clean pillows, sheets, toilet paper, facial tissues and soap.
 - 3. Each room will have a private shower or bathing facilities complete with hot and cold running water. Bathroom toilets will flush. When congregate shelter is used, guests will have access to shared bathrooms and bathing facilities.
 - 4. Facilities will have no infestations of vermin or insects. The facility will provide regular pest prevention and/or treatment.
 - 5. Each guest room will have a functional telephone. When congregate shelter is used, guests will have access to phone in common area.
 - 6. Heating and cooling systems will be fully operational.
 - 7. Room doors and windows will be intact and have functional locks. Upper floor stairways, windows and doors will have appropriate safety features for the protection of young children. In congregate space, balcony doors will be secured at all times.
 - 8. Facilities must be up to code on all health and safety issues.
 - 9. Facility will meet all Americans with Disabilities Act (ADA) guidelines and State and City rules and regulations. Certified service animals shall be allowed to accompany their disabled owner.
- H. Any damages to the facility and/or surrounding property must be addressed in a timely manner.
- I. Guests will be expected to sign program guidelines provided by HOST upon check in. U.S. Motels will uphold guest guidelines as set by HOST and report to HOST if any violations by guests occur.
- J. U.S. Motels will provide up to two meals a day for guests, one grab and go breakfast and a hot dinner per person. Meal preparations services include:
 - 1. All meals are prepared to meet adult daily nutritional needs and are prepared in accordance with ServeSafe guidelines and all Public Health requirements for food safety.
 - 2. Provide all utensils and serving supplies.
 - 3. Number of meals prepared and distributed will be tracked and reported to HOST on a daily basis through the use of a shared spreadsheet.

III. ROLES AND RESPONSIBILITIES FOR BOTH PARTIES

A. Contractor will:

1. Work with City to host any city-designated sensitivity training on an annual basis.
2. Provide any online modular sensitivity training developed and provided by the City to all new direct-service staff within 15 days of hire date. Ensure direct-service staff complete training refresher on a biennial basis.
 - a. Sensitivity Training is available at
https://denvergov.org/media/denvergov/housingstability/context_of_homelessness/story.html
 - b. The Executive Director or their delegate are required to complete and sign the “Statement of Completion of Required Training: Informed, Compassionate, and Positive Interactions with Persons Experiencing Homelessness” form biennially and submit to HOST.
 - c. Post the City and County of Denver’s Anti-Discrimination Office signage in an area where information is available to staff and program participants.

B. The City will:

1. Provide signage that includes information about the City and County of Denver’s Anti-Discrimination Office in both Spanish and English.
2. Provide access to the HOST Program Standards document and HOST will communicate any changes or updates made to the document.

IV. EQUITY ACCESS AND OUTCOMES

The Department of Housing Stability, in alignment with the Mayor’s Office of Social Equity and Innovation, values racial equity and inclusiveness and seeks to reflect this value in our funding practices. Our commitment to producing racially equitable housing outcomes is paramount to HOST’s overall mission of Denver residents being healthy, housed and connected. HOST requires all programs it funds to report on the demographic characteristics of households served by the program throughout the duration of the contract in coordination with other required reporting. The contractor will also report on the demographics of staff working on this program throughout the duration of this contract.

Specific information outlining the required data systems to be used and data to be collected are contained within the scope of work of this contract. This information will help HOST monitor demographic trends in who is served. The underlying objective of collecting and disaggregating data and outcomes by race is to understand who is currently served by HOST funded programs. This information will help inform future evaluation on any potential disparate impacts across HOST programs, as well as strategies to help address equity in access to and outcomes from programs where appropriate. Additionally, HOST program and monitoring staff will be reviewing data, and will discuss your program’s progress or challenges towards racially equitable services and outcomes at site visits and monitoring.

VII. FINANCIAL ADMINISTRATION

A. Compensation and Methods of Payment

1. Disbursements shall be processed through the Department of Housing Stability (HOST) and the City and County of Denver’s Department of Finance.

2. The method of payment to the Contractor by HOST shall be in accordance with established HOST procedures for this Agreement line-item reimbursements. Invoice requests for reimbursement of costs should be submitted on a regular and timely basis in accordance with HOST policies. Invoices should be submitted within thirty (30) days of the actual service, expenditure, or payment of expense. Invoices submitted more than 90 days beyond the billing period of the actual service, expenditure, or payment expense, may not be reimbursed without prior written approval from HOST.
3. The Contractor shall be reimbursed for services provided under this Agreement according to the approved line-item reimbursement budget.
4. Invoice request shall be completed and submitted on or before the 15th of each month following the month services were rendered. Contractor shall use HOST's preferred invoice template, if requested, HOST Financial Services may require a Cost Allocation Plan and budget narrative for detailed estimated description and allocation of funds. This is dependent upon funding source and program requirements.
5. No more than four (4) Invoices may be submitted per contract per month, without prior approval from HOST.
6. All Invoices must be correctly submitted within thirty (30) days of the Agreement end date to allow for correct and prompt closeout of the contract.
7. All invoices are paid on a "Net 30" payment timeline, presuming invoices are free from errors, and do not require additional documentation or calculation revisions.
8. Sign Up to send all reimbursement documentation (including this form) to:
<https://denvergovhostlightningforce.my.site.com/AffordableHousing/s/partner-sign-up>

B. Invoicing Requirements

1. To meet Government requirements for current, auditable books at all times, it is required that all Invoices be submitted monthly to HOST to be paid. Expenses cannot be reimbursed until the funds under this contract have been encumbered.
2. City and County of Denver Forms shall be used in back-up documents whenever required in the Invoice Processing Policy.
3. If another person has been authorized by the Contractor to request reimbursement for services provided by this contract, then the authorization should be forwarded in writing to HOST prior to the draw request.
4. The standardized HOST "Expense Certification Form" should be included with each payment request to provide the summary and authorization required for reimbursement. HOST reserves the right to cancel an invoice if there are material errors that must be corrected and will require the invoice to be resubmitted.

C. Payroll

1. A payroll register or payroll ledger from the official accounting system will verify the amount of salary. Payroll registers must detail the pay period, gross pay, and deductions.

2. If the employee(s) is reimbursed only partially by this contract, the amount of salary billed under other contracts with the City or other organizations should be deducted from the requested reimbursement amount and documented on each reimbursement summary sheet or payroll register.
3. HOST reserves the right to request submittal of additional documentation including timesheets or additional accounting system reports to substantiate payroll reimbursement requests.

D. Fringe Benefits

1. Fringe benefits paid by the employer can be requested as substantiated by the payroll registers or accounting records submitted for the appropriate period.
2. Fringe benefits include, but are not limited to, the costs of leave (vacation, family-related, sick, or military), employee insurance, pensions, and unemployment benefit plans. The cost of fringe benefits is allowable if they are provided under established written leave policies, equitably allocated to all funding sources, including HOST awards; and, the accounting basis (cash or accrual) selected for costing each type of leave is consistently followed by the vendor. HOST will not reimburse payments for unused leave when an employee separates from employment.

E. General Reimbursement Requirements

1. Invoices: All non-personnel expenses should be documented on a summary sheet for the period indicated on the reimbursement request to include:
 - a. Vendor Name
 - b. Amount
 - c. Purpose
 - d. Payment Method (Check #, ACH Date & Amount, Wire Number, Date & Amount, Credit Card Date & Amount)
 - e. All invoices and supporting documentation must be kept on file for audit purposes for three (3) years. For Audit purposes all invoices must be dated and readable invoices. The invoices must be from a vendor separate from the Contractor and must state what goods or services were provided and the delivery address. Verification that the goods or services were received should also be submitted, this may take the form of a receiving document or packing slips, signed, and dated by the individual receiving the good or service. Copies of checks written by the Contractor, or documentation of payment such as an accounts payable ledger which includes the check number shall be submitted to verify that the goods or services are on a reimbursement basis.
2. Administration and Overhead Cost: Other non-personnel line items, such as administration, or overhead require invoices, and an allocation to this program documented in the draw request. An indirect cost rate can be applied if the Contractor has an approved indirect cost allocation plan. The approved indirect cost rate must be submitted to and approved by HOST.

F. Budget Modification Requests

1. HOST may, at its option, restrict the transfer of funds among cost categories, programs, functions, or activities at its discretion as deemed appropriate by program staff, HOST executive management or its designee.
2. Budget Modifications may be required for changes related to increase or decrease of individual budget line items within an approved budget, to add budget line items, or to make changes to a budget narrative. A budget modification can adjust the award amount available for purposes outlined within the executed contract but cannot increase or decrease the total contract amount or assign resources to a purpose not already included in the original contract agreement.
3. Budget modifications will require submittal of written justification and new budget documents by the Contractor. These budget documents will require approval by HOST program, contracting and financial staff.
4. The Contractor understands that any budget modification requests under this Agreement must be submitted to HOST after the 30 days the contract agreement start date and before the last Quarter of the fiscal period, unless waived in writing by the HOST Deputy Director or their designee.
5. Budget modification requests are limited to two per each fiscal year of a contract agreement term. Exceptions to this limit may be made by the HOST Deputy Director or their designee.

G. Contract Amendments

1. All contract modifications that increase or decrease award amount, alter the contract term date and/or change the scope of work will require an amendment to this Agreement executed in the same manner as the original Agreement.

H. Financial Management Systems

The Contractor must maintain financial systems that meet the following standards:

1. Financial reporting must be accurate, current, and provide a complete disclosure of the financial results of financially assisted activities and be made in accordance with federal and/or city financial reporting requirements.
2. Accounting records must be maintained which adequately identify the source and application of the funds provided for financially assisted activities. The records must contain information pertaining to contracts and authorizations, obligations, unobligated balances, assets, liabilities, outlays or expenditures, and income. Accounting records shall provide accurate, separate, and complete disclosure of fund status.
3. Effective internal controls and accountability must be maintained for all contract cash, real and personal property, and other assets. Adequate safeguards must be provided on all property, and it must be assured that it is used solely for authorized purposes.
4. Actual expenditures or outlays must be compared with budgeted amounts and financial information must be related to performance or productivity data, including the development of cost information whenever appropriate or specifically required.

5. All HOST contracts will be subject to applicable Uniform Guidance (2 C.F.R. Part 200), agency program regulations, and the terms of the agreement will be followed in determining the reasonableness, allowability and allocability of costs.
6. Source documents such as cancelled checks, paid bills, payrolls, time and attendance records, contract documents, etc., shall be provided for all disbursements. The Contractor will maintain auditable records, i.e., records must be current and traceable to the source documentation of transactions.
7. The Contractor must properly report to Federal, State, and local taxing authorities for the collection, payment, and depositing of taxes withheld. At a minimum, this includes Federal and State withholding, State Unemployment, Worker's Compensation (staff only), City Occupational Privilege Tax, and FICA.
8. A proper filing of unemployment and worker's compensation (for staff only) insurance shall be made to appropriate organizational units.
9. The Contractor will be responsible for all Disallowed Costs.
10. The Contractor may be required to engage an audit committee to determine the services to be performed, review the progress of the audit and the final audit findings, and intervene in any disputes between management and the independent auditors. The Contractor shall also institute policy and procedures for its sub recipients that comply with these audit provisions, if applicable.

I. Procurements

1. The Contractor shall follow the City Procurement Policy to the extent that it requires that at least three (3) documented quotations be secured for all purchases or services supplies, or other property that costs more than twenty-five thousand dollars (\$25,000) in the aggregate.
2. The Contractor will ensure selected vendor or proposer has required insurance once the Contractor identifies a successful vendor or proposer.
3. The Contractor will maintain records sufficient to detail the significant history of procurement. These records will include but are not limited to the following: rationale for the method of procurement, selection of contract type, contractor selection or rejection, and the basis for the contract price.
4. For contracts subject to federal agreements, if there is a residual inventory of unused supplies exceeding five thousand dollars (\$5,000) in total aggregate upon termination or completion of award, and if the supplies are not needed for any other federally sponsored programs or projects the Contractor will compensate the awarding agency for its share.

J. Monitoring Requirements

1. Monitoring may be performed by the program area, contract administration and financial services throughout the term of the agreement. Contractor will be notified in writing 30 days prior to facilitation of contract monitoring.
2. Program or Managerial Monitoring: The quality of the services being provided and the effectiveness of those services addressing the needs of the program. This may include reviewing the current spending and outcomes to date for the contract.

3. Contract Monitoring: Review and analysis of current program information to determine the extent to which contractors are achieving established contractual goals. HOST will conduct performance monitoring and reporting reviews. This includes reviewing the current spending and outcomes to date for the contract. City staff will address any performance issues and require a corrective action plan to resolve concerns.
4. Compliance Monitoring: Will ensure that the terms of the contract document are met, as well as Federal, State and City legal requirements, standards, and policies.

K. Records Retention

1. The Contractor must retain for three (3) years financial records pertaining to the contract award. The retention period for the records of each fund will start on the day the single or last expenditure report for the period, except as otherwise noted, was submitted to the awarding agency.
2. The awarding agency and the Comptroller General of the United States, or any of their authorized representatives, shall have the right of access, upon reasonable notice, to any pertinent books, documents, papers, or other records which are pertinent to the contract, to make audits, examinations, excerpts, and transcripts.

L. Contract Close-Out

1. All Contractors are responsible for submitting a final invoice marked "Final Invoice" and any required performance and outcome reports to HOST by the required due dates outlined in this Contract.
2. All Contractors are responsible for completing required HOST contract close-out forms and submitting these forms to their appropriate HOST Contract Specialist within ninety (90-days) days after the Agreement end date, or sooner if required by HOST in writing.
3. Contract close out forms will be provided to the Contractor by HOST prior to end of contract.
4. HOST will close out the Contract when it determines that all applicable administrative actions and all required work of the contract have been completed. If Contractor fails to perform in accordance with this Agreement, HOST reserves the right to unilaterally close out a contract, "unilaterally close" means that no additional money may be expended against the contract.

M. Collection of Amounts Due

1. Any funds paid to a Contractor in excess of the amount to which the Contractor is determined to be entitled under the terms of the award constitute a debt to the City and County of Denver, if not paid within a reasonable period after demand HOST may:
 - a. makes an administrative offset against other requests for reimbursements.
 - b. withholds advance payments otherwise due to the Contractor; or
 - c. other action permitted by law.
2. The Contractor shall participate, when applicable, in HOST provided staff training sessions in the following financial areas including, but not limited to Budgeting and Cost Allocation Plans, and Invoicing Process.

VIII. FUNDS WILL BE USED TO

A. Funds in the amount of \$450,000.00 will be provided to U.S. Motels to be utilized for the purpose of providing motel rooms, congregate shelter space and meals to families and individuals experiencing literal homelessness during severe weather activation, or for other emergency shelter as needed.

Contract	Amount
Base	\$228,800.00
1 st Amendment	\$671,200.00
2 nd Amendment	\$215,000.00
3 rd Amendment	\$500,000.00
4 th Amendment	\$1,000,000.00
5 th Amendment	\$1,077,900.00
6 th Amendment	\$2,500,000.00
7 th Amendment	\$450,000.00
TOTAL	\$6,642,900.00

IX. Budget

Contract Program Budget Summary		
Contractor Name:	COLORADO HOSPITALITY SERVICES, INC. d/b/a U. S. MOTELS DENVER NORTH, INC.	
Project:	Severe Weather/ Emergency Motel Program	
City Contract #:	HOST-202582474-07	
Budget Term:	1/1/2025-12/31/2026	
Program/Fiscal Year:	2025-2026	
Fee For Service	HOMELESSNESS RESOLUTION FUND	Unit Rates
Type	Total Amount	Narrative
Motel Room	\$ 2,400,000.00	Daily Rate per room \$129.00, Nightly Congregate Space Rate \$1500
Meals for Households	\$ 550,000.00	Meals at \$10.00 a day per person
Total Budget	\$ 2,950,000.00	