

Regular Meeting of the EVRPD Board of Directors Tuesday, January 20, 2026

Board President:

1. Calls Meeting to Order

- a. Leads the Pledge of Allegiance
- b. Moment of Reflection
- c. Conflict of Interest Disclosures

Before the meeting commences, the Board President asks:

“Are there any Board Members who need to disclose a conflict of interest related to the agenda items?”

[If there is a conflict, the Board member explains the conflict and then recuses himself/herself from the meeting before the Board discusses that agenda item.]

2. Consent Agenda

The consent agenda is considered a single item on the agenda and is approved by a single vote.

Board member 1: *I move to approve the consent agenda, as presented.*

Board member 2: *I second the motion.*

Board president: *There is a motion and a second to approve the consent agenda.*

All in favor, signify by saying “Aye.”

A request to remove an item from the consent agenda:

Board member: *I would like to request that the Item ‘xx’ be pulled from the Consent Agenda for discussion and placed under the “__” portion of the regular agenda.*

Board president: *All in favor of approving the Consent Agenda, minus Item ‘xx’ signify by saying Aye.*

If the vote passes, Item “xx” is discussed as a regular discussion item after the vote. ONLY items moved off the consent agenda are held out for discussion.

3. Approval of Regular (Action) Agenda

4. Citizen and Board Comments

5. Administrative Reports

6. Old Business

7. New Business

8. Further Business

9. Adjournment



REGULAR BOARD MEETING AGENDA

Tuesday, January 20, 2026 – 6:00 P.M.

660 Community Drive

Estes Park, CO 80517

The mission of the Estes Valley Recreation and Park District is to enrich lives with quality recreation.

1. CALL TO ORDER

- A. Pledge of Allegiance
- B. Moment of Reflection
- C. Conflict of Interest Disclosures

2. CONSENT AGENDA

- A. **EVRPD Board of Directors Meeting Minutes:**
 1. November 18, 2025 Regular Meeting of the Board of Directors
- B. **Estes Valley Trails Committee**
 1. 2026 Estes Valley Trails Committee Meeting Dates/Times
- C. **Staff Reports:**
 1. Golf Operations
 2. Recreation Operations
 3. Community Center Operations
 4. District Maintenance
 5. Marina Operations
 6. Campground Operations
 7. Human Resources
 8. Marketing and Communications
 9. Project Manager Report
- D. **Financial Reports**
 1. November 2025 Consolidated FS & Disbursements
 2. December 2025 Consolidated FS & Disbursements

3. APPROVAL OF REGULAR (ACTION) AGENDA

4. CITIZEN & BOARD COMMENTS

5. ADMINISTRATIVE REPORTS

- A. Executive Director Report
- B. Finance Director Report

6. OLD BUSINESS

- A. None

7. NEW BUSINESS

- A. Hangar Restaurant Concessionaire (2025-004) Award (Discussion/Action)
- B. Demolition and Installation of Asphalt and Concrete at the Estes Park Golf Course Maintenance Facility (2025-005) Bid Award (Discussion/Action)
- C. Administration – 2026 Budget, To Set Mill Levies (Discussion/Action)
 - Resolution 2026-01, To Set Mill Levies Larimer County after Final Valuation
 - Resolution 2026-02, To Set Mill Levies Boulder County after Final Valuation
- D. Proposed EVRPD Holiday Policy Change (Discussion/Action)
- E. 2026 EVRPD Board Meeting Date/Times (Discussion/Action)

8. FURTHER BUSINESS

- A. Meetings to Schedule

9. ADJOURNMENT

The Board reserves the right to consider other appropriate items not available at the time the agenda was prepared.

Michael Fallon, Board Secretary



January 20, 2026

Agenda Item: 2

Agenda Title: Consent Agenda

Submitted by: Tom Carosello, Executive Director

The Consent Agenda for the January 20, 2026 Regular Board Meeting includes:

- A. EVRPD Board of Directors Meeting Minutes:**
 - 1. November 18, 2025 Regular Meeting
- B. Estes Valley Trails Committee:**
 - 1. 2026 Estes Valley Trails Committee Meeting Dates/Times
- C. Staff Reports:**
 - 1. Golf Operations
 - 2. Recreation Operations
 - 3. Community Center Operations
 - 4. District Maintenance
 - 5. Marina
 - 6. Campground Operations
 - 7. Human Resources
 - 8. Marketing and Communications
 - 9. Project Manager Report
- D. Financial Reports:**
 - 1. November 2025 Consolidated FS & Disbursements
 - 2. December 2025 Consolidated FS & Disbursements

Attachments:

Resolution Letter Other:
 Report Minutes
 Contract Map

Board Action Needed:

A Motion to (approve or modify) the Consent Agenda as presented.

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS
FOR THE
ESTES VALLEY RECREATION AND PARK DISTRICT

*Tuesday, November 18, 2025 –6:00 p.m.
Estes Valley Community Center, Lower Level-Room C
660 Community Drive, Estes Park, CO 80517*

Present: Heather Bradley, Mark Moraczewski, Aaron Dorman, Michael Fallon, Derek Vinge
Absent: None
Staff: Tom Carosello, Mary Davis, Heather Drees, Robin Fallon, Zenda Smith
Others: Lisa Essman (League of Women Voters), Christina Kraft (Citizen), Jacob Dearolf (Love Joy), Robert Han (Love Joy), Josef Hjelmaker (Electric Outdoors)

Prior notice of this meeting was given by posting a notice on the Estes Valley Recreation and Park District Website and posting a notice at the Estes Valley Recreation and Park District's Administration Office.

The meeting was called to order at 6:00 p.m.

Board President Bradley began the meeting with the Pledge of Allegiance and a moment of reflection. Ms. Bradley then asked if any Board members had conflicts of interests related to the agenda. No conflicts of interest were disclosed.

CONSENT AGENDA

The consent agenda for the meeting included:

- A. EVRPD Board of Directors Meeting Minutes:
 1. October 21, 2025 Regular Board Meeting
 2. October 21, 2025 Board Budget Work Session
- B. Staff Reports:
 1. Golf Operations
 2. Recreation Operations
 3. Community Center Operations
 4. District Maintenance
 5. Marina Operations
 6. Campground Operations
 7. Human Resources
 8. Marketing and Communications
 9. Project Management
- C. Financial Reports
 1. October 2025 Consolidated FS & Disbursements

Moved by Mark Moraczewski, seconded by Michael Fallon, to approve the consent agenda as presented.

No discussion. Ayes – 5. Motion carried unanimously

APPROVAL OF REGULAR (ACTION) AGENDA

The Regular (Action) agenda for the meeting included:

4. Citizen & Board Comments
5. Administrative Reports
 - A. Executive Director Report
 - B. Finance Director Report
6. Old Business
 - A. None
7. New Business
 - A. Administration – 2026 Budget and 2025 Supplemental Budget (Discussion/Action)
 - Resolution 2025-05, To Adopt the 2026 Budget
 - Resolution 2025-06, To Appropriate Sums of Money
 - Resolution 2025-07, To Set Mill Levies Larimer County
 - Resolution 2025-08, To Set Mill Levies Boulder County
 - Resolution 2025-09, To Adopt Supplemental Budget for 2025

RECORD OF PROCEEDINGS

- B. Electric Outdoor Camping Unit Proposal (Discussion/Action)
- 8. Executive Session
 - A. Executive Session pursuant to §24-6-402(4)(f), C.R.S., for discussion of a personnel matter involving the evaluation of the Executive Director
- 9. Further Business
 - A. Meetings to Schedule
- 10. Adjournment

Moved by Micheal Fallon, seconded by Mark Moraczewski to approve the regular (action) agenda as presented.

No discussion. Ayes – 5. Motion carried unanimously

CITIZEN & BOARD COMMENTS

Citizen Comments:

None

Board Comments:

None

Board President Bradley closed the Citizen & Board Comments portion of the meeting.

ADMINISTRATIVE REPORTS

Executive Director Report

Tom Carosello, Executive Director, supplied a written report prior to the meeting.

Executive Director Tom Carosello submitted a report noting District facilities continue seasonal operations, with both golf courses, the marina, Mary's Lake, and East Portal Campground closed for the season. The Community Center remains open under its regular winter schedule.

The Estes Valley Trails Committee met on November 4 to review financials and receive project updates. The committee will meet again early next year to focus on updates to the Trails Master Plan. Volunteer opportunities and committee recruitment continue, and Trevor Witwer was appointed as the Town of Estes Park liaison.

Several capital and infrastructure projects are underway or planned. Completion of basketball court surfacing and installation of pickleball windscreens at Stanley Park is scheduled for May/early June. Planning continues for an ADA-accessible playground in Stanley Park, funded by a private donation. Mountain Concrete was selected for ADA improvements at Lawson Skate Park, with construction expected to begin later this month. Shoreline stabilization near Fisherman's Nook was completed, and phased repairs to pedestrian bridges along the Lake Estes Trail are being planned for next year.

Legal counsel is in ongoing negotiations regarding the faulty lap-pool deck surfacing. Coordination continues with Town Public Works on a Community Drive sidewalk and potential Stanley Park parking lot paving in October, pending estimates and contractor availability. Additional completed projects include shoreline stabilization and fencing repairs at the Stanley Park dog park, partially funded by a federal T-28 grant. A replacement bridge at the Lake Estes Golf Course sixth-green crossing is in production, with installation anticipated in early 2026.

Multiple grant applications are pending for operations, programming, equipment, capital improvements, and campground infrastructure. Staff continue coordination with the Bureau of Reclamation on the 2026 work plan, grants, signage updates, and approval of an ANS decontamination station funded by a federal grant, with construction anticipated in spring or early summer 2026.

Staffing levels are decreasing seasonally, with ongoing recruitment for parks, trails, and lifeguard positions. Recreation and Park Manager Lauren Pavlish resigned to accept a position with the City of Loveland.

Policy efforts continue related to salary survey refinement, personnel handbook updates, workers' compensation mitigation, and compliance with evolving state legislation. The Estes Valley Recreation and Park Foundation will meet in early 2026 and continues providing fee assistance for qualifying community members.

Discussion:

Board Member Moraczewski asked whether the District should be concerned about the pool deck issue being referred to legal counsel. Mr. Carosello responded that the District is not concerned and prefers this approach, as the work is under warranty. Staff are obtaining replacement quotes, and since the deck is not unsafe, replacement will be scheduled after the conclusion of the swim season.

Board Member Fallon asked about the drainage issue at the Highway 36 underpass. Mr. Carosello responded that he has contacted the Town and noted the issue is more significant than root intrusion, as the drainage is completely blocked.

RECORD OF PROCEEDINGS

Finance Director Report

Mary Davis, Finance Director, supplied a written report prior to the meeting.

Finance Director Mary Davis submitted a report noting continued implementation and training on the new accounting system, with auditor access forthcoming, and ongoing improvements to financial reporting transparency and efficiency.

Through October, total operating revenues are at 103.2% of the annual budget and exceed 2024 levels by \$332,665. Community Center, Golf, and Marina revenues are up compared to 2024, while campground revenues are down. Parks and Recreation revenues are generally consistent with prior-year levels.

At approximately 83% of the fiscal year, year-to-date operating expenses are at 85.7% of budget and exceed 2024 expenses by \$378,286. Merchandise purchases and contract/professional services are above proportional budget levels due to early bulk purchases, advance payments for audit and survey services, and increased seasonal contract costs.

Property tax revenues are at 96.4% of budget. Intergovernmental revenues are at 37.8% of budget, with additional funds expected upon completion of Bureau of Reclamation projects. Interest income is slightly below 2024 levels but near budget. Capital lease proceeds were used for equipment purchases, and capital investments and debt service remain within annual budget limits.

Overall, the District maintains a healthy operating reserve position, supporting planned capital projects in 2026 and beyond.

Discussion:

None

OLD BUSINESS

NEW BUSINESS

Administration – 2026 Budget and 2025 Supplemental Budget (Discussion/Action)

Mary Davis, Finance Director, introduced the action item.

Mary Davis, Financial Director reported staff has converted the 2026 Proposed Budget from the working document to the legal requirements of the Colorado Division of Local Government. The Resolutions are the required legal documentation for implementation of the 2026 Budget.

The required documentation for implementation of the 2026 Budget are as follows:

- Resolution 2025-05 to Adopt the Budget
- Resolution 2025-06 to Appropriate Sums of Money
- Resolution 2025-07 to Set Mill Levies Larimer County
- Resolution 2025-08 to Set Mill Levies Boulder County
- Resolution 2025-09 to Adopt the Supplemental Budget for 2025

Overview of the Budget Process

A staff-prepared budget was delivered to the Board on October 15, 2025 and a budget work session was held with the Board and managers on October 21, 2025. The Public Hearing was held at the October 21, 2025 Regular Board Meeting.

The Board can approve each budget resolution individually or the Board can approve all the budget resolutions presented at the meeting as one group if there are no questions or further discussion regarding the budget or the resolutions. The Board has chosen to approve all resolutions by one motion.

Ms. Davis noted that the certifications of valuation filed by the County Assessors are preliminary. The Assessors have until December 10 to finalize their certifications. Therefore, the District's certifications of tax levies may change. Unless they change significantly, Ms. Davis asked the Board to approve any minor changes in advance. Ms. Davis recommended approval of the documents and any insignificant changes due to changes in Assessor certifications of valuation.

Discussion:

None

Moved by Derek Vinge, seconded by Aaron Dorman, to approve Resolutions 2025-5, 2025-6, 2025-7, and 2025-8, to Adopt the 2026 Budget, Appropriate Sums of Money, and Set the Mill Levies for both Larimer and Boulder Counties; and Resolution 2025-9 to Adopt the Supplemental Budget for 2025

No further discussion. Ayes – 5. Motion carries unanimously.

Electric Outdoors Camping Unit Proposal (Discussion/Action)

Tom Carosello, Executive Director, introduced the action item.

Executive Director Tom Carosello introduced Josef Hjelmaker, CEO and Founder of Electric Outdoors, who provided an overview of the company and its self-sustaining “glamping” canopy units.

Mr. Carosello explained that he was introduced to Electric Outdoors earlier this year through an inquiry received via the Estes Chamber of Commerce. Mr. Hjelmaker later met with Mr. Carosello, Christina Kraft (Bank of Colorado), and Adam Crowe (Larimer County Economic Development) on October 2 to discuss the potential for a partnership involving placement of Electric Outdoors units at one or both EVRPD campgrounds, with details such as revenue sharing and maintenance to be determined.

RECORD OF PROCEEDINGS

Space constraints at both campgrounds were identified as a potential challenge; however, Mr. Carosello invited Mr. Hjelmaker to present to the Board so members could consider whether further evaluation of a potential partnership is warranted.

Mr. Hjelmaker presented information on the EO Canopy, a self-contained, all-electric glamping unit that integrates renewable energy, water generation, waste management, and modern amenities into a single platform. The units utilize a solar-tracking roof and battery storage system, include water generation and eco-friendly waste disposal, and are designed to operate off-grid without traditional utility infrastructure. The EO Canopy is intended to expand outdoor hospitality opportunities in remote or constrained locations while providing a high-amenity camping experience.

Discussion:

Board members asked clarifying questions regarding the Electric Outdoors concept, including potential locations, space constraints, operational considerations, and possible partnership terms. The Board expressed interest in receiving additional information and requested that staff provide further details for future consideration.

Moved by Mark Moraczewski, seconded by Mike Fallon to continue discussions with Electric Outdoors and to obtain more detailed information by meeting with Campgrounds Manager Zenda Smith.

No further discussion. Ayes – 5. Motion carries unanimously.

EXECUTIVE SESSION

Executive Session pursuant to §24-6-402(4)(f), C.R.S, for discussion of a personnel matter involving the evaluation of the Executive Director

Moved by Mark Moraczewski, seconded by Mike Fallon, to enter Executive Session pursuant to §24-6-402(4)(f), C.R.S, for discussion of a personnel matter involving the evaluation of the Executive Director, who was previously informed of the meeting.

No discussion. Ayes – 5. Motion carried unanimously.

The Executive session was held from 6:55pm to 7:25pm

FURTHER BUSINESS

Board President Bradley called the Regular Meeting of the Board of Directors back to order at 7:25 pm.

Meetings to Schedule

- **Next Regular Board Meeting:**
Tuesday, January 20, 2026 at 6:00 pm. – Estes Valley Community Center, Lower-level meeting rooms
- **Trails Committee Meeting:**
Tuesday, November 4, 2025 at 6:00 pm – Estes Valley Community Center, Lower-level meeting rooms

ADJOURNMENT

Meeting adjourned at 8:05 p.m.

Heather Bradley, Board President

Michael Fallon, Board Secretary

Recorded by Heather Drees, EVRPD Senior Administrative Assistant



January 20, 2026

Agenda Item: 2.B.1

Agenda Title: Estes Valley Trails Committee Meeting Times & Locations

Submitted by: Heather Drees, Administrative Assistant

Background Information:

The Estes Valley Trails Committee is an advisory committee to the Board of Directors, and as such, the District formally posts meeting notices and agendas 24 hours before the Estes Valley Trails Committee meetings. In 2026, the committee will meet quarterly on the first Tuesday of the month, beginning at 6:00 p.m., unless otherwise posted.

The District is not required by law to post an official notice of these meetings; however, it is a best practice that EVRPD has adopted to ensure transparency and to encourage public participation. The annual meeting notice designates posting locations for Estes Valley Trails Committee meetings – which are the same as EVRPD Board meeting posting locations. Board approval of the annual meeting notice is accomplished via a motion to approve the Consent Agenda.

Attachments:

Resolution
 Report
 Contract

Letter
 Minutes
 Map

Other: *Public Notice*



ESTES VALLEY
Recreation & Park District

District Administration Office

660 Community Drive, P.O. Box 1379, Estes Park, Colorado 80517

WWW.EVRPD.COM

PUBLIC NOTICE

ESTES VALLEY TRAILS COMMITTEE 2026 NOTICE OF MEETING DATES



PUBLIC NOTICE is hereby given that beginning January 1, 2026, the regular meetings of the ESTES VALLEY TRAILS COMMITTEE will be held quarterly on the 1st Tuesday of the month at 6:00 P.M. These meetings will be held at the Estes Valley Community Center, in the downstairs meeting room, located at 660 Community Drive, Estes Park, Colorado, unless otherwise posted and until further notice.

Meeting Dates:

February 3, 2026

May 5, 2026

August 4, 2026

November 3, 2026

Notices of meeting times and locations will be posted on the District website www.evrpd.com and at the District Administration Office, located in the community center at 660 Community Drive, Estes Park, Colorado.

The agenda outline of each regular Committee meeting will be posted 24 hours before the meeting at the Estes Valley Recreation and Park District's Administration Office, located at 660 Community Drive, Estes Park, Colorado.

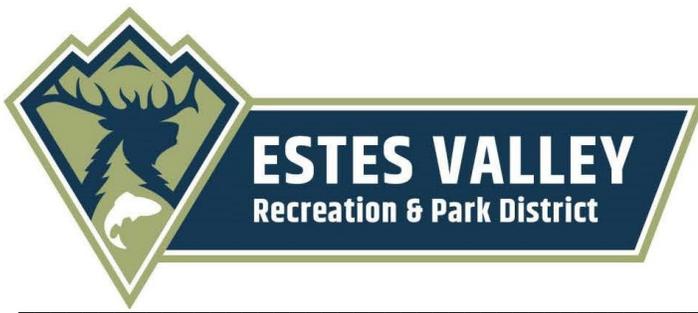
DATED: January 21, 2025

ESTES VALLEY RECREATION AND PARK DISTRICT

Heather Bradley, President of the Board

Michael Fallon, Secretary

PLEASE LEAVE POSTED FOR THE ENTIRE YEAR PURSUANT TO THE SUNSHINE LAW



January 20, 2026

Agenda Item: 2.C

Agenda Title: Staff Reports

Submitted by: Austin Logan, Manager of Golf Operations
Chris Layton, Recreation Manager
Amy Alexander, EVCC Operations Manager
John Feeney, District Maintenance Manager
Keith Williams, Marina Manager
Zenda Smith, Campgrounds Manager
Robin Fallon, HR Manager
Lisa Von Bargaen, Marketing and Communications Manager
Kim Slininger, Project Manager

Attachments:

Resolution
 Report
 Contract

Letter
 Minutes
 Map

Other:



January 20, 2026

Agenda Item: 2.C.1

Agenda Title: Staff Reports – Golf Operations

Submitted by: Austin Logan, Golf Operations Manager

December 2025 Golf Operations Board Report – Austin Logan, Golf Operations Manager

Overview

December marks our final month of reflection and goal setting before the new year arrives. With on-course operations concluded, golf staff focused on strategic preparation for the 2026 season while completing year-end reporting and community commitments that continue to define the golf course's role within Estes Park.

Operations & Planning

Throughout December, golf staff spent dedicated time updating and fine-tuning our season pass offerings ahead of their January on-sale date. These efforts were focused on ensuring our pass options remain competitive, accessible, and aligned with golfer demand, while also supporting long-term financial sustainability.

We also held a holiday merchandise sale aimed at moving some of our more stubborn inventory items. This sale helped clean up year-end inventory levels while generating incremental off-season revenue.

In addition, staff completed end-of-year reporting responsibilities and distributed year-end marketing communications to generate early awareness and interest for the 2026 golf season.

Community Engagement – Bright Christmas

December also highlighted one of the golf course's longest-standing community partnerships. Bright Christmas hosted its 30th annual program at the golf course, an event that has been held at this facility for the past 20 years.

This year's program helped serve over 110 families, providing meals, toys for children who may otherwise not experience Christmas, and a special "Kids Give" program that allowed children to select and wrap small gifts for their parents or grandparents. As a close partner, we have seen firsthand the meaningful impact this program has on families throughout Estes Park, made possible through the generosity and strong sense of community among our residents.

The 18-hole golf course is proud to continue sponsoring the use of the facility for Bright Christmas and supporting this important tradition.

Looking Ahead to 2026

As we move into the new year, we are optimistic about another strong golf season in 2026. We anticipate early season pass sales to generate positive cash flow and renewed enthusiasm for golf within the community.

Additionally, we will begin formal interviews with the four candidates who submitted proposals for the restaurant concession (which will be completed and a candidate identified by this meeting). Our goal is to identify a partner organization that is willing to work collaboratively and proactively with golf operations—an operator committed to helping both the restaurant and golf course grow together.

Outlook

December served as a productive close to the year, balancing operational planning, financial housekeeping, and meaningful community engagement. With season passes launching soon and key partnerships taking shape, we are well positioned heading into 2026.



January 20, 2026

Agenda Item: 2.C.2

Agenda Title: Staff Reports – Recreation Operations

Submitted by: Chris Layton, Recreation Manager

Recreation Department Updates

New Staff: We have filled our Recreation Coordinator opening. Laura Shepard will be starting that role in early February. Laura comes to us with a degree in sports recreation management and previous experience at EVRPD in this role. The recreation department will consist of the following staff:

Chris Layton – *Recreation Manager*

Laura Shepard – *Recreation Coordinator*

Chase Whitman – *Recreation Specialist*

14 part-time staff consisting of Recreation Attendants, Sports Officials and Specialty Instructors

Youth Programs Update

Youth Basketball Jr. Nuggets – Our winter Jr. Nuggets season began on January 6th. This program is for youth in Pre-k through 2nd grade. We have 4 teams in our “Little Hoopsters” program and a group of 11 youngsters in the “Little Dribblers” program.

Travel Basketball – We have 3 teams participating in our travel basketball program. In this program, our teams participate in the Longmont Recreation’s basketball league. Practices are held at our Community Center Gym while Saturday games are played in Longmont. We have a 3rd/4th grade team, a 5th/6th grade team and a 4th/5th grade girls team.

Youth Cooking – Our previous class was “Cookies for Santa” back in December and our next class is a “Hot Chocolate Rice Krispies” program on January 23rd. We have planned with our instructor Chef Heaven Belle, a cooking class each month moving forward.

Youth Gymnastics – Kara Baker is teaching three gymnastics classes starting in early February. Participation has been growing for these programs.

Night at the Rec – Our next Night at the Rec is planned for Friday January 16th and features the inflatables.

‘Lil Bobcats Playtime – Once again both sessions after school have full rosters. This program has been in very high demand since its inception.

Adult Sports Update

Adult Volleyball – This program is planned to begin on February 2nd.

Intermediate Pickleball Tournament – We have an intermediate level tournament planned for Saturday January 25th.



January 20, 2026
 Agenda Item: 2.C.3

Agenda Title: Staff Reports – Community Center

Submitted by: Amy Alexander, EVCC Operations Manager

EVCC Operations

Amy Alexander, Operations Manager

EVENTS, PROMOTIONS & PROJECTS

25% OFF MEMBERSHIPS & LOCKER RENTALS PROMOTION | Jan 2 - 11

- New and expired members
- Current members may purchase one additional membership or locker rental at the discounted rate
- Limit one per person

REALTORS PROMOTION | 2026

- Buy your new home with an Estes Valley District realtor and get a FREE one-month membership
- Redeem within 3 months of the closing date

MANAGER'S MEETINGS | December 2025

Dec 2 Decorate for Christmas
 Dec 16 Policy | Robin

FINANCIAL HIGHLIGHTS | December 2025

In December 2025,

→ Memberships	↓ \$9,772 vs. Dec 2024	YTD ↑ \$58,191
→ Day Pass	↑ \$1,58 vs. Dec 2024	YTD ↑ \$16,572
→ Merchandise & Locker Rentals	↓ \$150 vs. Dec 2024	YTD ↓ \$1,799
→ Facility Rentals	↓ \$648 vs. Dec 2024	YTD ↑ \$10,421
→ Swim Lessons/Team & Aquatic Classes/Rentals	↑ \$2,335 vs. Dec 2024	YTD ↑ \$21,192
→ Personal Training & Fitness/Adult Activities	↑ \$2,426 vs. Dec 2024	YTD ↑ \$2,657
→ Adult/Youth Sports & Youth Activities	↓ \$52 vs. Dec 2024	YTD ↓ \$4,427

EVCC FINANCIALS - ORIGINAL BUDGET NUMBERS | January 2025 – December 2025

DEPARTMENT	ORIGINAL BUDGET	12-MONTH GOAL	YTD REVENUE 12.31.25
Memberships	\$778,500	\$778,500	\$794,901
Health Plan Reimbursement	\$110,000	\$110,000	\$123,385
Merchandise/Locker Rentals	\$60,000	\$60,000	\$50,074
Facility Rentals	\$172,000	\$172,000	\$157,912
Swim Lessons/Team	\$55,000	\$55,000	\$47,223
Aquatic Classes/Rentals	\$19,500	\$19,500	\$21,226
Personal Training	\$50,000	\$50,000	\$40,454
Adult/Fitness Classes	\$27,500	\$27,500	\$31,124
Adult Sports	\$22,543	\$22,543	\$19,252
Youth Sports/Activities	\$75,071	\$75,071	\$61,328
Aquatic Sponsorship	\$2,000	\$2,000	\$3,550
Recreation Sponsorship	\$24,000	\$24,000	\$27,729
TNL Sponsorship, Parking	\$20,000	\$20,000	\$32,666

DEPARTMENT	2024 DEC	2025 DEC	2025 MONTH GOAL	2025 YTD 12.31.25	2024 ACTUALS	2025 ORIGINAL BUDGET
MEMBERSHIP Carly Paxton daily, weekly, monthly, annual, punch pass	\$55,533	\$45,761	\$64,875	\$794,901	\$736,710	\$778,500
HEALTHCARE REIMBURSEMENT Carly Paxton silver sneakers, renew active, silver & fit	\$9,414	\$9,738	\$9,167	\$123,385	\$110,332	\$110,000
MERCHANDISE/LOCKER RENTALS Carly Paxton merchandise/concessions, locker rentals	\$3,459	\$3,309	\$5,000	\$50,074	\$51,873	\$60,000
FACILITY RENTALS Bethany Paul evcc rentals, stanley, pavilion, lake shelters	\$7,487	\$6,839	\$14,333	\$157,912	\$147,491	\$172,000
SWIM LESSONS/TEAM Nani Couwenberg private, semi-private, group, rec team	\$0	\$1,604	\$4,583	\$47,223	\$35,814	\$55,000
AQUATIC Nani Couwenberg aquatic classes, aquatic rentals	\$426	\$1,157	\$1,625	\$21,226	\$14,994	\$19,500
PERSONAL TRAINING Julie Bunton private, semi-private, group	\$4,440	\$1,897	\$4,167	\$40,454	\$43,685	\$50,000
ADULT/FITNESS CLASSES Julie Bunton adult & fitness classes	\$1,671	\$1,788	\$2,292	\$31,124	\$25,236	\$27,500
ADULT SPORTS Chris Layton adult sports	\$330	\$495	\$1,879	\$19,252	\$17,710	\$22,543
YOUTH SPORTS/CLASSES Chris Layton youth sports & classes	\$4,550	\$4,333	\$6,256	\$61,328	\$67,297	\$75,071
AQUATIC SPONSORSHIP Nani Couwenberg sponsorship banners	n/a	\$0	\$167	\$3,550	n/a	\$2,000
RECREATION SPONSORSHIP Chris Layton sponsorship banners	\$1,710	\$250	\$2,000	\$27,729	\$26,153	\$24,000
TUESDAY NIGHT LIVE Julie Bunton sponsorships, food permits, parking	\$0	\$1,500	\$1,667	\$32,666	\$23,723	\$20,000

Guest Services

Carly Paxton, Guest Services Manager

OVERVIEW

Guest Services finished 2025 ahead of our 12-month membership revenue goal by \$16,410.82. Compared to 2024, year-to-date membership revenue increased by \$58,191.49. This growth was supported by strong customer service and well-timed membership promotions throughout the year.

Several promotions contributed to this success. Overall, these promotions helped attract new members, re-engage past members, and keep current members excited about being part of the Community Center.

2025 Promotions

1. 25% OFF in 2025 | \$119,917.02 in revenue | Obtained 96 new members
2. Valentine's Day 25% OFF Couple's Memberships | \$8,026.50 in revenue | Obtained 10 new members
3. Frozen Dead Guy, 50% OFF Daily Admissions | \$394.00
4. FREE DAY 25% OFF 1-Month, 3-Month, 6-Month Memberships | \$3,010.00 in revenue | Obtained 50 new members
5. 10 for 10 Punch Pass | \$5,599.00 in revenue | Obtained 267 new members
6. \$5.00 Birthday Credit for members | 16 members redeemed

Membership Revenue			
Membership Type	01/01/2024 - 12/31/2024	01/01/2025 - 12/31/2025	12 Month Goal
Annual	\$396,202.65	\$426,300.31	\$414,000.00
Punch Pass	\$52,582.00	\$56,311.25	\$56,000.00
Monthly	\$116,478.23	\$119,715.91	\$120,000.00
Weekly	\$18,802.50	\$23,357.50	\$20,500.00
Daily Admissions	\$152,644.95	\$169,216.85	\$168,000.00
Totals	\$736,710.33	\$794,901.82	\$778,500.00

We ended the year with a 25% discount on apparel and hats and did not quite reach our 12-month goal for merchandise and locker rental revenue. From January 2–11, 2026, we will offer a 25% promotion on locker rentals. Stay tuned for the revenue results.

Merchandise & Lockers Revenue			
Revenue Type	01/01/2024 - 12/31/2024	01/01/2025 - 12/31/2025	12 Month Goal
Merchandise Sales	\$37,446.31	\$35,224.84	\$42,000.00
Locker Rentals	\$14,427.09	\$14,850.00	\$18,000.00
Totals	\$51,873.40	\$50,074.84	\$60,000.00

During the month of December, the Community Center hosted a food drive for Crossroads Ministry of Estes Park. We received generous donations, and the community showed great enthusiasm in supporting this effort. If you donated during this time, we extend our heartfelt thanks.

Aquatics

Nani Couwenberg, Aquatics Manager

SCHEDULE

- The pools closed early at 4pm on Wednesday, 12/10 due to the annual staff holiday party.
- Swim lessons and Rec Swim Team practices concluded for the year on Thursday, 12/11.
- The lap pool was closed on Saturday, 12/13 due to the annual EPHS girls swim & dive Sprint Meet.
- The pools were closed on 12/20-12/21 due to staff Water Safety Instructor training.
- The operating schedule was adjusted to Holiday operating hours at the leisure pool from 12/22-1/2. There are no aquatics fitness classes during this time.
- The pools closed early at 4pm on Wednesday, 12/31 due to the New Year's Eve holiday.

PERSONNEL

- December in-service occurred on 12/6 where staff practiced water rescue and CPR skills.
- A Lifeguard Training course was conducted for the EPHS PE Swim Course participants. One participant, Adriana H., will work as a lifeguard for EVCC starting in January. The other participants paid to take the class.
- A Water Safety Instructor course was held on 12/20-12/21, certifying nine new WSIs on staff. Thank you, Amy!
- Nani C. and Kaitlynn G. were on vacation from 12/22-12/27. Staff did a great job adjusting during their absence.
- Gabe S. traveled home to California for his winter break from school. He will return as a Head Lifeguard in January 2026.
- Riley W.'s last day as a lifeguard was on 12/31. He will attend college starting in January and will return as a Head Lifeguard in July 2026.
- We are actively recruiting staff for part-time lifeguard, head lifeguard, and/or Aquatics Instructor positions. For information on becoming a lifeguard or working at the pool, please contact swim@evrpd.com.

EPSD SWIM & DIVE

- The High School Girls Swim & Dive Team began preseason practices on Monday, 11/17.
- Headed by coaches Nani Couwenberg and Jen Maley, the girls swim & dive team have completed three swim meets in December, including the annual EPHS Sprint Meet on 12/13.
- The team hosted their first fundraiser of the season at Poppy's Pizza & Grill, raising over \$1,600 for season operations. Their next fundraiser will be a Swim-A-Thon, taking place at the EVCC Lap Pool on 1/23.
- Athletes Lian Applegate, Mya Brese, Shaylee Yager, and Adriana Hernandez have qualified for the 3A State Meet in the 200 Freestyle Relay on 2/13-2/14. Lian has also qualified individually in the 50 Freestyle and 200 Freestyle events at this meet.

PROJECTS

- No projects to note for December.

REVENUE as of December 31, 2025

Aquatics Classes & Events	Budget: \$8,000	YTD: \$7,364.50	92 percent
Swim Lessons/Team	Budget: \$55,000	YTD: \$47,223.65	85 percent
Aquatics Rentals	Budget: \$11,500	YTD: \$13,862.00	120 percent
Aquatics Sponsorships	Budget: \$2,000	YTD: \$3,550.00	177 percent
12/31/2025	Total: \$76,500	YTD: \$72,000.15	94 percent

AQUATICS CLASSES & EVENTS

We are continuing to offer free classes included in club membership and other programming for an additional fee. Our current and upcoming programming is listed below.

- Inclusion Classes (Ongoing)

❖ Aerobic Water Walking	Mon/Wed/ Fri	8am-8:50am	Included
❖ Aqua Circuit Training	Tuesdays	8am-8:50am	Included
❖ Swim Stroke Clinic	Thursdays	10:30am-11am	Included

- Paid Programming this Month

- ❖ Glow Swim: Christmas Lights 12/12 5pm-7pm \$18pp
 - 32 participants registered for this program, enjoying a glow-in-the-dark swim in the leisure pool with glow sticks and Christmas lights.
- ❖ Swim Lessons and Rec Swim Team, including the Rec Swim Team Winter Swim Meet, continued through mid-December. More details on these programs below.

- Paid Programming Coming Up

➤ Tu/Th Swim Lessons	1/6-1/29, T/TH	2:30pm-6pm	\$95-380pp
➤ Rec Swim Team	1/6-1/29, T/TH	6pm-7:30pm	\$140pp
➤ Saturday Swim Lessons	1/10-2/28, SAT	9am-1pm	\$95-380pp
➤ 100-Mile Swim Challenge	Begins 2/1/26	Lap Swim Hours	\$20pp
➤ Glow Swim	2/27/26	5pm-7pm	\$18pp

SWIM LESSONS & REC SWIM TEAM

- Swim lessons continue at their usual times after school on Tuesdays/Thursdays and Saturday mornings. We are successfully running group classes under the instruction of Kassi F. on Saturdays and Grace A. on Tuesdays/Thursdays. We've noticed a handful of swimmers who have graduated from swim lessons into the Rec Swim Team program.
- The final 2025 session of the Rec Swim Team began on 11/13 with 24 athletes registered. All team swimmers received team gear, including a team t-shirt and swim cap. Athletes have been learning stroke improvement and swim meet operations in preparation for their intrasquad swim meet on 12/16.
- The Winter Swim Meet, occurring on 12/16 was very successful with 21 athletes participating. Everyone received a goodie bag and thank you note from the coaches, and almost every swimmer went home with an award in the form of a 1st through 6th place ribbon. Our next meet will occur in April 2026. Photos attached.

AQUATICS RENTALS

- December held the following rentals:
 - 2 non-private pool parties

AQUATICS SPONSORSHIPS & DONATIONS

- This is the first year we have begun to generate sponsorship revenue for Aquatics. We did not generate any sponsorships or donations in the month of December.
- For inquiries regarding AQ sponsorship banners or donations to AQ programming such as the Rec Swim Team, please contact swim@evrpd.com



Photos from our Rec Swim Team Winter Swim Meet. Congratulations to everyone that participated!

Fitness and Adult Activities

Julie Bunton, Fitness and Programs Manager

Current Programs

Fitness

- **Fitness Inclusion Classes** – 2 Pilates classes, Zumba Gold, Total Body+ classes, 15-15-15, Silver Sneakers Circuit and Boom (2 classes), Zumba, Restorative Yin Yoga, Dance Cardio, 2 Gentle Yoga classes, & Yoga Basics.

These classes are included with an EVCC membership or a day-pass

- **Specialty Fitness Classes** – Senior Strength, Sound Bath, Heels Confidence Demo, Golf Fitness Demo

Adult Activities

- **Elevated Connections** – The weekly activities currently include 2 days of Coffee Time, Great Courses, Supreme Court, Mahjong Community Play (2 days), Wednesday Art Group, Adult Chess, & Friday Fitness Class Yoga Basics.

We offered LIVE music by Dan Timbrell during our Coffee Hour on Dec. 15, 17 & 22.



These classes are included in EVCC membership or Elevated Connections Membership

- **90's 2 Now** – Program for those in their 20's – 30's

90's 2 Now met to make Vision Boards



- **90's 2 Now** – Program for those in their 40's – 60's

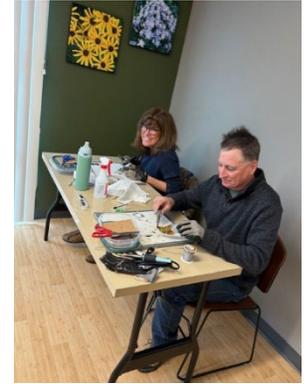
This month Gen X met for Cookie Exchange/Movie, Bunco & a stroll around Estes to look at lights.



Sawdust and Snacks



Stained Glass Class



Year End Budget

January	\$604.00
February	\$1,105.00
March	\$930.00
April	\$717.50
May	\$690.00
June	\$1,358.75
July	\$1,598.75
August	\$1,500.00
September	\$1,755.00
October	\$865.00
November	\$960.00
December	\$736.25
Remaining Goal	\$5,179.75
Revenue to Date	\$12,820.25
2025 Goal	\$18,000.00
Specialty Fitness Classes	

January	\$4,937.50
February	\$1,767.50
March	\$4,390.00
April	\$2,162.50
May	\$2,690.00
June	\$4,637.50
July	\$5,132.50
August	\$4,187.00
September	\$3,187.50
October	\$2,972.50
November	\$2,492.50
December	\$1,897.50
Remaining Goal	\$9,545.50
Revenue to Date	\$40,454.50
2025 Goal	\$50,000.00
Personal Training	

January	\$1,365.00
February	\$1,115.00
March	\$1,190.00
April	\$1,460.00
May	\$1,460.00
June	\$2,106.00
July	\$1,231.00
August	\$1,023.00
September	\$1,130.00
October	\$3,212.00
November	\$1,596.00
December	\$1,052.00
Remaining Goal	-\$8,440.00
Revenue to Date	\$17,940.00
2025 Goal	\$9,500.00
Adult Activities	

Facility Rentals

Bethany Paul, Venue Rental Manager

January 2026 Board Report

December Summary

Month at a Glance

- Total Facility Rental Revenue (Month): \$5,649.00
- Total Facility Rental Revenue (YTD): \$157,792.50
- Overall % of Annual Goal Achieved (YTD): 91.7%

Highlights

- Marina Pavilion rentals exceeded annual goal
- 6.9% Year-over-Year growth rate

Department Notes

- Bethany attended the Chamber's Wedding Alliance Meeting on 12/18, and hosted Chris Bierdeman (Sale & Events Manager at Visit Estes Park) for a site tour
- Work began on a full overhaul of the Venue Rental department's marketing plan and materials

January Activity Summary

- Total Events: 37
- Private Events: 4
- Community/Nonprofit Events: 33
- Free/No-Charge Events: 0

Looking Ahead

- The number of rentals in January will be directly impacted by a five-day closure for new flooring in Adams/Bighorn/Chiquita & the Classroom.
- We will be renegotiating our contract with Larimer County, who will be using our facility twice in 2026 for elections.
- The Community Center is proud to be hosting the Indigenous Film Symposium January 17th & 18th in Bighorn & Chiquita.

Revenue Snapshot

Facility	Revenue (December '25)	% of Annual Goal	YTD Status
Estes Valley Community Center	\$5,649.00	5%	89%
Stanley Park	\$300.00	1%	99%
Marina Pavilion	\$890.00	7%	109%
Lake Estes Shelters	\$0.00	0%	93%

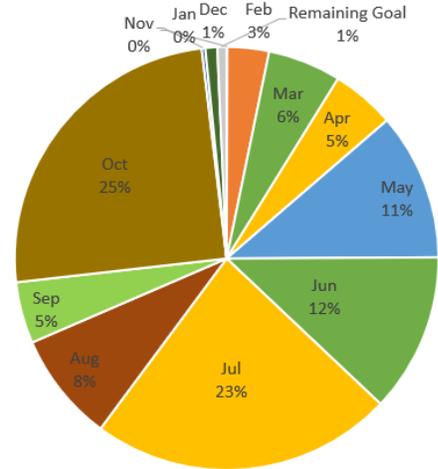
Notes:

- Stanley Park, Marina Pavilion, & Lake Estes Shelters closed for the season
- EVCC closed at 5pm 12/10 (holiday party) & 12/24-12/25 (Christmas holiday)
- Adams, Bighorn, & Chiquita closed 12/29-12/31 for painting

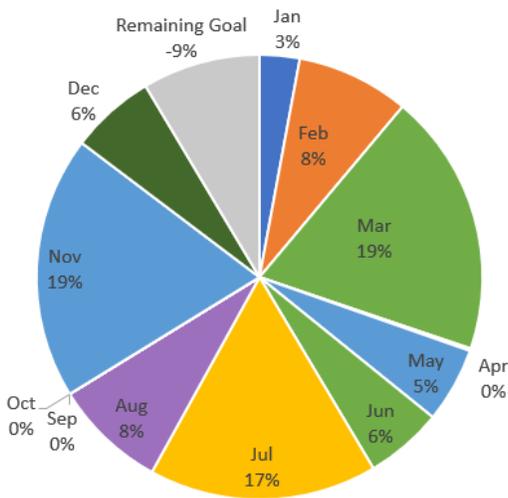
Community Center Rentals - Progress to Goal 2025



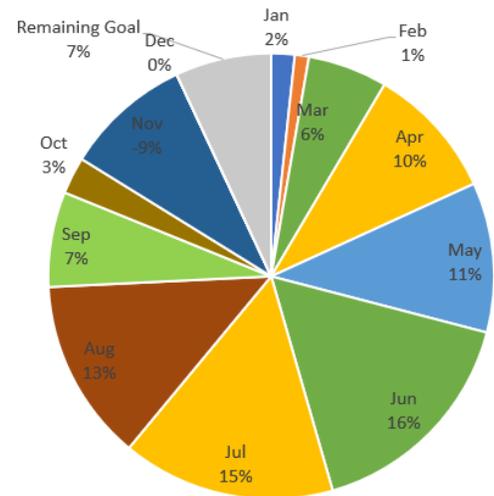
Stanley Park Rentals - Progress to Goal 2025



Marina Pavilion - Progress to Goal 2025



Lake Estes Shelters - Progress to Goal 2025



Facility Maintenance

Zachary Zeschin, Facilities Maintenance Manager

The past few months have brought about a lot of change, all with optimism and rooted in progression. As of January 1, Zach began his new role as District Maintenance Superintendent while still acting as Facility Maintenance Manager at the Community Center. The transition has been busy but has also been as smooth as it can be. We have a candidate whom we have made an offer to for the Maintenance Manager position, and he is expected to start January 22nd. This candidate comes highly qualified with a strong background in building maintenance, HVAC, and related systems. The candidate is local, involved in the community, and received strong recommendations from reference checks. The onboarding and training process will be structured, with time built in for field work and immediate repairs as needed.

Parks and Trails and Maintenance based agenda items are already being approached. The RFP for Mary's Lake pumphouse was reviewed, meetings continue with Van Horn and the Town regarding the Stanley Park parking lot, and an overall maintenance schedule/agenda is being developed for Stanley Park and the Lake Estes trail. Some of the imminent items include additional playground mulch, Stanley Park equipment yard cleanup, removal of other outdated play equipment, utilities and infrastructure improvements to maintenance building and restroom facilities, furnishing the new pickleball courts with picnic tables and trash cans, and obtaining quotes for other significant improvements in the park and around the lake.

Around the lake trail, we are focusing on a few imminent items. We continue to pursue gas line service for the middle Cherokee draw restroom. We are looking at trimming trees and pruning shrubs to mitigate icy patches on the trail in a few areas. We are going to move forward with removal of an old fence lining the trail on HWY 34. We are anticipating a busy summer so we are going to again use Magic Rose's cleaning for daily services at Stanley Park and Lake Estes restroom facilities.

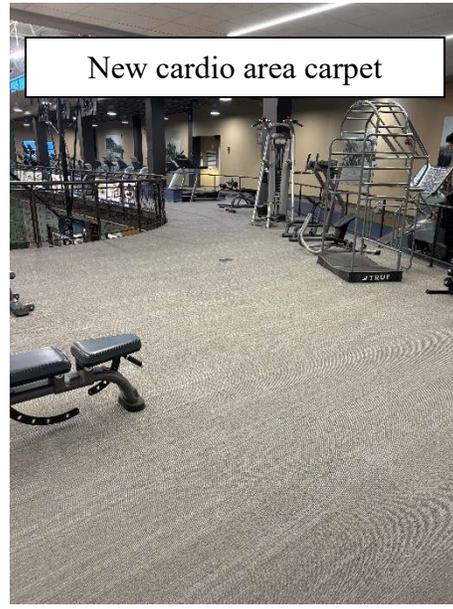
Regarding the Maintenance and Custodial department at the Community Center, the past few months saw a lot of activity both in repairs but also improvements. Annual CPR training was completed. We continue to work with legal on our pool deck situation and in the meantime have been working with contractors to obtain pricing and identify a system that we feel fits our facility. The Model Aquatic Health Code updates and adoption were presented during an operations meeting. Fitness equipment repairs were completed. Flooring replacement was completed in both the upper cardio area as well as our lower-level rental spaces and classroom. In addition to replacing the flooring, we repainted the areas and replaced the base molding; this project looks awesome.

Over the next month, we hope to have the new maintenance manager onboarded and full into the training program. We will continue to make progress on Stanley Park and Lake Estes trail maintenance items while working on a training program for the Parks and Trails department. We will continue to pursue candidates for the full-time parks position.

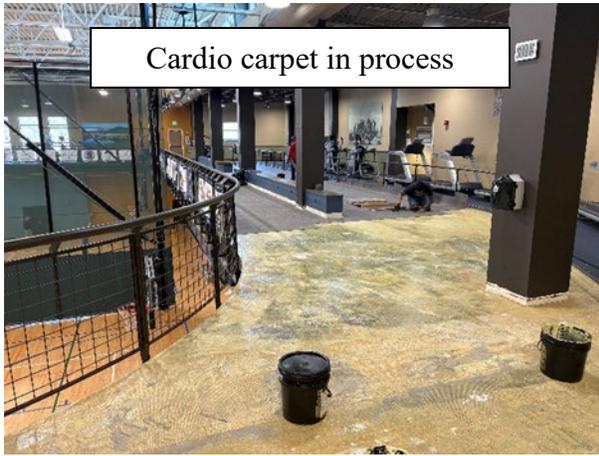
Cardio area paint



New cardio area carpet



Cardio carpet in process



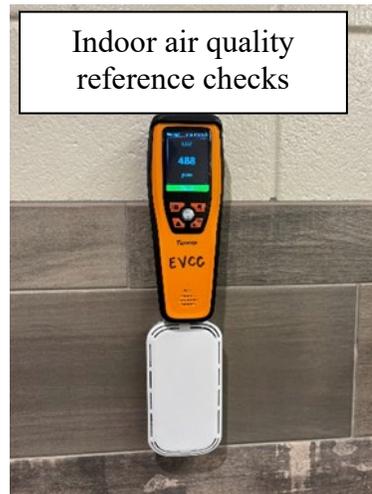
New picnic tables for pickleball courts



Event space flooring



Indoor air quality reference checks



JANUARY 2026 GOLF COURSES

An end of season educational field trip was scheduled at the Estes Park Power Plant for the golf course maintenance team. Ron Rogers the power plant manager led staff on a tour of the plant. It was interesting to learn about the operations of a complex we see every day but know very little about. It's always beneficial for staff to observe operations at other facilities, even if in different industries. These experiences will often help spark creative solutions at our own facility.



JANUARY 2026 GOLF COURSES

While the mild winter is not ideal for trees or turf, it does allow staff to pick away at a few projects. Select bunkers are in need of renovation. Wildlife, years of play and weather has deteriorated the edges and drainage. Without healthy turf on bunker edges and proper drainage, sand becomes contaminated with silt. This turns an already difficult shot into an almost impossible shot. The newly shaped bunkers, with a proper playing surface will improve the playing experience and help pace of play.

Staff is also able to continue work on more cart traffic control. Several areas at both courses have been identified as areas for turf reduction. Most areas were identified during the design phase of the irrigation system. We identified five acres of turf areas that are irrigated, fertilized and mowed while seeing very little play. Irrigation was eliminated and a native seed blend was introduced. Cart traffic, however slowed the establishment of the low maintenance, native grasses. Traffic control will help the establishment in these areas.



JANUARY 2026 GOLF COURSES

The heavy winds in early December caused a bit of damage at the 18-hole hole course. Two greens covers, two overhead doors, and two trees. Remarkably, the 10 newly planted trees stayed upright



JANUARY 2026 GOLF COURSES

A heavy layer of a sand/compost mix applied in early winter has proven to be beneficial to the fairways at the 18-hole course.

This has become a common practice on golf courses where snow coverage is scarce and dry cool winds cause desiccation.

The sand buffers the crown of the plants and upper rootzone from the cold drying winds and extreme temperature fluctuations. We also see benefits in the spring from a winter topdressing. Sand warms faster than our native soil, especially when mixed with compost. The warmer temperatures encourage quicker root activity and turf recovery.



The warm, dry, WINDY, start to the winter requires regular watering of the shorter cut grass on the golf courses. Greens, fairways, and tees all require hydration even when dormant.





January 20, 2026
Agenda Item: 2.C.5

Agenda Title: Staff Reports – Marina Operations

Submitted by: Keith Williams, Marina Manager

MARINA OVERVIEW

Wind – FUN

Thank you to Tom, Zach and Amy for helping with the fence at the kayak racks! During recent windstorms, I notice the fence was blowing over and called in for reinforcements. In the Spring, we will need to shore up the fence, which should be minor repairs and reinforcement to hold up to the winds.

CPW – FISH, CREEL STUDY, FUTURE PLANS

CPW conducted an extensive creel study on Lake Estes this summer. There are several key findings which could contribute to future growth and development of fishing opportunities for years to come.

- Over the three-month survey period, an estimated 19,009 anglers fished at Lake Estes.
- CPW invested \$94,521 to stock Lake Estes in 2025
- Anglers caught an estimated 32,346 fish during the 3-month survey
- Total economic impact for anglers at Lake Estes was ~\$5,972,551 or ~\$1.9 million per month. NOTE: The financial impact includes expenditures on fishing tackle, boating equipment, fuel, licenses, and other related expenses.

Thanks to unseasonably warm weather, CPW scheduled a fish stocking with very large brood stock on Thursday, December 11.

COMPLETE CREEL STUDY ATTACHED.

OFF SEASON PROJECTS

Other off-season projects include a complete overhaul of the pedal cart fleet, planning, purchasing and repairing kayaks, stand-ups, bikes and other rental items to ensure we are fully ready for the Spring. Ordering and installing new T2 Kiosk at Wapiti Meadows.

FareHarbor reservations are open for 2026.

TENTATIVE MARINA OPERATING DATES:

Core Season Hours:

Monday 8AM to 7PM

Tuesday 8AM to 6PM

Wednesday 8AM to 7PM

Thursday 8AM to 7PM

Friday 8AM to 8PM

Saturday 8AM to 8PM

Sunday 8AM to 7PM

April 1 to May 21 – open weekends full reservations: Boats, Canoes, Kayaks, SUPS, Bikes, Pedal Carts ALL available for rent... weather permitting. Early season weekend hours may be shortened based on reservations and weather.

May 22 to August 9 – open 7 days a week (no rentals on Tuesdays).

August 10 to October 31 – open 7 days a week. Late season schedule may be shortened based on reservations and weather.



Creel Survey Report: Lake Estes, 2025



**Alex Burks, Northeast Region Creel Supervisor – Colorado Parks and Wildlife, Fort Collins, CO,
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**Ben Swigle, Aquatic Biologist – Colorado Parks and Wildlife, Loveland–Boulder, CO,
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Introduction

Lake Estes is a reservoir located in Estes Park, Colorado, approximately 30 miles west of Loveland, CO, along the Front Range, at an elevation of 7,460 feet above sea level. The reservoir covers 138 surface acres, contains 3.2 miles of shoreline, and has a maximum depth of 42 feet. The lake is shallow near the inlets and offers several public access points, including multiple parking lots, a fish cleaning station, a marina, and wader cleaning stations.

A large proportion of water is transported into Lake Estes from the West Slope through the Alva B. Adams Tunnel, where it is discharged first into Marys Lake and then into Lake Estes. The water powers hydroelectric facilities at both Marys Lake and Lake Estes. When hydropower is generated, the reservoir has two active inlets, providing anglers with multiple opportunities to fish flowing water.

The reservoir is owned and operated by the Bureau of Reclamation and is a key component of the Colorado-Big Thompson Project, managed by Northern Water. The City of Estes Park manages public recreation amenities. Colorado Parks and Wildlife (CPW) is responsible for managing the aquatic resources in Lake Estes. The fishing season at Lake Estes extends from March through December, as ice fishing is prohibited. Fishing regulations at Lake Estes limit angler harvest to four trout in aggregate. Most angling activity occurs during the summer months, mainly driven by tourism associated with Rocky Mountain National Park.

Creel Summaries

CPW regularly conducts fishery surveys across lakes, reservoirs, rivers, and streams to evaluate species composition, population size, reproductive success, size/age distribution, and stocking success. Netting and electrofishing surveys inform management strategies, while creel surveys provide additional information through direct interviews with anglers. Creel data evaluates stocking success, tracks changes in catch and harvest, assesses angler demographics, and documents angler satisfaction. Creel results are especially important for put-and-take systems, such as Lake Estes, where trout survival, density, and angler harvest are directly influenced by stocking (Table 1).

Creel Survey Objectives:

- Assess survival and growth of stocked hybrid fish (Tiger Trout, Splake, and Tiger Muskie).
- Determine the angler harvest of Rainbow Trout.
- Determine the economic impact of Lake Estes.
- Measure guided angling participation and determine the proportion of anglers also fishing within Rocky Mountain National Park.
- Gather information on angler type, residency, estimated number of anglers, angler hours, tackle used, fish species caught, and fish length.
- Assess angler satisfaction and preferences.
- Summarize the 2009 angler survey versus the 2025 estimates at Lake Estes.



Table 1. Recent stocking history of Lake Estes 2024-2025.

Year	Species	Number of Fish	Size (inches)
2025	Tiger Trout	10,009	1.8"
2025	Splake	10,057	3.6"
2025	Tiger Muskie	180	7.6"
2025	Rainbow Trout Fingerlings	21,053	4.5"
2025	Catchable Rainbow Trout	24,185	10"
2025	Broodfish Rainbow Trout	2,435	13"-18.5"
2024	Tiger Trout	20,186	3"
2024	Splake	4,074	3.5"
2024	Tiger Muskie	180	7"
2024	Rainbow Trout Fingerlings	30,040	3"
2024	Catchable Rainbow Trout	40,800	10"

Methods

A creel survey was stationed at Lake Estes for three months (June, July, and August). The reservoir was sampled three days per week, including one weekend day and two weekdays. Instantaneous angler counts were completed three times daily (morning, afternoon, and evening) between 8:00 a.m. and 8:00 p.m. Count times were randomized each survey day to reduce bias and to capture the majority of anglers. The creel technician counted anglers fishing the reservoir, inlet areas, and 1,000 yards of the Big Thompson River upstream of the reservoir. This was done to reduce confusion during interviews, as many anglers fished both the inlet, the river, as well as Lake Estes.

During the survey, anglers were interviewed to determine total hours fished, species caught, harvest, fish length, residency, trip satisfaction, and other supplemental questions. Efforts were made to prioritize completed-trip interviews over incomplete trips to improve angler estimates. Data was then extrapolated based on angler counts to estimate total angler hours, catch, and harvest rates for the entirety of the survey period.



Results

Data was collected in the field using tablets and entered into the ArcGIS Survey123 application, then transferred to the CPW CREEL program. Lake Estes was previously surveyed in 2009; the 2025 data is compared throughout this analysis to determine trends. Using CREEL's statistical model #1, over the three-month survey period, an estimated 19,009 anglers fished at Lake Estes.

SUMMARY

	Estimates			
	Shore	Boat	Other	All
Hours fished	44,796.93	2,876.40	467.87	48,141.20
Angler est.	17,684.60	1,013.86	310.82	19,009.28
Total catch	30,960.02	1,082.03	303.91	32,345.97
Kept catch	6,280.86	183.27	0.00	6,464.14
Returned catch	24,679.16	898.76	303.91	25,881.83
Total catch/hr	0.69	0.38	0.65	0.67
Kept catch/hr	0.14	0.06	0.00	0.13
Ret. catch/hr	0.55	0.31	0.65	0.54
Avg. Len. Kept inch	11.24	12.25		11.27
Avg. Len. Ret inch	10.26	12.08	10.61	10.32
Avg. Wt. Kept oz				
Avg. Wt. Ret oz				

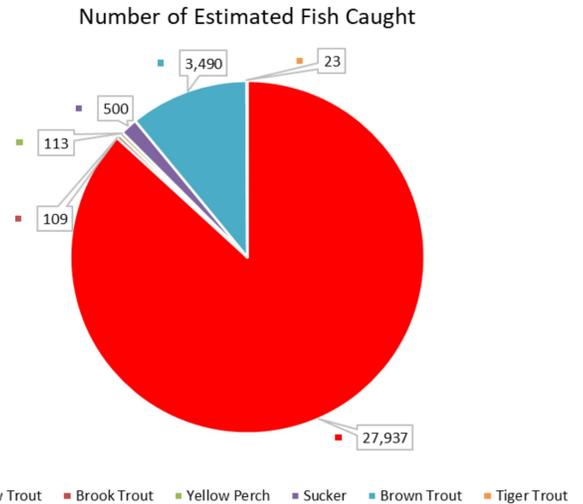


Table 2. The combined summary of angler estimates at Lake Estes (left). Figure 1. Species composition by estimated angler catch, June - August, 2025 (right).

Anglers caught an estimated 32,346 fish during the 3-month survey (Table 2/Figure 1). A total of 27,937 Rainbow Trout were estimated to be caught by anglers, making this species the overwhelmingly dominant fish captured. Brown Trout (3,490) represented the second most common species caught. Other species, including Sucker (500), Yellow Perch (113), Brook Trout (109), and Tiger Trout (23), were not caught in significant numbers.

With a total of 44,797 estimated angler hours, the resulting average catch rate was 0.69 fish per hour; higher than the 2009 creel survey, which reported 21,201 fish caught (0.61 fish per hour). Shore anglers had the highest catch rate at 0.69 fish per hour, followed by other (belly boat, paddleboard/kayak) anglers at 0.65 fish per hour, and boat anglers only catching 0.38 fish per hour. Boat anglers typically achieve higher catch rates; however, at Lake Estes, many Rainbow Trout congregate near the shallow inlets, often inaccessible to boats, which likely explains the atypical pattern. Fishing boats at Lake Estes are typically rented from the marina and are the primary source of boats; very few anglers bring and launch their own motorboats. This could result in lower catch rates for boat anglers, as one would assume that less experienced tourists are renting the boats, while more experienced residents are fishing from shore or bringing their own kayaks and belly boats.

Tiger Trout and Splake were consistently stocked over the past few years to reduce sucker biomass and provide unique angling opportunities. As seen in the standardized sampling and creel data, these fish

are not persisting within the reservoir (Figure 2). Tiger Muskies, also stocked to prey on suckers, do not currently persist in numbers and size to reduce sucker biomass.

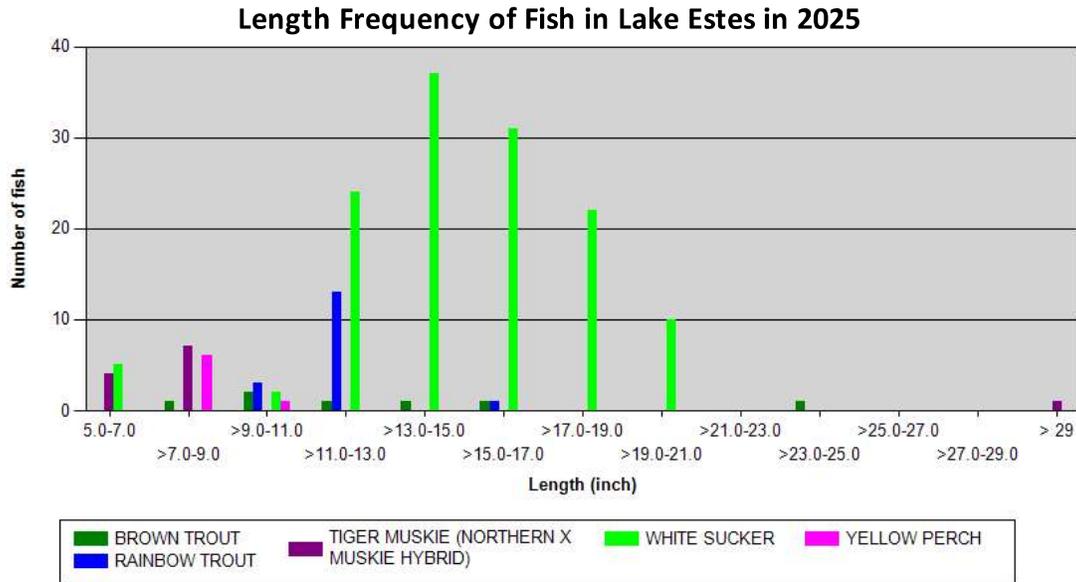


Figure 2. The length frequency histogram for fish sampled in Lake Estes, June 2025. Two trap nets and three 160' gillnets were fished overnight.

White Sucker are the only fish to occupy the 13" to 22" size class in Lake Estes (Figure 2). The creel survey did not document trout in the larger size classes. Some Brown Trout reach quality lengths and are the result of natural reproduction in the system. A single Tiger Muskies, measuring 29 inches, was sampled in 2025, while 11 were caught in a trapnet after being recently stocked.

Fish Biomass Composition From 2025 Sampling Data

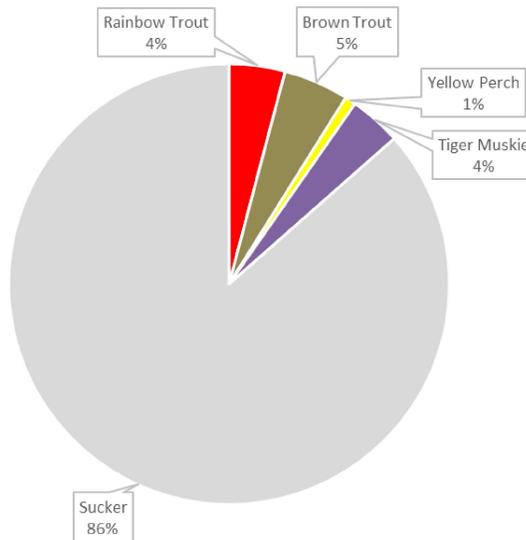


Figure 3. Total fish biomass composition by species in Lake Estes from biologist sampling events during June 2025.

A standardized net survey conducted in June 2025 indicates that sucker biomass accounted for 86%, Rainbow Trout for 4%, and Brown Trout for 4%. High sucker abundance reduces the availability of food

and habitat, limiting trout growth and survival. During the 2009 standardized gill net survey, sucker biomass accounted for approximately 81%, Rainbow Trout for 10.9%, and 6.9% for Brown Trout, representing a 10% decrease in trout biomass since.



Tiger Trout (left), White Sucker (right).

Trout harvest has declined significantly since 2009. During the 2025 three-month survey period, the harvest rate was 19.9%, compared with 48.4% in 2009. This reduction likely reflects changes in angler behavior, including a shift from primarily using bait to using lures and flies. 6,464 fish were estimated to be harvested from anglers in the summer of 2025. The average length of harvested fish was 11.2 inches for shore anglers and 12.2 inches for boat anglers, with an overall mean of 11.3 inches (Table 2). Released fish averaged 10.3 inches for shore anglers and 12.1 inches for boat anglers, with a total mean of 10.3 inches. Boat anglers caught slightly larger fish relative to shore anglers.

Economic Impact

An objective of this creel study was to determine the economic impact of fishing at Lake Estes on the local community and justify stocking large quantities of catchable Rainbow Trout. The financial impact includes expenditures on fishing tackle, boating equipment, fuel, licenses, and other related expenses. The cost is \$210 per trip for Colorado residents and \$667 per trip for non-residents (Southwick Associates, 2024). Total economic impact for anglers at Lake Estes was ~\$5,972,551 or ~\$1.9 million per month. Residents of Colorado contributed approximately \$3,081,739 (77.2% of anglers) to the total, while non-residents accounted for roughly \$2,890,812 (22.8% of anglers) of the economic impact. Although non-residents make up only 22.8% of the anglers, they have a similar economic impact on the community.

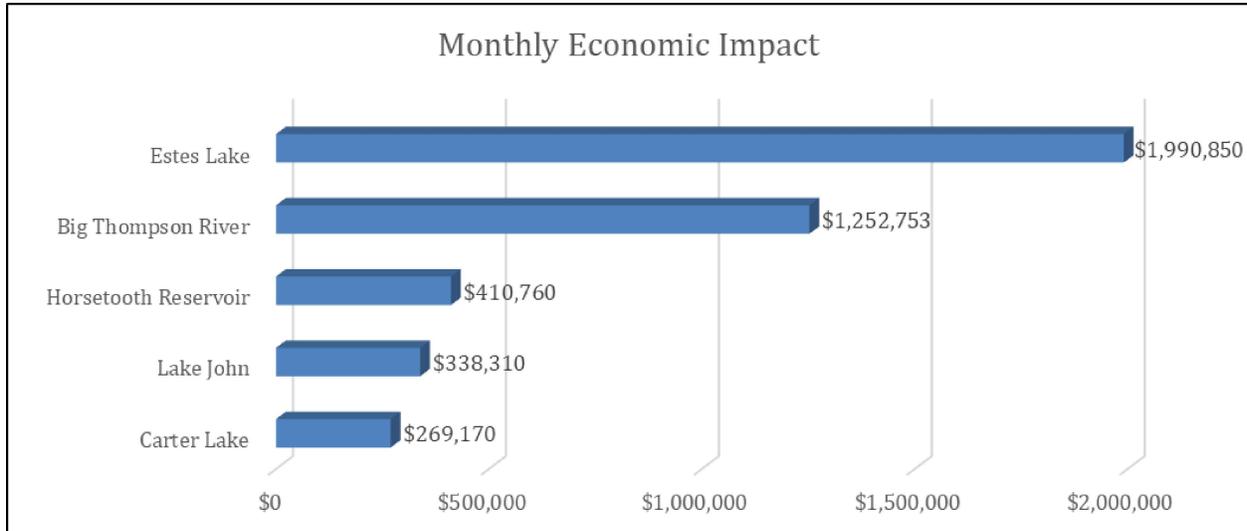


Figure 4. Economic impact broken down by month in recent years.

Lake Estes contributes a relatively high economic impact from fishing when compared to other lakes in the Northern Colorado area (Figure 4). This is directly related to high influxes of both Colorado residents and non-residents to the Estes Valley during the summer tourism season. The economic impact was standardized by month, as creel surveys on waters varied between 3 and 7 months.

Angler Demographics

- 565 anglers were surveyed.
- **Colorado residents:** 77.2%, with the majority from Adams, Arapahoe, Boulder, Denver, and Larimer counties..
- **Out-of-state anglers:** 22.8%, primarily from Texas, Nebraska, California, Oklahoma, and Florida.

Zipcode Heat Map of Creel Respondents

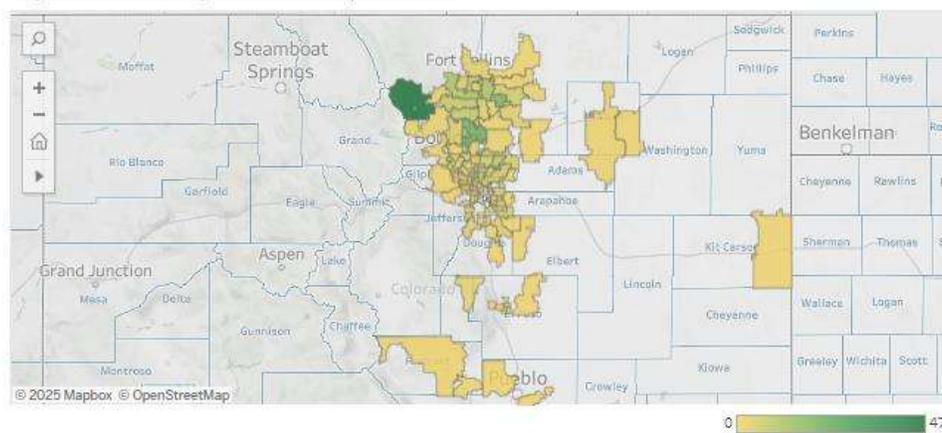


Figure 5. A heat map of resident anglers who fished Lake Estes during the summer of 2025.

Of the 565 anglers surveyed, 77.2% were Colorado residents, with the majority coming from Adams, Arapahoe, Boulder, Denver, and Larimer counties (Figure 5). Out-of-state anglers comprised 22.8% of



the sample, primarily from Texas, Nebraska, California, Oklahoma, and Florida. This represents a slight shift compared to the 2009 creel survey, in which 82.2% of anglers were residents and 17.8% were non-residents, mainly from Texas, Kansas, California, and Arizona. Overall, the majority of anglers are either local to Estes Park or residents of the Denver metro and Front Range areas. Non-resident anglers typically fish the Estes Valley in greater proportion relative to other Northeast Colorado waters (Figure 6).

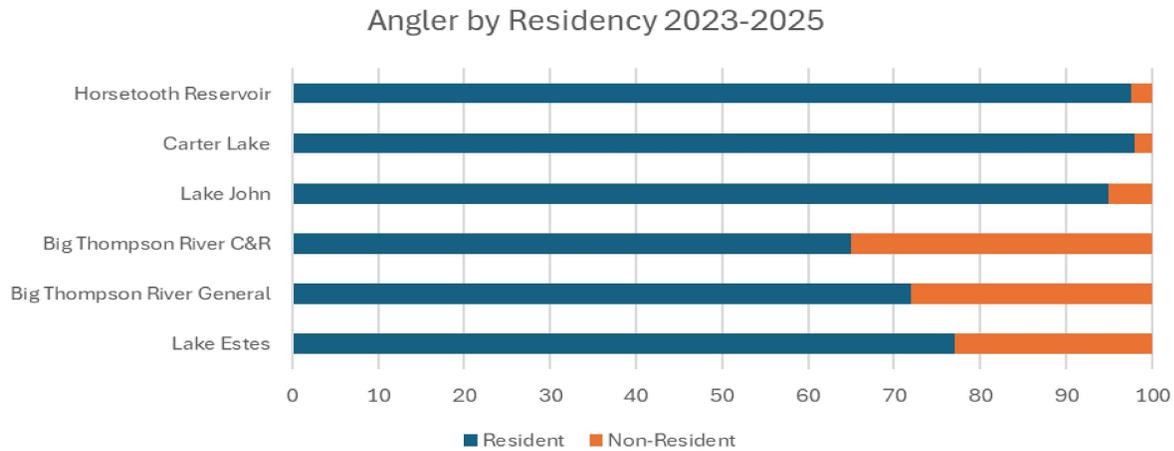


Figure 6. Origin of residency for anglers fishing in Northeast Colorado Waters, 2023-2025.

Angler Type

- Shore anglers: 93.1%
- Boat anglers: 5.8%
- Other methods (kayak, paddleboard, etc.): 1%

Fishing Tackle Preferences

- Bait: 34.8%
- Flies: 32%
- Lures: 12%
- Combination: 21%

Angler types were 93.1% shore anglers, 5.8% boat anglers, and 1% using other methods (kayak, paddleboard, etc.). These proportions were similar to those recorded in the 2009 creel survey, which found that 96% of anglers fished from shore.

Preferences for fishing tackle have shifted since 2009. In 2025, 34.8% of anglers used bait, 32% used flies, 12% used lures, and 21% used a combination. In contrast, the 2009 survey found that 70.4% used bait, 10.8% used lures, and 18.8% used a combination of bait and lures. This change likely contributed to the observed decline in harvest rates, as anglers using bait typically retain more fish than those using artificial lures or flies.

Supplementary Questions



Angler Satisfaction

- Excellent: 27.6%
- Good: 31.8%
- Fair: 26.5%
- Poor: 13.9%

Target Species Preferences

- Any species: 49%
- Rainbow Trout: 49%
- Brown Trout: 0.7%
- Tiger Muskie: 0.3%

Anglers were asked to describe their fishing experience at Lake Estes. 27.6% responded “Excellent,” 31.8% “Good,” 26.5% “Fair,” and 13.9% “Poor.” While subjective, these responses indicate that most anglers enjoyed their time at the reservoir. These results are similar to the 2009 survey, suggesting that overall trip satisfaction has remained consistent over time.

When asked about their preferred target species, 49% of the 565 respondents indicated they would catch any type of fish, 49% specifically targeted Rainbow Trout, 0.7% preferred Brown Trout, and 0.3% targeted Tiger Muskie. This aligns with expectations, as Lake Estes has long been managed as a put-and-take trout fishery.

Factors for a Successful Trout Fishing Trip

- Catching and releasing many trout: 61.4%
- Harvesting keeper-size trout: 26.7%
- Catching larger/trophy-size trout: 3.1%
- Enjoying the outdoors: 8.5%

Crowdedness

- Not crowded at all: 35.2%
- Not very crowded: 33.1%
- Very crowded, many anglers: 9.9%
- Very crowded, many other recreational users: 8.6%

During interviews, anglers were asked, “What is the single most important factor that contributes to a successful trout fishing trip?” The most common response was “Catching and releasing many trout,” cited by 61.4% of anglers. This was followed by “Harvesting keeper-size trout” (26.7%), “Catching larger/trophy-size trout” (3.1%), and “Catching fish is second to enjoying the outdoors” (8.5%). These responses help explain the decline in harvest rates, as many anglers prioritize catch-and-release over keeping fish. Maintaining current stocking rates for catchable trout in Lake Estes will have the highest likelihood of meeting angler preferences.

Anglers were also asked about the level of crowding at Lake Estes during their trips. Most did not feel crowded, with 35.2% reporting “Not crowded at all” and 33.1% reporting “Not very crowded.” Only 9.9% described the area as “Very crowded, many anglers,” and 8.6% indicated it was “Very crowded, many other recreational users.” Interestingly, although many anglers congregated near the west-end inlets, these areas did not appear to create a sense of crowding.



Rocky Mountain National Park Fishing

- Only 3.9% of anglers reported fishing in the park, suggesting most trips were day trips focused on Lake Estes.

Guided Trips

- 7.6% of anglers fished with a guide. Among guided trips, the most popular fly shops included:
 - Kirk's Fly Shop (22 trips, Estes Park), Galvin Guiding (7 trips, Denver), Front Range Anglers (5 trips, Boulder), Scott's Fly Fishing Adventures (2 trips, Estes Park), and Other smaller local Estes Park guides also accounted for several trips.

Anglers were asked, "Did you or are you planning to fish in Rocky Mountain National Park during your trip?" Although CPW does not manage fisheries within the park, this question aimed to gauge the number of anglers who combined fishing in the park with waters managed by CPW. Only 3.9% of anglers reported that they had fished or planned to fish in the park, which is much lower than anticipated. This suggests that most fishing trips to Estes Park were likely day trips, as one might expect multi-day visitors to include park fishing. Future coordination with park management could provide a clearer understanding of fishing pressure within the park.

Anglers were also asked whether they were fishing with a guide at Lake Estes. Only 7.6% reported using a guide service. Among those 41 anglers, the most frequent fly shops offering trips were the local Estes Park fly shops. A rough estimate from the creel clerk noted that the number of guided trips typically averages 1.5 trips a day.

Conclusions

- **Angler Effort and Catch**
 - An estimated 19,009 anglers fished Lake Estes over the three-month survey period, totaling 48,141 angler hours.
 - Rainbow Trout were the dominant species caught (1,802), followed by Brown Trout (212); other species were minimal in number.
 - Catch rates were highest for shore anglers (0.69 fish/hr), followed by kayak/paddleboard anglers (0.65 fish/hr), and lowest for boat anglers (0.38 fish/hr).
- **Fish Population and Biomass**
 - High sucker biomass (86% of total biomass) limits the growth of trout into larger size classes.
 - Total trout biomass has declined over the past 16 years, with Rainbow Trout decreasing from 10.9% to 4% and Brown Trout decreasing from 6.9% to 5%.
 - Tiger Trout, Splake, and Tiger Muskie are not persisting at meaningful levels to control sucker populations.
- **Trout Harvest and Angler Behavior**
 - The harvest rate decreased from 48.4% in 2009 to 19.9% in 2025, likely due to a shift from bait fishing to fly/lure fishing, and a preference for catch-and-release angling.
 - Most anglers prioritize catching and releasing many trout over harvesting large fish.



- **Fishing Pressure and Recreation**
 - Only 3.9% of anglers fished in Rocky Mountain National Park during their trips.
 - Guided trips were limited (7.6% of anglers), primarily via local Estes Park fly shops.
 - Crowding was not a significant concern for most anglers.
- **Economic Impact**

Estimated total economic impact: ~\$5.97 million during the three months.

 - Colorado residents contributed approximately \$3.08 million, while non-residents contributed roughly \$2.89 million.

Management Actions

Future management of Lake Estes should focus on strategies to enhance trout growth and maintain a balanced fishery. Stocking Brown Trout may help reduce the abundant sucker population, as this species may prey on smaller suckers more effectively than Splake and Tiger Trout. Given the poor performance of Tiger Trout and Spake in Lake Estes, these species have been removed from the 2026 request. Since 2024, more than 50,000 sub-catchable Trout, representing multiple strains, have been stocked. Despite these efforts, Trout measuring less than 10 inches are rarely surveyed using gillnets or during creel interviews. As a result, sub-catchable trout (fingerlings) stocking into Lake Estes will be significantly reduced or eliminated in the future.

Manual removal of suckers during their spring spawn could further reduce their biomass and improve habitat conditions for trout. Additionally, gill net sampling in 2025 was concentrated on the middle and east end of the reservoir, where fishing pressure is limited. Expanding sampling efforts to the shallow west side during future surveys could improve population monitoring and will be implemented as part of the 2026 survey. Given the substantial economic contribution of this fishery, Lake Estes should continue to be heavily stocked with catchable and brood size Rainbow Trout. The lake warrants increased attention and targeted management to support improved recreational angling to maintain current angler visitation.

References

- Southwick Associates, Colorado Sportfishing Economics, 2024, Fernandina Beach, FL.



January 20, 2026

Agenda Item: 2.C.6

Agenda Title: Staff Reports – Campground Operations

Submitted by: Zenda Smith, Campgrounds Manager

January 2026

Although the campgrounds are closed and the wind is typically blowing, the preparation work for the next camping season never stops. I enjoy working solo the months of December and January which give me time to complete projects that can't be addressed during the busy summer season.

I am getting an early start planning the upcoming capital improvement projects for the year. The RFP for the pool pump house/restroom replacement project at the Mary's Lake Campground was released to the public on Monday January 12th. I am hoping that we get a number of qualified contractors to submit bids over the next few weeks. If a bidder is selected for the project, Board approval will be in the February meeting agenda. The project schedule is:

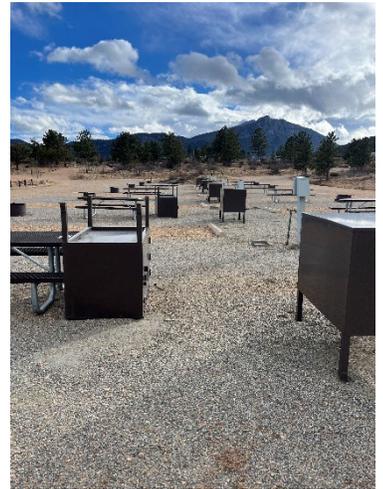
TENTATIVE SCHEDULE	
Event	Date / Time
RFP Issued	January 12, 2026
Pre-bid Walkthrough	January 26, 2026 at 2:00PM
Deadline for Questions	February 4, 2026 at 4:00PM
Addenda Posted	February 5, 2026
Proposals Due and Read	February 9, 2026 at 4:00PM
Anticipated Notice of Award	February 13, 2026
Approval by Board of Directors	February 17, 2026 at 6:00PM
Construction Begins	March 1, 2026
Construction Ends	May 1, 2026

The full RFP can be viewed at <https://evrpd.com/wp-content/uploads/2026/01/RFP-Pool-Pumphouse-and-Restroom-2026-001-1.pdf>



The current building shown here is not ADA-compliant. The replacement building will be larger to accommodate required turning radius of a wheelchair, have wider doors with flat entry thresholds, and will have nonslip polyaspartic floor surfacing. My goal is to have the project completed before we open the campground on Memorial Day weekend.

The high winds we have experienced so far this winter have been extraordinary to say the least. At the Mary's Lake Campground, wind speeds over 80 mph have been the norm. According to our weather station, there have been 11 gusts that have exceeded 100 mph. Each year, we get more proactive storing items that weigh less than 300 pounds indoors. But no matter how well we button things up, something inevitably occurs that amazes me. In this photo, you will see that 100 mph gusts are able to lift and flip 350-pound food storage lockers that are secured to the ground with 10" spikes. Other than that, the only other "casualty" so far has been a broken window on the Kubota tractor. The lack of snow is also a bit concerning...this winter drought is not good for the water table which supplies the well for the campground and of course presents a higher risk of fires.



This time of year, I am also putting together a new contract for our cleaning company, updating staff training documents, organizing the camp store and maintenance shed, and communicating with our new staff regularly through emails. We have 8 returning couples, 1 returning single, and 3 new couples who will be camp hosting and working in the camp stores. I am currently focused on finding and hiring additional individuals who will round out our staff on the campground's maintenance team. I am looking forward to the return of "old friends" and getting to know our new team members.

The revenue report is not included in this board report because the November and December revenue will be entered into the accounting system in January. So far, it looks like reservations in the system are tracking slightly behind the reservations that were placed in November and December of 2024. I can't provide any insight into why there are fewer early reservations, but know that in past years, revenue from reservations usually catches up as we get closer to the season.

I appreciate your continued support and wish you all the best in the New Year.

Zenda Smith, Campgrounds Manager

Agenda Title: Staff Reports – Human Resources

Submitted by: Robin Fallon, Human Resource Manager

January 2026

HR Goals/Projects

Employee Engagement

Holiday Party 2025!



We had over 100 people in attendance! A good time was had by all!

- At the November Manager’s Meeting we discussed 2026 district goals, safety training initiatives, employee events and full-time position changes. The next meeting is scheduled for January as a team bowling event.
- In addition to the Holiday Party, there was a Sweet Treat Potluck and Gift Card Exchange at the Recreation Center in December. Everyone had great fun and had Hot Chocolate with their desserts.

Safety

- At the December Safety Meeting, we assigned safety topics to committee members to present at our 2026 Safety Meetings and Department Safety Manuals. We also reviewed incidents. The next meeting is scheduled for January 20, 2026, at 9:00am.

Other Projects for 2026

- Employee Handbook revision. *Update: Handbook still in process completion is a top priority for Q1 2026.*
- Reviewing LMS options for on-going leadership and compliance training in 2026. *Update: Looking to make a decision in Q1 2026.*
- Annual Review Process- *Update: Collecting signed copies of reviews in January 2026*

Workers’ Compensation

November and December no injuries reported: Two open claims: Campground

Turnover Statistics

Dec-25	Active Employees	Terms	New Hires	Monthly Turnover	Q4 Turnover	YTD Turnover
FT	31	0	0	0.00%	3.165%	6.27%
PT	60	3	3	5.00%	6.82%	49.29%
Seasonal Off-cycle	1	0	0	0.00%	0.00%	27.07%
Total	92	3	3	3.26%	5.12%	32.26%
Season End Terms		0				

Seasonal Rehire rate December 0 % Year-end 54.20 %

Staffing/Turnover Summary

There was one full-time employee that resigned in November 2025. There was no full-time turnover in December 2025, 2024, or 2023. Full-time year-to-date turnover for 2025 was 6.27% and for 2024 it was 9.89% and 2023 it was 13.48%.

Turnover for Part-time employees in December 2025 was 5%; compared to December 2024, which was 1.72% and December 2023 was 9.38%. Year-to-date (YTD) part-time turnover for 2025 was 44.27% compared to 2024, which was 47.87% and for 2023 was 47.09%.

Seasonal Off-Cycle Turnover for December 2025 was 0% and 27.07% year-to-date (YTD). Seasonal turnover for December 2024 and 2023 was also 0%. YTD Seasonal Off-Cycle Turnover for 2024 was 23.59% and YTD turnover for 2023 was 6.20%.

Total turnover for December 2025 was 3.26% compared to 1.12% for December 2024 and 6.25% for December 2023. The year-to-date turnover for 2025 is 32.26% compared to 32.26% for 2024 and 33.38% for 2023.

Recruitment

Positions Filled

Recreation Manager – Internal promotion – Chris Layton

District Maintenance Superintendent – Internal promotion – Zach Zeschin

Recreation Coordinator – Laura Shepard – starting in February 2026

Facility Maintenance Manager – Issac Tibbetts – starting in January 2026

Group Fitness Instructor – Betty Frame (November)

Specialty Instructor – Jeff Mabry (November)

Recreation Attendant – Alana Linley (November)

Personal Trainer – Elijah Wood (December)

Lifeguard – Adriana Hernandez Munoz (January) two others were approved for hire, but decided not to start after becoming certified.

Open Positions January 2026

Full-time Recreation and Parks Technician – Reviewing Resumes

Full-time (8-month Contract) Marina Assistant Manager – Interviewing

Part-time Marketing Assistant -job position under review

Accepting applications for additional Lifeguards, Personal Trainers, Sports Officials and Specialty Instructors. All seasonal positions for 2026 are posted.



I just completed a photo replacement project for the golf course pages, including individual hole shots for both the 18-Hole and 9-Hole courses.

Lisa W. Baugman



Golfing in Estes Park

Our 18-Hole and 9-Hole/Disc Golf Courses enjoy the spectacular backdrop of the Rocky Mountains. Golfers are treated to an unparalleled experience with lush green fairways, abundant wildlife, and panoramic views.

[BOOK YOUR TEE TIME](#)



Estes Park 18-Hole Golf Course

The Estes Park 18-hole championship length golf course enjoys a breathtaking setting in a wide mountain valley. With panoramic views of Meeker and Longs Peak, playing a round of golf here is a truly captivating experience.

[BOOK YOUR TEE TIME](#)



Hole 1



Hole 2



Hole 3



Hole 1



Hole 2



Hole 3



January 20, 2026

Agenda Item: 2.C.9

Agenda Title: Project Manager's Report

Submitted by: Kim Slininger, Project Manager

EVRPD Project Status Brief

Active Projects

9-Hole Golf Course Bridge Installation

Permaculture Program Update

Project #1 9-Hole Golf Course Bridge Installation

- New Bridge contract with Kinley Construction was tentatively scheduled, during a site meeting, last fall. Target window was to have the bridge manufactured, delivered and installed in January. Reasoning behind the January installation was to have frozen ground to accommodate the 100 ton crane that will be needed for the lifts. Unfortunately, little to no frost has set into the ground beside the 6th hole bridge across the Big Thompson River. A re-scheduled date of February 17 has been set and an alternate route selected if this winter fails to bring adequate frost sufficient to carry the crane load.

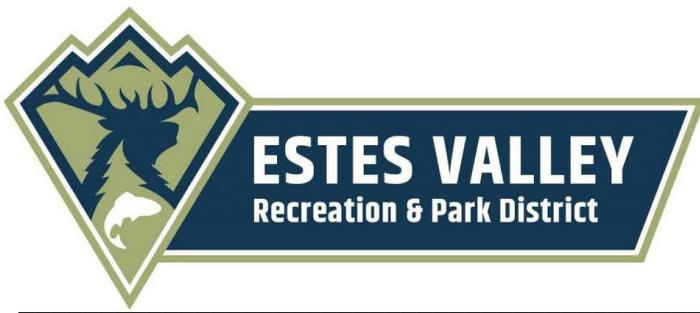
Project #2- Permaculture Program Update

- Another grant application submitted to Larimer County has moved in the selection/approval process. Final determination will be made in this month for funding starting early 2026. If approved the program will purchase 4 more hives and colonies of Saskatraz bees and experiment of planting high elevation apple trees along with extension of the irrigation system into the Permaculture Site.
- The harvested crop of honey was extracted from the comb during the Thanksgiving school break. The honey cache stored in November was bottled up during the Christmas

School break. All total 21.6 pounds of raw, Estes Park, Bee On The Green Honey, was bottled in 46 glass containers in 4 oz., 8 oz. and 10 oz. containers.



- The honey is destined to be disbursed as prizes during the Permaculture Treasure Hunt scheduled for late winter-early Spring before the Estes Park Golf Course opens for the 2026 season. The Treasure Hunt will be a fund raiser for the Permaculture Program. Our hope is to leverage the honey for profit beyond normal raw honey prices of \$10-15 per pound.
- A story line, clue layout and specific destinations are in the process of development. A participation goal of 6-6 person teams is the target. Entry fees for each team or sponsorship amounts are to be determined.
- Unfortunately, two interns have decided to not continue with the Permaculture Program during the work study hours for the spring 2026 semester. One student is continuing with the program and is currently taking the CSU Extension online Beekeeping Program.
- The Program is currently exploring additional intern possibilities with the school district with the help of Assistant High School Principal, Ryan Harris.



January 20, 2026

Agenda Item: 2.D

Agenda Title: Financial Reports

2.D.1 November 2025 Consolidated FS & Disbursements

2.D.2 December 2025 Consolidated FS & Disbursements

Attachments:

Resolution
 Report
 Contract

Letter
 Minutes
 Map

Other:

Estes Valley Recreation and Park District
YTD Income Statement 11/30/2025 (91.7% of Year)

	2025 YTD Actual	\$ Change from Last Year	2025 Annual Budget	Actual as % of Budget
Operating Revenues				
Administration	\$ 10,675	7,458	10,224	104.4%
Campgrounds	1,026,417	\$ (35,336)	\$ 1,026,799	100.0%
Community Center	1,180,688	\$ 93,493	\$ 1,269,235	93.0%
Golf	2,522,952	190,219	2,531,600	99.7%
Marina	870,161	65,409	869,246	100.1%
Parks	35,303	8,308	39,961	88.3%
Recreation	112,549	962	116,618	96.5%
Total Operating Revenues	5,758,746	330,513	5,863,683	98.2%
Operating Expenses				
Personnel	3,532,034	186,254	4,177,479	84.5%
Utilities & Fuel	502,844	41,132	553,313	90.9%
Operating Supplies	438,830	16,629	465,645	94.2%
Repairs & Maintenance	333,919	26,902	373,980	89.3%
Merchandise Purchases	425,927	46,732	432,378	98.5%
Contract & Professional Services	176,558	49,986	189,509	93.2%
IT & Communications	237,889	33,549	244,675	97.2%
P&L Insurance	136,858	9,553	149,349	91.6%
Credit Card Fees	120,096	(1,307)	123,047	97.6%
Other Operating Expenses	97,170	15,101	106,964	90.8%
Total Operating Expenses	6,002,126	424,531	6,816,339	88.1%
Income (Loss) from Operations	(243,379)	(94,018)	(952,656)	
Operating Cost Recovery %	95.9%		86.0%	
Non-Operating Revenues				
Property Taxes	3,011,683	(192,564)	3,055,499	98.6%
Intergovernmental Revenue	125,680	(443,155)	133,508	94.1%
Interest Income	389,660	(45,248)	415,129	93.9%
Bond/Lease Proceeds	227,096	227,096	227,096	0.0%
Gain on Disposal of Assets	4,700	(422)	3,700	0.0%
Transfers from Reserves			620,392	0.0%
Total Non-Operating Revenues	3,758,819	(454,293)	4,455,323	84.4%
Non-Operating Expenses				
Capital Outlay	1,336,531	268,718	1,586,890	84.2%
County Tax Collection Exp	57,063	(3,721)	56,686	100.7%
Debt Service	1,633,603	(5,998)	1,633,603	100.0%
Maint. & Contingency Reserves	-	(10,000)	145,814	0.0%
Total Non-Operating Expenses	3,027,197	248,999	3,422,992	88.4%
Net Income/(Loss)	\$ 488,243	\$ (797,310)	\$ 79,675	

Estes Valley Recreation and Park District
Balance Sheet as of 11/30/2025

	2025	2024
Current Assets		
Cash - Operating Accounts	\$ 470,528	\$ 598,425
Cash - Investment Pools	9,319,860	8,870,485
Property Taxes Receivable	2,915,166	2,994,130
Accounts Receivable	23,065	90,393
Inventory	136,647	158,029
Prepaid Expenses	232,231	81,833
Total Current Assets	\$ 13,097,497	\$ 12,793,295
Property and Equipment		
Work in Progress	137,028	157,011
Leased Assets	442,630	279,486
Intangible Assets	123,232	123,232
Land	2,115,572	2,115,572
Buildings, Leasehold Improvements & Equipment	46,683,419	45,842,867
Accumulated Depreciation	(12,830,825)	(11,559,171)
Total Property and Equipment	36,671,056	36,958,996
Other Assets - Deferred Amount on Debt Refunding	66,348	72,383
Total Assets	\$ 49,834,901	\$ 49,824,674
Current Liabilities		
Accounts Payable	\$ 404,547	\$ 192,520
Current Portion, Long-Term Debt	1,325,183	1,279,030
Gift Certificates and Customer Funds on Account	17,700	92,972
Accrued Payroll and Compensated Leave Payable	243,989	163,236
Deferred/Unearned Revenue	111,252	108,015
Deferred Property Taxes Receivable	2,915,166	2,996,630
Other Current Liabilities	42,738	37,623
Total Current Liabilities	5,060,575	4,870,025
Long-Term Liabilities		
Leases Payable	2,261,820	2,349,093
Bonds Payable	12,555,000	13,750,210
Total Long-Term Liabilities	14,816,820	16,099,303
Total Liabilities	19,877,395	20,969,327
Net Position		
Beginning Balance	29,469,264	27,569,795
Current Year Net Income/(Loss)	488,243	1,285,552
Total Net Position	29,957,506	28,855,346
Total Liabilities and Net Position	\$ 49,834,901	\$ 49,824,674

Estes Valley Recreation and Park District

Check register

November 1-30, 2025

Bank	Date	Vendor	Document no.	Amount
Operating Account	11/3/2025	V01154--Epoxy Colorado Floor Coatings	Voided - 154303	(3,419.10)
	11/6/2025	V01013--Air-O-Pure	154312	950.00
	11/6/2025	V01056--BluGuard Security LLC	154313	34.99
	11/6/2025	V01089--Clean Solution	154314	560.00
	11/6/2025	V01137--DIRECTV	154315	499.96
	11/6/2025	V01154--Epoxy Colorado Floor Coatings	154316	3,419.10
	11/6/2025	V01161--Estes Park Lumber	154317	433.29
	11/6/2025	V01227--JD's Service Company, LLC	154319	1,970.00
	11/6/2025	V01231--John's Well Service	154320	312.93
	11/6/2025	V01267--Magic Rose Commercial Cleaning LLC	154323	2,000.00
	11/6/2025	V01267--Magic Rose Commercial Cleaning LLC	154322	704.00
	11/6/2025	V01273--Masek Golf Car Company	154324	422.58
	11/6/2025	V01286--NAPA	154325	46.06
	11/6/2025	V01419--Team Petroleum	154326	1,974.25
	11/6/2025	V01432--Titleist	154327	109.25
	11/6/2025	V01455--Upper Thompson Sanitation District	154328	19,204.85
	11/6/2025	V01613--Karls Kustom Electric LLC	154321	400.00
	11/6/2025	V01615--Jay Harroff	154318	1,350.00
	11/7/2025	V01315--Paycor, Inc.		2,134.34
	11/13/2025	V01005--Ace Hardware	154329	237.47
	11/13/2025	V01024--Amazon Capital Services	154330	1,081.51
	11/13/2025	V01162--Estes Park News	154331	2,799.00
	11/13/2025	V01166--Estes Park Sanitation	154332	950.00
	11/13/2025	V01167--Estes Park School District R-3	154333	631.06
	11/13/2025	V01180--foreUP Golf Software	154334	1,230.00
	11/13/2025	V01209--Heritage PPG	154336	3,819.00
	11/13/2025	V01232--Johnston Sanitation	154337	1,500.00
	11/13/2025	V01266--MAC Electric and Lighting	154340	12,402.50
	11/13/2025	V01288--Natural Structures	154338	518.00
	11/13/2025	V01421--The Aqueous Solution, Inc.	154339	1,722.80
	11/13/2025	V01616--Haley Dickerson	154335	11.34
	11/20/2025	V01024--Amazon Capital Services	154341	345.81
	11/20/2025	V01076--Chris Layton	154342	192.50
	11/20/2025	V01103--Colorado Dept of Rev	154343	112.00
	11/20/2025	V01194--Golf & Sport Solutions	154344	2,490.38
	11/20/2025	V01227--JD's Service Company, LLC	154347	210.00
	11/20/2025	V01335--Prairie Mountain Media	154349	26.68
	11/20/2025	V01349--Push Pedal Pull, Inc.	154350	1,355.00
	11/20/2025	V01371--Rocky Mountain Dumpsters	154351	3,150.00
	11/20/2025	V01380--Safeway Stores, Inc	154352	139.13
	11/20/2025	V01407--Sun Mountain	154353	142.80
	11/20/2025	V01413--Syndeo LLC aka Yiptel	154354	1,112.59
	11/20/2025	V01529--The UPS Store #2526	154356	37.32
	11/20/2025	V01546--Pam Leitner	154348	175.00
	11/20/2025	V01579--Taharaa Mountain Lodge	154355	3,346.00
	11/20/2025	V01596--Heather Bradley	154346	175.00
	11/20/2025	V01616--Haley Dickerson	154345	26.37
	11/20/2025	V01617--Turf Diagnostics, Inc.	154357	95.00
Electronic Payments	11/7/2025	V01002--7522 Electric LLC		750.00
	11/7/2025	V01065--Callaway Golf		222.86
	11/7/2025	V01072--CenturyLink		260.48
	11/7/2025	V01111--Connecting Point		5,854.08

Bank	Date	Vendor	Document no.	Amount
	11/7/2025	V01149--Eldorado Artesian Springs		13.50
	11/7/2025	V01195--Golf Genius Software, Inc.		3,900.00
	11/7/2025	V01196--Golf Safety		95.00
	11/7/2025	V01256--LL Johnson Distributing Company		1,535.21
	11/7/2025	V01476--Western Paper Distributors Inc.		216.73
	11/14/2025	V01064--Bushnell Outdoor Products		158.13
	11/14/2025	V01072--CenturyLink		104.00
	11/14/2025	V01213--Hillyard Industries, Inc.		412.14
	11/14/2025	V01293--Northend Self Storage		255.00
	11/14/2025	V01324--Pitney Bowes Postage By Phone		217.29
	11/14/2025	V01329--Polar Gas		232.06
	11/14/2025	V01456--US Bancorp Government Leasing and Fin		15,626.96
	11/14/2025	V01476--Western Paper Distributors Inc.		280.69
	11/14/2025	V01483--Xcel Energy		54.53
	11/14/2025	V01532--Herc Rentals, Inc.		4,318.27
	11/20/2025	V01014--Air-Systems Engineering, Inc.		2,643.17
	11/20/2025	V01062--BSN Sports LLC		65.58
	11/20/2025	V01065--Callaway Golf		1,076.22
	11/20/2025	V01091--ClearStar Inc.		159.70
	11/20/2025	V01149--Eldorado Artesian Springs		23.50
	11/20/2025	V01190--Gallus Golf LLC		265.00
	11/20/2025	V01199--Grainger		168.42
	11/20/2025	V01213--Hillyard Industries, Inc.		404.16
	11/20/2025	V01264--Lyons Gaddis		778.12
	11/20/2025	V01293--Northend Self Storage		255.00
	11/20/2025	V01324--Pitney Bowes Postage By Phone		173.98
	11/20/2025	V01351--QuickScores LLC		63.00
	11/20/2025	V01472--Waste Management-Estes Park		941.81
	11/20/2025	V01476--Western Paper Distributors Inc.		265.57
	11/20/2025	V01483--Xcel Energy		233.37
	11/20/2025	V01492--Visa-Bank of Colorado		(799.00)
	11/20/2025	V01492--Visa-Bank of Colorado		799.00
	11/20/2025	V01492--Visa-Bank of Colorado		5,375.09
	11/20/2025	V01543--T2 Systems, Inc.		315.00
	11/20/2025	V01602--Colorado Parks & Recreation Association		479.00
	11/20/2025	V01620--Adams Chocolate Factory		288.00
				<u>121,621.38</u>
		Electronic/Other Transactions:		
		Transfer to Csafe Debt Service Account		14,582.14
		Transfer to A/P Electronic Pymt Account		49,279.62
		Payroll & Payroll Taxes		220,606.41
		Consumer Use Tax Remittance		44.00
		Sales Tax Remittance		2,547.61
		Cash Shortages		17.00
		Voided checks		4,218.10
		Total Disbursements from Operating & Electronic Accounts		412,916.26
		Transfer to Csafe Debt Service Account		(14,582.14)
		Transfer to A/P Electronic Pymt Account		(49,279.62)
		Credit Card Fees withdrawn from CC account		3,274.72
		Total Disbursements		352,329.22

Estes Valley Recreation and Park District
PRELIMINARY YTD Income Statement 12/31/2025 (100% of Year)

	2025 YTD Actual	\$ Change from Last Year	2025 Annual Budget	Actual as % of Budget
Operating Revenues				
Administration	\$ 10,820	7,545	10,224	105.8%
Campgrounds	1,026,460	\$ (31,864)	\$ 1,026,799	100.0%
Community Center	1,256,153	\$ 72,026	\$ 1,269,235	99.0%
Golf	2,529,495	201,498	2,531,600	99.9%
Marina	873,632	66,901	869,246	100.5%
Parks	41,468	8,244	39,961	103.8%
Recreation	118,853	(367)	116,618	101.9%
Total Operating Revenues	5,856,882	323,983	5,863,683	99.9%
Operating Expenses				
Personnel	3,767,598	112,215	4,177,479	90.2%
Utilities & Fuel	543,634	42,405	553,313	98.3%
Operating Supplies	451,815	74,629	465,645	97.0%
Repairs & Maintenance	363,216	28,947	373,980	97.1%
Merchandise Purchases	418,888	11,194	432,378	96.9%
Contract & Professional Services	187,266	41,640	189,509	98.8%
IT & Communications	253,448	44,194	244,675	103.6%
P&L Insurance	149,344	10,684	149,349	100.0%
Credit Card Fees	124,235	343	123,047	101.0%
Other Operating Expenses	106,380	10,412	106,964	99.5%
Total Operating Expenses	6,365,824	376,663	6,816,339	93.4%
Income (Loss) from Operations	(508,943)	(52,680)	(952,656)	
Original Budgeted Operating Loss	(1,062,715)			
Favorable Variance for Bonus Calc	553,772			
Operating Cost Recovery %	92.0%		86.0%	
Non-Operating Revenues				
Property Taxes	3,065,900	(184,874)	3,055,499	100.3%
Intergovernmental Revenue	151,647	(436,221)	133,508	113.6%
Interest Income	421,574	(48,892)	415,129	101.6%
Bond/Lease Proceeds	227,096	227,096	227,096	0.0%
Gain on Disposal of Assets	4,700	2,417	3,700	0.0%
Transfers from Reserves			620,392	0.0%
Total Non-Operating Revenues	3,870,917	(440,474)	4,455,323	86.9%
Non-Operating Expenses				
Capital Outlay*	1,463,018	(72,575)	1,586,890	92.2%
County Tax Collection Exp	57,584	(3,549)	56,686	101.6%
Debt Service*	1,633,603	1,284,027	1,633,603	100.0%
Maint. & Contingency Reserves	-	(10,000)	145,814	0.0%
Total Non-Operating Expenses	3,154,204	1,197,903	3,422,992	92.1%

Net Income/(Loss)	\$	207,770		\$	79,675	
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Estes Valley Recreation and Park District
PRELIMINARY Balance Sheet as of 12/31/2025

	2025	2024
Current Assets		
Cash - Operating Accounts	\$ 504,517	\$ 604,418
Cash - Investment Pools	8,771,475	8,486,319
Property Taxes Receivable	3,102,790	2,915,166
Accounts Receivable	28,063	20,356
Inventory	130,777	130,104
Prepaid Expenses	220,321	203,336
Total Current Assets	\$ 12,757,943	\$ 12,359,699
Property and Equipment		
Work in Progress	137,028	137,028
Leased Assets	442,630	442,630
Intangible Assets	123,232	123,232
Land	2,115,572	2,115,572
Buildings, Leasehold Improvements & Equipment	46,683,419	46,683,419
Accumulated Depreciation	(12,830,825)	(12,830,825)
Total Property and Equipment	36,671,056	36,671,056
Other Assets - Deferred Amount on Debt Refunding	66,348	66,348
Total Assets	\$ 49,495,347	\$ 49,097,104
Current Liabilities		
Accounts Payable	\$ 146,715	\$ 169,541
Current Portion, Long-Term Debt	1,325,183	1,325,183
Gift Certificates and Customer Funds on Account	19,989	25,329
Accrued Payroll and Compensated Leave Payable	243,989	243,989
Deferred/Unearned Revenue	120,091	91,690
Deferred Property Taxes Receivable	3,102,790	2,917,666
Other Current Liabilities	42,738	37,623
Total Current Liabilities	5,001,494	4,811,020
Long-Term Liabilities		
Leases Payable	2,261,820	2,261,820
Bonds Payable	12,555,000	12,555,000
Total Long-Term Liabilities	14,816,820	14,816,820
Total Liabilities	19,818,313	19,627,840
Net Position		
Beginning Balance	29,469,264	27,569,795
Current Year Net Income/(Loss)	207,770	1,899,469
Total Net Position	29,677,034	29,469,264
Total Liabilities and Net Position	\$ 49,495,347	\$ 49,097,104

Estes Valley Recreation and Park District**Check register****December 1-31, 2025**

Bank	Date	Vendor	Document no	Amount
Operating Account	12/4/2025	V01005--Ace Hardware	154358	186.27
	12/4/2025	V01013--Air-O-Pure	154359	1,200.00
	12/4/2025	V01024--Amazon Capital Services	154360	746.16
	12/4/2025	V01056--BluGuard Security LLC	154361	34.99
	12/4/2025	V01493--CEBT	154383	36,818.60
	12/4/2025	V01117--CPS Distributors Inc	154362	193.18
	12/4/2025	V01118--Crowley Marine	154363	620.05
	12/4/2025	V01137--DIRECTV	154364	401.96
	12/4/2025	V01153--Enviropest	154365	483.00
	12/4/2025	V01161--Estes Park Lumber	154366	436.67
	12/4/2025	V01180--foreUP Golf Software	154367	1,230.00
	12/4/2025	V01214--Hobert Office Services	154368	20.00
	12/4/2025	V01215--Home Depot Credit Services	154369	37.04
	12/4/2025	V01248--Larimer County Dept of Health & Environ	154370	244.00
	12/4/2025	V01267--Magic Rose Commercial Cleaning LLC	154371	1,750.00
	12/4/2025	V01272--Mary Davis	154372	1,610.57
	12/4/2025	V01282--Mountain Concrete Construction	154384	18,869.00
	12/4/2025	V01286--NAPA	154373	131.64
	12/4/2025	V01312--Park Supply Co	154374	268.69
	12/4/2025	V01323--Piranha Propellers	154375	620.00
	12/4/2025	V01599--Precor Incorporated	154376	359.40
	12/4/2025	V01366--Robin Fallon	154377	125.32
	12/4/2025	V01371--Rocky Mountain Dumpsters	154378	1,950.00
	12/4/2025	V01421--The Aqueous Solution, Inc.	154379	543.68
	12/4/2025	V01529--The UPS Store #2526	154380	13.39
	12/4/2025	V01436--Town of Estes Park	154385	17,401.38
	12/4/2025	V01442--Trailblazer Broadband	154381	1,628.75
	12/4/2025	V01462--Verizon Wireless	154382	184.84
	12/8/2025	V01315--Paycor, Inc.		1,813.43
	12/11/2025	V01013--Air-O-Pure	154386	300.00
	12/11/2025	V01137--DIRECTV	154387	299.98
	12/11/2025	V01155--Estes Chamber of Commerce	154388	375.00
	12/11/2025	V01162--Estes Park News	154389	1,812.00
	12/11/2025	V01616--Haley Dickerson	154390	27.97
	12/11/2025	V01207--Helena Agri-Enterprises, LLC	154391	612.50
	12/11/2025	V01619--Mann Lake Bee & Ag Supply	154392	442.32
	12/11/2025	V01295--Northern Colorado Water Conservancy	154393	2,872.50
	12/11/2025	V01335--Prairie Mountain Media	154394	41.40
	12/18/2025	V01001--4imprint, Inc.	154395	3,004.48
	12/18/2025	V01013--Air-O-Pure	154396	150.00
	12/18/2025	V01582--Alpenglow Blinds and Shades LLC	154397	2,055.00
	12/18/2025	V01024--Amazon Capital Services	154398	454.28
	12/18/2025	V01095--CO Spec Districts Prop & Liab Pool	154407	212,958.00
	12/18/2025	V01211--High Plains Excavation & Haulin, LLP	154399	270.00
	12/18/2025	V01248--Larimer County Dept of Health & Environ	154400	582.00
	12/18/2025	V01272--Mary Davis	154401	1,487.64

Bank	Date	Vendor	Document no	Amount
	12/18/2025	V01612--Meyer Skidmore & Company	154408	17,488.46
	12/18/2025	V01350--Quality of Colorado	154402	247.53
	12/18/2025	V01380--Safeway Stores, Inc	154403	79.70
	12/18/2025	V01413--Syndeo LLC aka Yiptel	154404	1,112.87
	12/18/2025	V01425--The Lifeguard Store, Inc.	154405	285.52
	12/18/2025	V01444--TRAVISMATHEW	154406	216.30
	12/30/2025	V01013--Air-O-Pure	154409	450.00
	12/30/2025	V01024--Amazon Capital Services	154410	741.07
	12/30/2025	V01137--DIRECTV	154411	401.96
	12/30/2025	V01153--Enviropest	154412	153.00
	12/30/2025	V01211--High Plains Excavation & Haulin, LLP	154413	120.00
	12/30/2025	V01267--Magic Rose Commercial Cleaning LLC	154414	1,860.00
	12/30/2025	V01612--Meyer Skidmore & Company	154415	9,246.97
	12/30/2025	V01305--O'Reilly Auto Parts	154416	78.62
	12/30/2025	V01312--Park Supply Co	154417	649.43
	12/30/2025	V01529--The UPS Store #2526	154418	160.58
	12/30/2025	V01436--Town of Estes Park	154420	17,345.31
	12/30/2025	V01462--Verizon Wireless	154419	184.85
Electronic Payments	12/5/2025	V01017--All Copy Products Inc.		434.85
	12/5/2025	V01072--CenturyLink		260.48
	12/5/2025	V01199--Grainger		94.60
	12/5/2025	V01329--Polar Gas		43.31
	12/5/2025	V01360--Red Rocket Web Specialists		199.00
	12/5/2025	V01412--Symmetry Energy Solutions, LLC		6,994.38
	12/5/2025	V01473--West Chem		149.00
	12/5/2025	V01476--Western Paper Distributors Inc.		1,080.24
	12/5/2025	V01483--Xcel Energy		642.87
	12/12/2025	V01062--BSN Sports LLC		525.00
	12/12/2025	V01072--CenturyLink		104.00
	12/12/2025	V01095--CO Spec Districts Prop & Liab Pool		128.00
	12/12/2025	V01111--Connecting Point		5,850.08
	12/12/2025	V01149--Eldorado Artesian Springs		23.50
	12/12/2025	V01213--Hillyard Industries, Inc.		536.22
	12/12/2025	V01223--International Surrey Company Ltd.		7,437.46
	12/12/2025	V01264--Lyons Gaddis		474.00
	12/12/2025	V01360--Red Rocket Web Specialists		62.50
	12/12/2025	V01543--T2 Systems, Inc.		315.00
	12/12/2025	V01472--Waste Management-Estes Park		949.20
	12/12/2025	V01476--Western Paper Distributors Inc.		265.13
	12/12/2025	V01483--Xcel Energy		54.53
	12/18/2025	V01014--Air-Systems Engineering, Inc.		3,425.00
	12/18/2025	V01017--All Copy Products Inc.		128.97
	12/18/2025	V01065--Callaway Golf		932.34
	12/18/2025	V01065--Callaway Golf - Void		-932.34
	12/18/2025	V01065--Callaway Golf		932.34
	12/18/2025	V01091--ClearStar Inc.		521.10
	12/18/2025	V01190--Gallus Golf LLC		265.00
	12/18/2025	V01199--Grainger		98.86
	12/18/2025	V01213--Hillyard Industries, Inc.		466.20
	12/18/2025	V01293--Northend Self Storage		255.00

Bank	Date	Vendor	Document no	Amount
	12/18/2025	V01329--Polar Gas		54.18
	12/18/2025	V01343--Primos Garage Doors		3,000.00
	12/18/2025	V01381--Sage		29,059.99
	12/18/2025	V01492--Visa-Bank of Colorado		3,808.60
	12/18/2025	V01476--Western Paper Distributors Inc.		211.17
	12/18/2025	V01483--Xcel Energy		420.87
				437,759.88

Electronic/Other Transactions:

Transfer to Csafe Debt Service Account	17,472.50
Transfer to A/P Electronic Pymt Account	88,491.25
Payroll & Payroll Taxes	197,004.19
Payroll 1-2-26 draw on 12-31-25	92,183.45
Consumer Use Tax Remittance	195.00
Sales Tax Remittance	380.01
Voided checks	932.34
	932.34

Total Disbursements from Operating & Electronic Accounts 833,486.28

Transfer to Csafe Debt Service Account	(17,472.50)
Transfer to A/P Electronic Pymt Account	(88,491.25)
Credit Card Fees withdrawn from CC account	3,937.82

Total Disbursements 731,460.35



January 20, 2026

Agenda Item: 3

Agenda Title: Regular (Action) Agenda

Submitted by: Tom Carosello, Executive Director

The Action Agenda for the January 20, 2026 Regular Board Meeting includes:

4. Citizen and Board Comments:

5. Administrative Reports:

- A. Executive Director Report
- B. Finance Director Report

6. Old Business:

- A. None

7. New Business:

- A. Hangar Restaurant Concessionaire (2025-004) Award (Discussion/Action)
- B. Demolition and Installation of Asphalt and Concrete at the Estes Park Golf Course Maintenance Facility (2025-005) Bid Award (Discussion/Action)
- C. Administration – 2025 Budget, To Set Mill Levies (Discussion/Action)
 - Resolution 2026-01, To Set Mill Levies Larimer County after Final Valuation
 - Resolution 2026-02, To Set Mill Levies Boulder County after Final Valuation
- D. Proposed EVRPD Holiday Policy Change (Discussion/Action)
- E. 2025 EVRPD Board Meeting Date/Times (Discussion/Action)

8. Further Business:

- A. Meetings to Schedule

9. Adjournment

Attachments:

Resolution
 Report
 Contract

Letter
 Minutes
 Map

Other:

Board Action Needed:

A Motion to (approve or modify) the Action Agenda as presented.



January 20, 2026

Agenda Item: 4

Agenda Title: Citizen and Board Comments

Background Information:

This item is placed on the agenda to give members of the audience an opportunity to comment on any item not on the agenda. It is also an opportunity for the Board to make comments on items that are not covered in the agenda

The Board may either wish to respond to the citizen's comment depending on the background information available or listen to the comments without taking any action. The Board may also table the discussion to a future meeting allowing time for staff to prepare background

Attachments:

Resolution
 Report
 Contract

Letter
 Minutes
 Map

Other:

Board Action Needed:

No action can be taken from citizens or Board comments since such comments were not included on the posted agenda.



January 20, 2026

Agenda Item: 5

Agenda Title: Administrative Reports

Submitted by: Tom Carosello, Executive Director
Mary Davis, Finance Director

Background Information:

Attached are this month's administrative reports

Attachments:

Resolution
 Report
 Contract

Letter
 Minutes
 Map

Other:



Jan. 20, 2026

Agenda Item: 5.A

Agenda Title: EXECUTIVE DIRECTOR'S REPORT

Submitted by: Tom Carosello, Executive Director

Operational Update –

- EVRPD facilities continue to operate according to the following schedules:
 - a. Lake Estes Golf Course – Closed for the season
 - b. Estes Park Golf Course – Closed for the season
 - c. Community Center – Main facility hours are 6 a.m. – 8 p.m. weekdays and 9 a.m. – 6 p.m. Saturday and Sunday. Pools close an hour earlier than the rest of the facility.
 - d. Lake Estes Marina – Closed for the season; parking enforcement still occurring
 - e. Mary's Lake and East Portal campground – Closed for the season

Estes Valley Trails Committee – The committee is tentatively scheduled to meet in early February, with a primary goal being to evaluate updates to the Trails Master Plan. The committee continues to evaluate volunteer opportunities to assist with trail-maintenance projects and is still seeking at least one new member.

Capital Projects/Infrastructure – Altitude Athletic Surfaces confirmed it will be returning in May/early June to complete the surfacing of the basketball court in Stanley Park and install windscreens on the pickleball courts, as well as to address a crack in surfacing which has formed where the “old” slab meets the new slab; all courts are open for play and are still receiving limited use as weather permits.

Zach Zeschin and I will be meeting Jan. 21 with a citizen wishing to evaluate areas of Stanley Park for the potential installation of an ADA-accessible playground to honor a family member who recently passed, with funding for the project to be provided by the citizen's family. Updates to follow accordingly.

Mountain Concrete completed construction of an ADA connector sidewalk, foundation for a small shade structure, concrete seating patio/apron at Lawson Skate Park and a short sidewalk entry at the pickleball courts last month. All elements are receiving positive feedback from park patrons.

Planning for repair/replacement of wooden decking on pedestrian bridges and outdated trail/parking lot signage along the entire length of the Lake Estes Trail continues, and Parks and Trails staff are seeking estimates from qualified contractors for repair work, which we would like to have done this spring. This work will likely occur in a phased approach, with temporary closures to the trail and bridge areas while the work is performed.

The insurance adjuster representing the contractor responsible for the faulty/failing installation of the surfacing of the lap-pool deck arranged a site visit from a third-party engineering firm last month. The engineering firm was tasked with sampling/testing the pool deck surfacing and underlying concrete and providing a report of findings to the insurance adjuster and all other parties. To date, we have not received the results or further correspondence, but legal counsel will continue to move toward negotiating a “settlement” with the contractor/insurance firm over the next couple of weeks, and I will provide an update when a resolution has been reached.

We continue to collaborate with Town Public Works Department staff and Van Horn Engineering on plans for the addition of a sidewalk on the east side of Community Drive and paving schematics for the parking lot(s) at Stanley Park, with the most-recent meeting occurring Jan. 12. While no exact timeframe has been set for this project, signs are pointing to the likelihood of paving the lot(s) in October, provided satisfactory estimates/quotes are realized and the contractor targeted (Coulson Excavating) has the capacity/availability to perform the work. Material quantities and a cost estimate should be available in early March.

Kinley Built LLC has arranged for the replacement bridge for the Lake Estes Golf Course “sixth-green crossing” to move into the final stages of production, with a tentative installation date of Feb. 17. Federal T-28 grant funding will cover approximately half of the cost of the project, and even though high temperatures in January have kept the ground from firming up to the desired level thus far, we are confident installation can occur with minimal damage to turf/infrastructure in mid-February.

Grants – We received notice from the Bureau of Reclamation that \$350,000 of federal funding has been tentatively approved for the East Portal Campground water/electric/sewer system replacement, although we will still need to secure a solid cost estimate for the project before final approval can take place.

Grant applications are pending for general operating costs (foundation), youth sports equipment, water-safety programming, the permaculture program, equipment/lighting replacement at Stanley Park and outdoor-education programming.

Bureau of Reclamation Updates – District managers continue to work with Reclamation officials to sharpen the scope of the annual work plan for 2026, evaluate various grants for capital improvements/maintenance and identify areas in which outdated signage can be removed and/or new signage installed (to include Reclamation’s “new” logo).

In addition, we are awaiting Reclamation’s approval and/or modification of the specifications for the marina ANS decontamination station (from Van Horn Engineering). This project is being fully funded by a federal grant, with construction anticipated in the spring or early summer of next year.

Staffing – Staffing levels across the District are steady as several departments remain closed for the season. However, recruiting efforts continue for parks and trails maintenance staff and lifeguards.

On a related note, we are excited to announce two key hires made earlier this month: Laura Shepard has accepted an offer to become EVRPD’s next Recreation Coordinator; Laura will officially begin in early February and will report to Chris Layton, who was promoted to Recreation Manager last month. On a similar note, Isaac Tibbetts has accepted an offer to become the EVCC Facility Maintenance Manager; Isaac will begin later this month and train

with/report to Zach Zeschin, who was promoted to District Maintenance Manager last month

Policy – Focus areas currently include refinement of the salary survey results for incorporation into department goals, minor revisions to the personnel handbook, “lowering the mod” for workers’ compensation claims/incidents and keeping pace with state property-tax and CORA legislation, as well as new background/reporting and training laws for youth recreation programming.

Estes Valley Recreation and Park Foundation – The Foundation Board’s next meeting is tentatively scheduled for mid-February. The Foundation continues to partner with the school district’s Social Services Department and the community center Guest Services Department to provide 50-percent coverage of the fees for community center memberships/programming to qualifying individuals and/or families.

*As always, please do not hesitate to contact me at any time via cell phone at (970) 382-1356 or e-mail (tomc@evrpd.com) with questions, comments or suggestions.



January 20, 2026

Agenda Item:5.B

Agenda Title: Finance Director's Report

Submitted by: Mary Davis, Finance Director

December 2025/January 2026

2026 Budget and 2025 Audit: See separate agenda item to ratify final 2026 Mill Levies.

Audit fieldwork for 2025 is scheduled during the week of April 6. Auditors will be granted access to the District accounting application in advance, and should be able to view most documentation electronically vs. pulling paper files as was done in the past.

Finance Department Goals:

The finance team will be meeting on 1/22 to establish 2026 department goals in support of overall District goals.

Operating Revenues and Expenses – Total Operating Revenues before any final year-end adjustments are 99.9% of the annual budget and \$323,983 more than 2024.

- Campgrounds operating revenue is \$31,864 less than 2024.
- Community Center operating revenue is \$72,026 more than 2024.
- Golf operating revenue is \$201,498 more than 2024.
- Marina operating revenue is \$66,901 more than 2024.
- Parks and Recreation operating revenues compared to 2024 are up by \$8,244 and down by \$367 respectively.

Annual operating expenses before any final year-end adjustments are 93.4% of budget overall and \$376,663 higher than 2024. The preliminary Operating Loss Favorable Variance from the original budget (for employee bonus consideration) is just over \$500K. We hope to have enough information available by the February Board meeting to request Board approval of a bonus payout.

Non-Operating Revenues and Expenses

- Property taxes received are 100.3% of the annual budget.
- Intergovernmental Revenue is 113.6% of the annual budget, including FEMA project close-out receipts of \$52,106. One of the BOR cost-shared projects was delayed pending better conditions for moving heavy equipment across the golf course.
- Interest income is \$48,892 less than 2024 due to lower rates; and is 101.6% of the annual budget amount.
- Capital lease proceeds of \$227,096 from USBank were used to acquire turf equipment and a truck.
- The \$4,700 gain on disposal of assets includes proceeds from the sale of a pontoon boat and a treadmill.
- In 2025, the District has invested \$1,463,018 in capital purchases (92.2% of annual budget) and has incurred \$1,633,603 (100% of annual budget) in capital leases and bond interest.

Operating Reserves

A year-end operating reserve analysis will be completed following accounting adjustments/accruals.



January 20, 2026

Agenda Item: 7.A

Agenda Title: Hangar Restaurant - Concessioner Bid Award (Discussion/Action)

Submitted by: Austin Logan, Manager of Golf Operations

Background Information:

On November 10, 2025, the Estes Valley Recreation and Park District (EVRPD) issued a Request for Proposals (RFP) seeking proposals from qualified and experienced individuals, firms, vendors, or concessionaires to provide restaurant, banquet, and bar concession operations for the Hangar Restaurant, located within the clubhouse at the Estes Park Golf Course.

A total of four (4) proposals were received and formally opened on December 15, 2025. Following an initial review, Golf Operations Manager Austin Logan, Assistant Manager Aaron Tulley, Executive Director Tom Carosello, and EVRPD Board Member Mark Moraczewski conducted formal interviews with three proposing concessionaire teams: Gafner Hospitality Group, Fire Dragon LLC (Outlaws and Legends), and WesTex BBQ.

M&P Concessions did not attend its scheduled interview and was therefore disqualified from further consideration.

The interview committee engaged in thorough and productive discussions with each qualified concessionaire and their respective management teams. After careful deliberation, the committee reached a unanimous consensus to extend an initial contract offer to one of the three qualified applicants. The recommended concessionaire will be formally presented by Executive Director Tom Carosello and Board Member Mark Moraczewski at the Board meeting.

The bid totals are as follows:

Bidder: Firm/Vendor/Concessionaire	Percentage of Return		
	2026	2027	2028
Gafner Hospitality Group	10%	10%	10%
Fire Dragon LLC (Outlaws and Legends)	10%	10%	10%
WesTex BBQ	15%	17%	18%
M&P Concessions	10%	20%	12%

Attachments:

- Resolution
- Report
- Contract

- Letter
- Minutes
- Map

Other: Proposals

Board Action Needed:

A motion to (approve, modify, or deny) the award of the Concessionaire Agreement for operation of the Hangar Restaurant to _____, subject to final contract terms.

EVRPD F & B Concessions Proposal Cover Letter

Sean Gafner, Founder

Gafner Hospitality Group LLC

105 S Sunset St, Suite J

Longmont, CO 80501

Phone: 530-605-8158

Email: sean@gafnergroupp.com

Website: <https://gafnergroupp.com>

Primary Contact: Sean Gafner

FEIN: 93-2898214

State of incorporation: Colorado

Number of years in business: 11 years

December 3, 2025

To Whom It May Concern:

I hope this letter finds you well. My name is Sean Gafner, and I'm the founder of Gafner Hospitality Group. Myself, my wife Rebecca and our four kids moved to Colorado from California in December of 2014 to open our first restaurant The Roost LTD. I have been a professional chef since 2001 after graduating from Golden State Culinary Institute, and my wife Rebecca is our Director of Design with her Design Certificate from The New York Institute of Design. One year after experiencing success with our first restaurant, The Roost, we opened Jefes Tacos & Tequila in 2016, then followed with Swaylo's Tiki Restaurant & Bar in 2022, 99 Bar Saloon in 2023, and Ember Restaurant & Bar in 2024.

Since opening our first restaurant in 2015 our goal has been to be a great company to work for. We believe that inviting people into a warm, comfortable environment, hosting them as they celebrate life's greatest moments, is an honorable way to spend a life. We support this with industry-leading employee benefits including maximum 401(k) employer contribution, insurance, chiropractic care, therapy, and more.

We believe that we are uniquely qualified to be excellent partners with EVRPD and the Estes Park 18 Hole Golf Course. Between myself and my team of Directors (see Attachment 1) we have over 100 years of combined experience in the restaurant, bar and event catering industry. Also, I was the Executive Chef of Tierra Oaks Golf Club in Redding, California for four years, from 2007-2011, during which time I catered over 500 weddings and events including golf tournaments for the PGA, LPGA, FCD, and many more.

Thank you for your time and consideration!

THE HANGAR RESTAURANT, BAR & EVENT CATERING

EXECUTIVE SUMMARY

Nestled along scenic fairways in Estes Park, Colorado, our casual American restaurant, bar, and event venue will offer a welcoming, golfer-friendly retreat that blends comforting classic dishes with modern regional flair. Guests can enjoy a laidback atmosphere featuring rustic wood interiors and outdoor seating with panoramic views of the course and surrounding mountains. Our menu emphasizes fresh, locally sourced ingredients, signature burgers, hearty entrees, and shareable plates designed for post-round dining and casual celebrations, complemented by a thoughtfully curated craft beer, wine, and cocktail program.

Positioned as a versatile destination, we cater to golfers, locals, and visitors seeking memorable gatherings of all sizes, including tournaments, corporate outings, and community events. With flexible indoor and outdoor spaces, audio-visual capabilities, and attentive event planning, we will deliver reliable, high-energy service and consistent, high-quality fare. In a warm, comfortable setting, we aim to become a preferred social hub in Estes Park, driving repeat visits, word of mouth referrals, and strong partnerships with golf operations, lodging partners, and local vendors.

With a combined 30 years of owning and operating successful restaurants in Northern Colorado, Gafner Hospitality Group is uniquely qualified to be successful partners with the 18 Hole Golf Course. Four years operating the food and beverage program at Tierra Oaks Golf Club in Northern California equips us to understand the importance of providing consistently delicious product in a timely manner, especially as golfers pop in for a quick break at the turn.

Our financial objective for the first year is \$600,000 in sales, supported by both locals and visitors that do not golf but will come to experience dining with a restaurant group of high reputation in Northern Colorado. With a disciplined cost structure to support profitability, our total payroll cost will be at or below 30%, COGS at or below 30%, total occupancy costs of 10%, and all other operating costs totaling 10%, we will put 20% to the bottom line.

THE HANGAR RESTAURANT, BAR & EVENT CATERING

OPERATIONAL PLAN

Our concept is a full service, casual American restaurant and bar, as well as grab and go options for golfers popping in at the turn to use the restroom, grab a foil-wrapped hot dog and a cocktail to refuel for the back nine (see attached menu). We plan to grow afternoon and evening business with daily happy hour specials and nightly dinner specials to include a prime rib dinner on Friday and Saturday nights. With four years of experience as Executive Chef of Tierra Oaks Golf Club I understand the importance of an appropriately stocked food and beverage cart that is operated consistently and timely.

Our hours of operation for the restaurant will coincide with the golf course's operations, opening as early as 7:00 am and closing as late as 9:00 pm when applicable. The food and beverage cart will be stocked and on the course by 10:00 am daily and stay out until a time agreed upon with golf course management, understanding daily needs will vary.

Our staffing levels will be adjusted based on business levels throughout the year, with never less than two employees, a chef and a bartender, during the slowest hours, one of which will always be a manager on duty.

Our point of sale system is Toast. Toast handhelds can be used all over the golf course with no need for cell or internet service to ring in product and take payment. Sales, labor, orders and inventory can be seen at any time, updating every 15 minutes.

Our accounting system is Restaurant 365. We have a full-time accountant, Alyse Diblasio, and she can provide any size and style of financial reports same day Monday through Friday.

Our repair and maintenance are handled mostly by Left Hand Mechanical, but we also work with other local contractors in Estes Park and are happy to use the golf courses preferred vendors.

Our marketing team is a company called Branded Beet with a staff of ten people including professional photographers, videographers, graphic design artists and marketing experts. We've worked closely with them for five years on all our branding, marketing and media content, as well as all printed materials such as menus and promotional prints. We will commit at least 2% of revenue to marketing The Hangar. We look forward to collaborating with the golf course, as well as other local companies and events, on every appropriate marketing opportunity available to us.

APPETIZERS

BURRATA CAPRESE

local tomatoes + burrata
mozzarella + basil pesto +
garlic Talera bread 15

CHICKEN WINGS *gf*

Red Bird Farms chicken
+ buffalo or bbq sauce +
carrot & celery sticks
+ ranch or blue cheese 15

NACHOS *gf*

white cheddar cheese sauce
+ black beans + guacamole +
pico de gallo + sour cream
+ jalapeños + tortilla chips 14

add Buckner Family beef 7

SMOTHERED FRIES *gf*

Buckner Family beef + white
cheddar cheese sauce + grilled
onions + jalapeños 13

JUMBO ONION RINGS

panko-fried thick cut onions
+ choice of dipping sauce 9

SOUP & SALAD

CHICKEN TORTILLA SOUP *gf*

Red Bird Farms chicken + red
chile broth + sour cream + pico
de gallo + crispy tortilla strips

cup 8 bowl 15

COBB SALAD *gf*

avocado + bacon + crumbled
blue cheese + hard-boiled egg
+ tomato + cucumber + mixed
lettuces + choice of dressing 15

CAESAR SALAD

house-made caesar dressing +
lettuce + parmesan + croutons

small 9 large 13

add grilled chicken 6

HANDHELDS

served with fresh-cut fries

RIBEYE CHEESESTEAK

thinly sliced ribeye steak + grilled
onions + white cheddar cheese
sauce + garlic Talera bread 19

BISON BURGER

Colorado bison patty + white
cheddar + fried onions + lettuce +
tomato + pickles + bbq mayo 18

CHEESEBURGER

Buckner Family beef or organic
veggie patty + American cheese +
grilled onions + lettuce + tomato
+ pickles + burg sauce 16

¼ POUND ALL BEEF HOT DOG

choice of toppings and sauces

1 dog 12 2 dogs 16

CHICKEN SANDWICH

grilled or fried chicken breast +
white cheddar + grilled onions
+ lettuce + tomato + pickles 17

BASIL PESTO WRAP

grilled chicken breast or organic
veggie patty + burrata mozzarella
+ pesto + tomato + cucumber 17

ENTRÉES

FISH & CHIPS

tempura-fried cod + tartar sauce +
fresh-tossed coleslaw + lemon 19

CHICKEN & BACON MAC

grilled chicken breast + crisp
bacon + white cheddar mac &
cheese + garlic Talera bread 19

PASTA BOLOGNESE

Buckner Family beef bolognese +
pappardelle pasta + basil pesto +
parmesan + garlic Talera bread 19

PRIME RIB DINNER

5pm-close every
Friday & Saturday

HAPPY HOUR

3pm-5pm every day

GRAB & GO

11a-4p every day
-hot dogs
-chips & snacks
-ice cold beverages

BREAKFAST

everyday 7 am – 11 am

BUTTERMILK PANCAKES

butter + maple syrup
one 7
two 9
three 11

BREAKFAST BURRITO

bacon + eggs +
cheese + potatoes
+ pico de gallo 11

OMELET SANDWICH

whipped eggs +
white cheddar
cheese + sliced
tomato 9

add bacon 4

FRUIT PARFAIT

Greek yogurt + fresh
fruit + honey 13

COCKTAILS

BLOODY MARY

Family Jones vodka + house
giardiniera & bloody mix +
citrus + Old Bay 13

TRANSFUSION

Titos vodka + Concord
grape juice + ginger ale +
lime 12

AZALEA SPRITZ

Family Jones vodka + fresh
squeezed lemonade +
Pomegranate grenadine +
California Champagne 12

DAILY DALEY

Mile High Spirits vodka +
fresh squeezed lemonade +
iced black tea 10

THE HANGER HIGHBALL

Glenfiddich 12yr + soda +
lemon twist 13

OLD FASHIONED

The Hanger single barrel
pick Abbott & Wallace
bourbon + demerara sugar +
bitters 13

SPICY GUAVA MARG

Jalapeño infused blanco
tequila + guava + triple sec +
lime 12

PALOMA

Suerte blanco tequila +
grapefruit + lime + soda 12

THE MULLIGAN

Hendricks gin + cucumber +
lime + soda 12

MOJITO

The Real McCoy 3 year rum
+ lime + sugar + mint 11

BEER

Coors Banquet	7
Coors Light	7
Michelob Ultra	7
Budweiser	7
Bud Light	7
Outlaw Lager	5
Dry Dock Apricot Blonde	6
Odell IPA	7
Guinness	7
*Galactic Portal N.E. IPA	9
*Rock Cut Amber	8
Outlaw Lager	6
High Noon	7
Grüvi NA 0.0 Lager	6
Bucket of beers (any 6)	38

WINE

RED

Proverb Cabernet	7
J Lohr Cabernet	11
Proverb Pinot Noir	7
Don Rodolfo Malbec	10

WHITE

Matua Sauvignon Blanc	10
Cabert Pinot Grigio	8
Bonterra Chardonnay	9

SPARKLING & ROSÉ

Wycliffe Brut	7
Veuve Du Vernay 187ml	9
La Playa Rosé	8

N.A.

fresh squeezed lemonade	5
iced black tea	4
Arnold Palmer	5
Assorted sodas	3
Gatorade	4
Propel	4
Coffee	4

F & B CART

CART SPIRITS

Titos vodka	8
Deep Eddy lemon vodka	7
Aviation gin	8
Bacardi rum	7
Cazadores blanco tequila	8
Old Forester bourbon	7
Jack Daniels	8
Crown Royal	8
Dewars scotch	8
Fireball	6
Ryans Irish cream	7

CART BEERS

Coors Banquet	7
Coors Light	7
Michelob Ultra	7
Budweiser	7
Bud Light	7
Outlaw Lager	5
Dry Dock Apricot Blonde	6
Odell IPA	7
Outlaw Lager	6
High Noon	7
Grüvi NA 0.0 Lager	6

CART N.A.

Assorted sodas	3
Lemonade	5
Iced Tea	4
Gatorade	4
Propel	4

Attachment 1

Executive Summary: Gafner Hospitality Group

Overview: Gafner Hospitality Group (GHG) is a Restaurant Management Company specializing in operating restaurants for a fee of 7% of the restaurant's revenue. Founded in 2015, GHG is dedicated to providing comprehensive management services that ensure the success and profitability of each establishment under its care.

Leadership Team:

- **CEO Sean Gafner:** After graduating from Golden State Culinary Institute in 2001, Sean is a Certified Executive Chef with 25 years of experience in the restaurant industry, including GHG's five thriving restaurant concepts in Northern Colorado.
- **Executive Director Matt Grimes:** Bringing over 15 years of experience, Matt has been an integral part of GHG since its inception in 2015.
- **Director of Operations Alishia Moore:** Alishia offers over 25 years of industry expertise and has been with GHG since it opened in 2015.
- **Culinary Director Leslie White:** With over 15 years of culinary experience; Leslie has contributed to GHG's success since joining in 2018.
- **Director of Events Jordan Fowler:** Jordan has over 13 years of experience as an Event Coordinator; Jordan has been working for GHG since 2020, and has successfully coordinated hundreds of events with us.
- **Director of Design Rebecca Gafner:** Rebecca received her certificate of design from the New York Institute of Art & Design and has created the beautiful design of all GHG restaurants since 2015.

Fee Structure and Allocation: GHG charges a management fee of 7% of each restaurant's revenue, which is strategically allocated to cover essential operational costs:

- **Advertising/Promotions:** 1% YTD
- **Legal & Accounting:** 1% YTD
- **Corporate Office/Storage:** 0.4%
- **Directors' Salaries:** 3%
- **Medical Insurance:** 0.5%
- **Charitable Contributions:** 0.1%
- **Employee Incentives:** 0.1%
- **Fuel/Vehicle Expense:** 0.1%
- **Cell Phones:** 0.1%
- **Research & Development:** 0.1%
- **Training & Education:** 0.1%
- **Professional Fees:** 0.5%

Commitment to Excellence: GHG is committed to driving the success of each restaurant through innovative management strategies, industry expertise, and a dedicated leadership team. Our holistic approach ensures that all operational aspects are meticulously handled, allowing restaurant owners to focus on delivering exceptional dining experiences to their patrons.

Conclusion: Gafner Hospitality Group stands as a leader in restaurant management, leveraging decades of industry experience and a dedicated team to optimize restaurant operations and drive revenue growth. With a transparent and well-structured fee allocation, GHG ensures that every aspect of restaurant management is expertly managed, fostering long-term success for each establishment under its care.

Attachment 2: Return Statement and Submittal Confirmation

Percentage of Return Statement:

10% (ten percent) is the minimum return that will be accepted from any proposal.

What percentage (%) of your gross sales (as defined in the specifications) at the Hangar Restaurant Concession will you pay to the EVRPD in 2026, 2027, and 2028, if the agreement is renewed.

2025 10 % (In writing: TEN PERCENT)

2026 10 % (In writing: TEN PERCENT)

2027 10 % (In writing: TEN PERCENT)

The undersigned, in consideration of being allowed to respond to the RFP for the Hangar Restaurant Concession at the Estes Park Golf Course, the sufficiency of which is acknowledged, hereby:

- A. Acknowledges the right of the Estes Valley Recreation & Park District (EVRPD) in its sole discretion to 1) reject any or all proposals submitted, 2) deem proposals not submitted in accordance with the RFP to be non-responsive, 3) waive any irregularities and technicalities, 4) re-advertise, 5) proceed to provide the services in any other matter deemed in the best interests of the District, and 6) modify or amend any and all provisions herein;
- B. Acknowledges and agrees that EVRPD may, in its sole discretion, evaluate all criteria and is not bound to select the highest monetary respondent;
- C. Acknowledges having reviewed all terms and conditions of the RFP, including all disclaimers contained therein, and agreed to be bound by the same;
- D. Acknowledges and agrees that the discretion of EVRPD in selection of the successful respondent(s) shall be final, not subject to review or attack;
- E. Acknowledges that this proposal is made with full knowledge of the foregoing and in full agreement thereto;
- F. Acknowledges that EVRPD has the right to make any inquiry or investigation it deems appropriate to substantiate or supplement information contained in the proposal and related documents, and authorizes release to EVRPD of any and all information sought in such inquiry or investigation.

By signing below and submitting this proposal, I (representative of the company) do hereby confirm that all information provided is correct, and hereby agree to commit to the services outlined in this proposal for the duration of the contracted term.

Dated this EIGHTH day of DECEMBER 2025.

Signature of Respondent: 

Title of Respondent: OWNER

Attachment 4: Contract Certification Form

NOTICE: Any proposed modifications to the Draft Contract must be listed here or on a redlined version. If none are included with submission, proposer waives any right to negotiate later.

Non-negotiable:

- Governing Law & Venue
- Discrimination in Employment
- Examination of Records
- Defense & Indemnification.

Negotiated only in exceptional circumstances: Payment; Termination for Convenience.

RFP # 2025-004

Proposed Modifications (if any):

- 1) PERCENTAGE-BASED LEASE TO INCLUDE WASTE MANAGEMENT SERVICE
- 2)
- 3)

Company Name: CAFNER HOSPITALITY GROUP

Authorized Signature: S-gk

Name/Title: SEAN CAFNER / OWNER

Date: 12/08/2025

**Request for Taxpayer
 Identification Number and Certification**

Give Form to the
 requester. Do not
 send to the IRS.

Name (as shown on your income tax return)
Gather Hospitality Group

Business name/disregarded entity name, if different from above

Check appropriate box for federal tax classification (required):
 Individual/sole proprietor C Corporation S Corporation Partnership Trust/estate

Limited liability company. Enter the tax classification (C=C corporation, B=S corporation, P=partnership) ▶ _____ Exempt payee

Other (see instructions) ▶ _____

Address (number, street, and apt. or suite no.)
105 South Sunset - Suite J

City, state, and ZIP code
Longmont, CO 80501

List account number(s) (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on the "Name" line to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note: If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number									
				-					
Employer identification number									
9	3	-	2	8	9	8	2	1	4

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
- I am a U.S. citizen or other U.S. person (defined below).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 4.

Sign Here Signature of U.S. person ▶ [Signature] Date ▶ 10/17/2025

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

Note: If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

Gafner Hospitality Group LLC

is a

Limited Liability Company

formed or registered on 08/14/2023 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20231840858 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 12/02/2025 that have been posted, and by documents delivered to this office electronically through 12/03/2025 @ 13:43:26 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 12/03/2025 @ 13:43:26 in accordance with applicable law. This certificate is assigned Confirmation Number 17948192 .



Jena Griswold

Secretary of State of the State of Colorado

*****End of Certificate*****

Notice: A certificate issued electronically from the Colorado Secretary of State's website is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's website, <https://www.coloradosos.gov/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our website, <https://www.coloradosos.gov> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."



**HANGAR
RESTAURANT
CONCESSION**

Hangar Restaurant Concession Proposal 12.15.2025



Estes Valley Recreation & Park District
District Administration Office
660 Community Drive
Estes Park, Colorado 80517

December 13, 2025

Dear Estes Valley Recreation & Park District,

Fire Dragon LLC respectfully submits this proposal in response to the Request for Proposal for the Hangar Restaurant Concession at the Estes Park Golf Course. We welcome the opportunity to partner with the Estes Valley Recreation & Park District as an independent concessionaire, providing full-service restaurant, banquet, and bar operations for the Hangar Restaurant, located within the clubhouse at the Estes Park Golf Course, 1480 Golf Course Road, Estes Park, Colorado 80517.

Our primary objective is to elevate the dining and hospitality experience for the golfing community by operating the clubhouse restaurant, two motorized on-course food and beverage carts, and delivering exceptional catering services for tournaments, special events, and weddings. We are committed to exceeding expectations by offering the most delicious and highest quality cuisine and a professional, warm, and welcoming guest experience - positioning the clubhouse restaurant as one of the most successful and celebrated dining destinations in Estes Park and Northern Colorado.

Our vision: the clubhouse restaurant will be a place golfers, visitors and residents are proud to share with family and friends - a premier gathering spot and treasured repeat destination, defined by excellence in cuisine, service, hospitality, community connection, and recognized as the most desirable place to work in Estes Park.

Sincerely,

Fire Dragon LLC DBA Outlaws & Legends Restaurant Group
453 East Wonderview Avenue, Unit 3
PMB 213
Estes Park, Colorado 80517

Brett Daugherty, Owner
970-308-2935
Brett.daugherty@hotmail.com
Outlawsandlegendssteakhouse.com

Federal Tax ID Number: 335026062
State of Incorporation: Colorado
Number of Years in Business: 1 Year



SECTION 1

ATTACHMENTS



Section 1 – Attachments

Attached the following in this order:

- Percentage of Return Statement
- Anti-Collusion Affidavit
- Contract Certification Form
- Certificate of Good Standing (Colorado Secretary of State)
- W-9
- Current (or proof of ability to obtain) Commercial General Liability Insurance.

Percentage of Return Statement:

10% (ten percent) is the minimum return that will be accepted from any proposal.

What percentage (%) of your gross sales (as defined in the specifications) at the Hangar Restaurant Concession will you pay to the EVRPD in 2026, 2027, and 2028, if the agreement is renewed.

2025 10 % (In writing: Ten Percent)

2026 10 % (In writing: Ten Percent)

2027 10 % (In writing: Ten Percent)

The undersigned, in consideration of being allowed to respond to the RFP for the Hangar Restaurant Concession at the Estes Park Golf Course, the sufficiency of which is acknowledged, hereby:

- A. Acknowledges the right of the Estes Valley Recreation & Park District (EVRPD) in its sole discretion to 1) reject any or all proposals submitted, 2) deem proposals not submitted in accordance with the RFP to be non-responsive, 3) waive any irregularities and technicalities, 4) re-advertise, 5) proceed to provide the services in any other matter deemed in the best interests of the District, and 6) modify or amend any and all provisions herein;
- B. Acknowledges and agrees that EVRPD may, in its sole discretion, evaluate all criteria and is not bound to select the highest monetary respondent;
- C. Acknowledges having reviewed all terms and conditions of the RFP, including all disclaimers contained therein, and agreed to be bound by the same;
- D. Acknowledges and agrees that the discretion of EVRPD in selection of the successful respondent(s) shall be final, not subject to review or attack;
- E. Acknowledges that this proposal is made with full knowledge of the foregoing and in full agreement thereto;
- F. Acknowledges that EVRPD has the right to make any inquiry or investigation it deems appropriate to substantiate or supplement information contained in the proposal and related documents, and authorizes release to EVRPD of any and all information sought in such inquiry or investigation.

By signing below and submitting this proposal, I (representative of the company) do hereby confirm that all information provided is correct, and hereby agree to commit to the services outlined in this proposal for the duration of the contracted term.

Dated this 14th day of Dec. 2025.

Signature of Respondent: [Handwritten Signature]

Title of Respondent: Owner

NON-COLLUSION AFFIDAVIT

The undersigned bidder or agent, being duly sworn on oath, says that he/she has not, nor has any other member, representative, or agent of the firm, company, corporation or partnership represented by him, entered into any combination, collusion or agreement with any person relative to the price to be bid by anyone at such letting nor to prevent any person from bidding nor to include anyone to refrain from bidding, and that this bid is made without reference to any other bid and without any agreement, understanding or combination with any other person in reference to such bidding.

He/She further says that no person or persons, firms, or corporation has, have or will receive directly or indirectly, any rebate, fee gift, commission or thing of value on account of such sale.

OATH AND AFFIRMATION

I HEREBY AFFIRM UNDER THE PENALTIES FOR PERJURY THAT THE FACTS AND INFORMATION CONTAINED IN THE FOREGOING BID FOR THE ESTES VALLEY RECREATION AND PARK DISTRICT ARE TRUE AND CORRECT.

Fire Dragon LLC
(Contractor's Firm or Company Name)

DATE: 12-15-25

By: [Signature]
(Signature)

Name: Brett Daugherty

Title: Owner

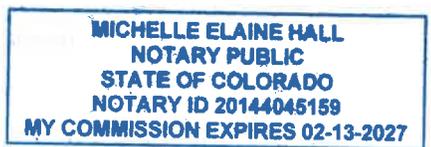
ACKNOWLEDGEMENT

STATE OF Colorado)
)SS
COUNTY OF Larimer)

SUBSCRIBED AND SWORN TO before me in this 15 day of December, 2025.

Michelle Hall
Notary Public Signature

My commission expires on: 02-13-2027



Contract Certification Form

NOTICE: Any proposed modifications to the Draft Contract must be listed here or on a redlined version. If none are included with submission, proposer waives any right to negotiate later.

Non-negotiable:

- Governing Law & Venue
- Discrimination in Employment
- Examination of Records
- Defense & Indemnification.

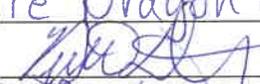
Negotiated only in exceptional circumstances: Payment; Termination for Convenience.

RFP # 2025-004

Proposed Modifications (if any):

- 1) Possible changes to Percentage of Return lease structure.
- 2) Menu and pricing changes subject to market fluctuations.
- 3) Hours of operation when the golf course is closed at Concessionaire discretion.
- 4) Sunday brunch during the off season.

Company Name: Fire Dragon LLC

Authorized Signature: 

Name/Title: Brett Daugherty Owner

Date: 12-14-25



Summary

For this record...

- [View filing history and documents](#)
- [View trade names](#)
- [Get a certificate of good standing](#)
- [File a form](#)
- [Subscribe to email notification](#)
- [Unsubscribe from email notification](#)
- [Subscribe to text notification](#)
- [Unsubscribe from text notification](#)

- [Business Home](#)
- [Business information](#)
- [Business Search](#)

[FAQs, Glossary and information](#)

Details			
Name	Fire Dragon LLC		
Status	Good Standing	Formation date	05/06/2025
ID number	20251526406	Form	Limited Liability Company
Periodic report month	May	Jurisdiction	Colorado
Principal office street address	4900 CO-7, Estes Park, CO 80517, US		
Principal office mailing address	453 E Wonderview Ave Unit 3 PMB 213, Estes Park, CO 80517, US		

Registered Agent	
Name	Kottke & Brantz LLC
Street address	2975 Valmont Rd Ste 240, Boulder, CO 80301, US
Mailing address	2975 Valmont Rd Ste 240, Boulder, CO 80301, US

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[Filing history and documents](#)

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Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

**Give form to the
requester. Do not
send to the IRS.**

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	<p>1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)</p> <p>Fire Dragon LLC</p> <p>2 Business name/disregarded entity name, if different from above.</p> <p>Outlaws and Legends Steakhouse</p> <p>3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.</p> <p> <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input checked="" type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) _____ </p> <p>3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions <input type="checkbox"/></p>	<p>4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____</p> <p style="text-align: center;"><i>(Applies to accounts maintained outside the United States.)</i></p>
	<p>5 Address (number, street, and apt. or suite no.). See instructions.</p> <p>453 E Wonderview Ave Unit #3</p> <p>6 City, state, and ZIP code</p> <p>Estes Park CO, 80517</p> <p>7 List account number(s) here (optional)</p>	<p>Requester's name and address (optional)</p>

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number												
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25px; height: 25px;"></td> </tr> </table>												
or												
Employer identification number												
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25px; height: 25px; text-align: center;">3</td> <td style="width: 25px; height: 25px; text-align: center;">3</td> <td style="width: 25px; height: 25px; text-align: center;">-</td> <td style="width: 25px; height: 25px; text-align: center;">5</td> <td style="width: 25px; height: 25px; text-align: center;">0</td> <td style="width: 25px; height: 25px; text-align: center;">2</td> <td style="width: 25px; height: 25px; text-align: center;">6</td> <td style="width: 25px; height: 25px; text-align: center;">0</td> <td style="width: 25px; height: 25px; text-align: center;">6</td> <td style="width: 25px; height: 25px; text-align: center;">2</td> </tr> </table>	3	3	-	5	0	2	6	0	6	2		
3	3	-	5	0	2	6	0	6	2			

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	<p>Signature of U.S. person </p>	<p>Date 12-14-2025</p>
------------------	----------------------------------	-------------------------------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they



Workers Compensation and Employers Liability Insurance Policy-Information Page

POLICY NUMBER

10107878094

EFFECTIVE DATE

06/01/2025

ACCOUNT NUMBER

6826299752

Declarations

United Fire & Casualty Company

NCCI Company Number: 12122

BILLING TYPE: Direct Bill

PAYMENT TYPE: DB Quarterly 30% Down

DATE ISSUED: 05/19/2025

DECLARATION TYPE: Issue

1. NAMED INSURED AND ADDRESS

Fire Dragon LLC
453 E WONDERVIEW AVE PMB 213
ESTES PARK, CO 80517-8925

AGENCY NAME AND ADDRESS

0200920004
ADVANTAGE INSURANCE LLC
4308 N GARFIELD AVE
LOVELAND, CO 80538

2. POLICY PERIOD

06/01/2025 - 06/01/2026
At 12:01 A.M. Local time at the
Named Insured's mailing address.

FORM OF BUSINESS: Limited Liability Company

We will provide the insurance described in this policy in return for the premium and compliance with all applicable policy provisions. An insufficient funds transaction is not considered payment.

The maximum limit of our liability for any coverage is the limit set forth in the declarations and no limit as may be set forth in any coverage form or endorsement may be stacked unless specifically set forth on that form or endorsement.

3. A. Workers Compensation Insurance: Part ONE of the policy applies to the Workers Compensation Law of the states listed here: CO

B. Employers Liability Insurance: Part TWO of the policy applies to work in each state listed in item 3.A. The limits of our liability under Part TWO are:

Bodily Injury by Accident	\$500,000	Each Accident
Bodily Injury by Disease	\$500,000	Each Employee
Bodily Injury by Disease	\$500,000	Policy Limit

C. Other States Insurance: Part THREE of the policy applies to all states except North Dakota, Ohio, Washington, Wyoming, states designated in Item 3.A. and Puerto Rico.

D. This policy includes these endorsements and schedules: SEE IL7144, FORMS AND ENDORSEMENTS SCHEDULE

4. The premium for this policy will be determined by our Manual of Rules, Classifications, Rates, and Rating Plans.

All information required below is subject to verification and change by audit.

POLICY CHANGE DESCRIPTION:

TOTAL ESTIMATED ANNUAL PREMIUM FOR THIS COVERAGE PART: \$2,438.00

MINIMUM PREMIUM: \$293.00

ENDORSEMENT ADJUSTMENT PREMIUM:

This Declaration Page supersedes and replaces any preceding declarations page bearing the same policy number for this policy period.

X _____
(Authorized Representative)

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POLICY NUMBER
10107878094
EFFECTIVE DATE
06/01/2025

**Workers Compensation and Employers Liability
Insurance Policy-Information Page
Declarations**

Federal Employer's Identification Number (FEIN): 33-5026062

SCHEDULE OF WORKPLACE LOCATIONS AND CLASSIFICATIONS

Colorado

Location 1 : 4900 STATE HIGHWAY 7, ESTES PARK, CO 80517

Location	Code	Classification	Premium Basis Estimated Annual Remuneration	Rate per \$100 of Remuneration	Estimated Annual Premium
1	9082	RESTAURANT NOC.	250,000	0.8600	\$2,150.00
		Total Manual Premium			\$2,150.00
	9807	Employers Liab Incr Limits	2,150	0.8000	\$17.00
	9848	Employers Liability Incr Limits Balance To Minimum	1	1.0000	\$58.00
		Total Subject Premium			\$2,225.00
		Total Modified Premium			\$2,225.00
		Total Standard Premium			\$2,225.00
	0900	State Expense Constant	1		\$160.00
	9741	Catastrophe (Other Than Certified Acts of Terrorism) Premium Endorsement	250,000	0.0140	\$35.00
	9740	Terrorism Risk Insurance Program Reauthorization Act Disclosure Endorsement	250,000	0.0070	\$18.00
		Estimated Annual Premium			\$2,438.00
		Total Amount Due			\$2,438.00



POLICY NUMBER

10103440739

EFFECTIVE DATE

06/01/2025

BOP-Pro Businessowners

Declarations

PREMISES INFORMATION

Location Number	Building Number	Premises Address
1	1	4900 STATE HIGHWAY 7, ESTES PARK, CO 80517
	Building Description	ins. is renting part of the buil
	Class Description	Family-style Restaurants - With sales of alcoholic beverages up to 50% of total sales
	Construction Type	Frame Construction
	Building Additional Interest	
	Loss Payable	

SECTION I – PROPERTY

BLANKET INSURANCE

Blanket Type	Total Limit	Premium

PROPERTY COVERAGE LIMITS OF INSURANCE

Location Number	Building Number	Type of Property	Building Limit Automatic Increase %	Limit of Insurance	Premium
1	1	Business Personal Property	*if % not shown below, refer to base coverage form	\$20,000	\$118.00

DEDUCTIBLES (Apply per location, per occurrence)

Location Number	Property Deductible	Windstorm or Hail Percentage Deductible
1	\$1,000	2%

POLICY-WIDE

Coverage	Limit	Premium
Equipment Breakdown Protection		\$5.00
Business Income		
Ordinary Payroll Number of Days: 60		
Exempt Employees/Jobs: No		
Extended Period of Indemnity Number of Days: 60		
Limited Fungi Bacteria Cov Busn Income Extra Expense		
Business Income/Extra Expense - Revised Number Of Days: 30		



POLICY NUMBER

10103440739

EFFECTIVE DATE

06/01/2025

BOP-Pro Businessowners

Declarations

LOCATION-LEVEL

Location Number	Building Number	Coverage	Limit	Premium
1	1	Protective Safeguards Schedule Item Number: 1		
		Protective Safeguards Symbols Applicable: P-5 Auto Comml Cook Exhst And Extg Sys Description Of "P-9" If Applicable:		

SECTION II – LIABILITY AND MEDICAL EXPENSES

POLICY-WIDE

Coverage	Limit of Insurance
Liability And Medical Expenses	\$1,000,000 Per Occurrence
Medical Expenses	\$5,000 Per Person
Other Than Products/Completed Operations Aggregate	\$2,000,000
Products/Completed Operations Aggregate	\$2,000,000
Optional Property Damage Liability Deductible	

CLASSIFICATIONS

Location Number	Class Code	Exposure	Exposure Basis	Premium
1	09661	1,500,000.00	Annual Gross Sales	\$2,353.00

POLICY-WIDE

Coverage	Limit	Premium
Liquor Liability Coverage		\$1,744.00
B. Each Common Cause Limit	\$1,000,000	
A. Liquor Liability Aggregate Limit:	\$2,000,000	
Liquor Classification: Fine Dining Restaurants		
Annual Gross Liquor Sales: 375,000		

LOCATION-LEVEL

Location Number	Building Number	Coverage	Limit	Premium
1	1	Damage To Premises Rented To You		\$43.00
		Damage To Premises Rented To You	\$100,000	

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BOP-Pro Businessowners

Declarations

POLICY NUMBER

10103440739

EFFECTIVE DATE

06/01/2025

ADDITIONAL COVERAGES, EXCLUSIONS, CONDITIONS

Terrorism	Premium: \$9.00
Products/Completed Operations Hazard Redefined	
Schedule Item Number: 1	
Description of Premises and Operations	09661 : Family-style Restaurants - With sales of alcoholic beverages up to 50% of total sales
Enhancement Endorsement	Premium: \$400.00
Enhancement endorsement	BOP-Pro Restaurant Plus

Exclusions	
Absolute PFAS Exclusion	
Exclusion - Unmanned Aircraft	
Bodily Injury And Property Damage:	No
Personal And Advertising Injury:	No

Coverages	
Location 1: 4900 STATE HIGHWAY 7, ESTES PARK, CO 80517	
Business Personal Property Inflation Guard	
Inflation Percentage	8%
Business Sales and Payroll Inflation Guard	
Inflation Percentage	8%

Exclusions
Location 1: 4900 STATE HIGHWAY 7, ESTES PARK, CO 80517
Building 1
Exclusion Of Loss Due To By-Products Of Production Or Processing Operations (Rental Properties)
Description Of Rental Unit



POLICY NUMBER

10103440739

EFFECTIVE DATE

06/01/2025

BOP-Pro Businessowners

Declarations

State-Specific Surcharges, Taxes and Fees Included in Total Premium

Colorado Businessowners Hazard Mitigation Fee

Charge: \$2.00



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ACCOUNT NUMBER
6826299752

POLICY NUMBER
10151602810

EFFECTIVE DATE
06/01/2025

CYBER

Declarations

NAMED INSURED AND MAILING ADDRESS

Fire Dragon LLC
453 E WONDERVIEW AVE PMB 213
ESTES PARK, CO 80517-8925

AGENCY

020092
ADVANTAGE INSURANCE LLC
4308 N GARFIELD AVE
LOVELAND, CO 80538

FORM OF BUSINESS

Limited Liability Company

INSURER

United Fire & Casualty Company

BILLING TYPE

Direct Bill

PAYMENT TYPE

DB Quarterly 30% Down

DECLARATION TYPE

Issue

DATE ISSUED

05/19/2025

POLICY PERIOD

06/01/2025 - 06/01/2026
at 12:01 A.M. Local Time at
the Named Insured's mailing
address

We will provide the insurance described in this policy in return for the premium and compliance with all applicable policy provisions. An insufficient funds transaction is not considered payment.

The maximum limit of our liability for any coverage is the limit set forth in the declarations and no limit as may be set forth in any coverage form or endorsement may be stacked unless specifically set forth on that form or endorsement.

Forms and endorsements applicable to this policy

See forms and endorsements schedule

Total premium for this coverage part

\$237.00



This declaration page supersedes and replaces any preceding declarations page bearing the same policy number for this policy period.

X

AUTHORIZED REPRESENTATIVE



ACCOUNT NUMBER
6826299752

POLICY NUMBER
10151602810

EFFECTIVE DATE
06/01/2025

CYBER
Declarations

This policy's liability insuring agreements provide coverage on a claims made and reported basis and apply only to claims first made against the insured during the policy period or the optional extension period (if applicable) and reported to us in accordance with the terms of this policy, as set forth in the policy. Per the policy terms, amounts incurred as claims expenses under this policy will reduce and may exhaust the limit of liability and are subject to retentions. Certain coverages require our prior consent or approval. Please read this policy carefully.

Policy level

COVERAGE	PREMIUM	
Cyber	\$237.00	

COVERAGE	AGGREGATE LIMIT	RETENTION
Claims expense is inside limit of liability		
Policy Aggregate Limit of Liability	\$50,000	
First Party Loss		
Business Interruption Loss	\$5,000	each incident \$500
Cyber Extortion Loss	\$5,000	each incident \$500
Data Recovery Costs	\$5,000	each incident \$500
Reputational Loss	\$5,000	each incident \$500
Liability		
Data & Network Liability	\$50,000	each claim \$500
Regulatory Defense & Penalties	\$25,000	each claim \$500
Payment Card Liabilities & Costs	\$5,000	each claim \$500
Media Liability	\$50,000	each claim \$500
eCrime		
Fraudulent Instruction	\$5,000	each loss \$500
Funds Transfer Fraud	\$5,000	each loss \$500
Telephone Fraud	\$5,000	each loss \$500
Criminal Reward	\$5,000	each loss \$500
Breach Response Aggregate Limit of Insurance		
Breach response	\$50,000	each incident \$500



SECTION 2

**EXECUTIVE
SUMMARY**



Section 2 – Executive Summary

The primary objective of this opportunity is to serve the golfing public. Professional, welcoming, and satisfying customer experience must be provided at all times and operate a minimum of seven days per week during all hours when the golf course is open. We are to provide high quality food and beverages for at least breakfast and lunch, with a high level of public service. We must operate at least one on-course cart and the ninth hole tee box call-ahead ordering process. We will partner closely with EVPRD Staff to provide excellent catering for tournaments, groups, luncheons, events, and weddings. But that is just the beginning...

Our vision is the clubhouse restaurant will be a place golfers, visitors and residents are proud to share with family and friends - a premier gathering spot and treasured repeat destination, defined by excellence in cuisine, service, hospitality, community connection, and recognized as the most desirable place to work in Estes Park. We will provide reliable and exceptional on-course cart service, dine-in restaurant experience, bar and catering services to golfers, residents and visitors that consistently delight and exceed expectations.

Our key differentiators are a strong management team with extensive, successful restaurant, catering, event and mobile dining experience. We have demonstrated proven success in this market as Owners of Outlaws & Legends Steakhouse, the highest-ranking steakhouse in Estes Park and the State of Colorado, earning a 4.9 out of 5.0 Google rating. Due to a positive and healthy work environment we will show up with an army of team members, vendors and guests that choose to follow us wherever we go, proven time and time again. We create a culture and develop a team that is professional, warm, welcoming, and committed to providing unforgettable legendary cuisine and extraordinary hospitality that is worthy of the prestige and beauty of the clubhouse at the Estes Park Golf Course.

Upon award of the Hangar Restaurant Concession contract, Fire Dragon LLC will manage the clubhouse restaurant exclusive of other restaurant ventures.



SECTION 3

**QUALIFICATIONS
&
EXPERIENCE**

Section 3 - Qualifications & Experience

1. Description of previous food & beverage operations (especially golf, park, or hospitality venues): 40 years of restaurant experience, from dishwasher to owner and all positions in between. See attached resume for details.
2. Experience with on-course beverage cart or mobile service operations: Extensive experience with All-Occasions Catering. See attached resume for details.
3. Management team background and qualifications.

Management Team Background



About Us

Meet the Visionaries Behind Outlaws and Legends Steakhouse.

At the heart of Outlaws and Legends Steakhouse are Abby Sweeney and Brett Daugherty, a dynamic duo whose shared passion for exceptional food, fine wine, and heartfelt hospitality has culminated in a dining experience that feels both timeless and deeply personal.

Their journey began at the Monarch Chophouse in Blackhawk, where Brett, a seasoned Restaurateur, and Advanced Level 3 Court of Master Sommeliers, was leading the culinary team. Abby, a busy mother of four boys, returned to hospitality, pursuing her Sommelier certification. As Brett mentored Abby through her studies, their professional relationship blossomed into a partnership rooted in mutual respect and shared dreams that extended beyond the kitchen.

Brett's culinary expertise is steeped in classical training from the Culinary Institute of America, further honed through apprenticeships under Chef Michael Principalli and advanced training with Chef Daniel Whidhammer. Outlaws & Legends is Brett's sixth restaurant, his fifth steakhouse.

Abby, with her background in corporate training and event planning, brings a wealth of experience in orchestrating unforgettable events, with a keen focus on creating immersive experiences that delight guests. Her commitment to connecting with the local community ensures that every visitor to Outlaws and Legends feels like part of the family.

Now their fourth collaboration, their story continues at Seven Keys Lodge, a historic Estes Park retreat known for its rustic charm and history. They envisioned a steakhouse that would honor the lodge's legacy and bring to residents and visitors the very best food and service in Estes Park.

Executive Chef Brent Butterfield leads the stellar Kitchen Team expertly preparing the highest grade of steak, seafood, creative entrees, mouth-watering sides, and home-made desserts in Estes Park. With over 30 years of experience in the hospitality industry and this being his third steakhouse partnership with Brett, Brent brings a wealth of expertise to every dish.

Abby, Brett, and Executive Chef Brent Butterfield created Outlaws and Legends Steakhouse to be more than just a restaurant; it's a place where culinary artistry meets genuine hospitality, set against the breathtaking views of the Rockies, Estes Park Valley, and Lake Estes.

Whether you're savoring a meticulously prepared steak, exploring a curated wine selection, having lunch with the hummingbirds on the deck, or simply enjoying the warm, welcoming atmosphere, a visit to Outlaws and Legends Steakhouse is an invitation to be part of a story that celebrates excellence, community, and the enduring magic of shared meals.

Management Team Qualifications

Please see attached resumes.

4. References (minimum of 3 similar projects or clients).

Outlaws & Legends Steakhouse - 2025 to Present
4900 CO Hwy 7
Estes Park, Colorado 80517
Abby Sweeney, Owner
720-331-7931

Cascades in the Stanley Hotel - 2023 to 2024
333 East Wonderview Avenue
Estes Park, Colorado 80517
Steven Moore, Chief Operations Officer
772-349-7710

El Tepehuan - 2014 to 2016
Corral 3495 S Pearl Street
Englewood Colorado 80113
Miguel Corral, Owner
303-550-6261

Randy's All-American Grill 2012 to 2014
2118 35th Avenue
Greeley, Colorado 80634
Joe Cericro, Chief Financial Officer
720-987-4871

All Occasions Catering - 2004 to 2012
446 S. Link Lane
Fort Collins, Colorado 80525
Owner/Exec. Chef Paul Pellegrino
970-420-4827

5. Any current or past partnerships with municipalities, recreation districts, or public venue.
N/A

Brett Daugherty

1734 Wildfire rd.

Estes Park Colo.

970-308-2935

Brett.daugherty@hotmail.com

CIA Certified Chef, Adv. Level 3 Court Sommelier

Objective: I would like to fill the position your fine establishment is rumored to have an opening for.

Work History

Outlaws & Legends Steakhouse 4900 CO Hwy 7 Estes Park CO 80517 Aug 2024 to Oct 2025

I was the GM and Sommelier for Outlaws & Legends Steakhouse, highest rated steakhouse in Colorado. The restaurant was located at the iconic 7 Keys Lodge, built in 1917, a rustic getaway for tourist and traveler alike. I was responsible for all day to day and seasonal decisions for the company. We established a 4.9 rating with implementation of Forbes Standards and exceptional steaks. The building has plumbing that requires it to have the pipes blown out in October making this a seasonal job.

Stanley Hotel 333 E Wonderview Ave. Estes Park CO June 2023 to Aug. 2024

I was hired as the general manager of Cascades, the upper echelon restaurant in the iconic Stanley Hotel. I was also the Sommelier for the 217 Wine bar, also on the property. I was responsible for all operations of both entities on a day-to-day basis as well as hiring, budgeting, scheduling, inventory controls and technical analysis for all systems. In addition to the protocols of the restaurant I was tasked with cultivating a world-class wine list. In August of 2024, the Stanley Hotel was sold, and Sage hospitality took over operations, and my services were no longer needed as they provided their own people for F & B operations.

Hideaway Steakhouse 2345 W 112th street Westminster CO June 2018 to Feb. 2023

Four-star steak and seafood house

I was hired as a general manager and sommelier. My task was to get the restaurant off their financial plateau. I was able to more than quadruple the volume of wine sold in the restaurant with effective staff training as well as positive guest interaction and retention. I held labor below the 20% hourly labor threshold for my entire time there. I consistently ran 26% liquor margin and with the help of the executive chef ran 32% food cost. I fully trained all FOH staff in all things wine, spirits and beer as well as trained the executive chef. I managed to consistently beat the previous year's numbers even in a pandemic without out of the box thinking on sales concepts and inspiring staff to reinforce positive sales techniques.

El Tepehuan 3495 S Broadway St Englewood Colorado 303-871-0243

October 2014 to 2018

Graciela Inc. as the operations manager of their restaurant "El Tepehuan" from October 2014 to January 2018. Regrettably the restaurant lost its lease and has had to close until the new restaurant can be built; I, however, cannot be without purpose for that long. I helped as a design consultant until construction was finished on a limited basis. I was able to modernize the entire restaurant by installing a new aloha system, bringing their credit card system up to date and creating a new schedule system that lowered labor into the 27% range. I oversaw all scheduling, all food ordering, payroll, liquor ordering and the overall health of the restaurant.

Please feel free to contact the owner Miguel Corral at 303-550-6261 for a reference or any other details as far as my responsibilities.

Randy's All-American Grill (2012-2014) as the general manager and executive chef for "Randy's All-American Grill" a 460 seat, multimillion dollar restaurant in Greeley Colorado, which is owned by PB Roche Solutions. My contractual obligation was to financially turn the restaurant around in ninety days and make it a profitable self-sufficient entity. I took labor from above 40% to below 27.7% and I did the same with food cost.

I stayed on for an extended period to train trainers in exceptional customer service, refit the restaurant with up-to-date pricing, a great wine and beer selection and restructure the catering program. I have a great handle on all POS systems and quick books 2014.

All Occasions Catering (2004 to 2012) I was the general manager and executive chef of "All Occasion Catering" in Ft Collins (the largest catering company in northern Colorado). My knowledge of food and the food service industry is vast, and I bring with me a list of attributes that most restaurants will find very useful. My responsibilities were centered on food cost, labor cost, scheduling, planning events, customer service as well as direct interaction with vendors and all other forms of management.

A Brief History

I have a very strong P&L background as well. I was recruited out of high school by Marriott in 1984. I was trained under Master Chef Daniel Whidhammer for four years. I learned basically every aspect of food preparation that there was to learn. I was born and raised in Grand Junction Colorado. I attended and graduated from Grand Jct. High and went onto Mesa State College (with a little help from Marriott), then on to the Culinary Institute of America chef school in Hyde Park New York. I then traveled a bit in Europe (school there as well) then found my way back to the US then eventually back to the great state of Colorado where I have resided for the last ten years.

Skills and Qualifications: I have been told that one of my greatest skills is the ability to see a situation or task and resolve it quickly and effectively. I have always been a very strong personality and have been able to manage all types of personnel. I thrive on perfection and strive to achieve it in all aspects of employment as well as in life in general. Working for a company such as Marriott I adopted many of their tried-and-true systems of organization and cleanliness.

Please feel free to contact any of my references for any details as to my performance; I have also attached a most recent letter of reference. Thank you.

Abby Sweeney

56 Crosier Mountain Road
Glen Haven, Colorado 80532

Mobile: (720) 331-7931
abby.lack.sweeney@gmail.com

SUMMARY

Experienced restaurant owner, sommelier, manager, server and creator of extraordinary experiences that delight guests and team members. Committed to exceeding guest expectations through exacting standards of service and teamwork.

KEY SKILLS

- Extraordinary restaurant service
- World Class Sommelier
- Sales and event planning for every setting
- Training and team development
- Interpersonal and conflict resolution skills
- Organizational skills, with attention for detail
- Enthusiasm and grace
- *Sparkly Unicorn*

RELEVANT EXPERIENCE*

2025 – Present	OWNER, SOMMELIER, FRONT OF HOUSE MANAGER Outlaws & Legends Steakhouse • Estes Park, CO
2025 – Present	OWNER Mary Jane's Boutique • Estes Park, CO
2024 – Present	CONSULTANT, HOSPITALITY BUSINESS DEVELOPMENT Lancer Financial Group, LLC • Estes Park, CO
2023 - 2024	SERVER, SOMMELIER, GENERAL MANAGER 217 Wine Bar • Estes Park, CO
2020 - 2024	SOMMELIER, SENIOR TEAM LEADER Scout & Cellar Winery • E-commerce, Estes Park, CO
2022 - 2023	ASSISTANT GENERAL MANAGER YaYa's European Bistro • Englewood, CO
2018 - 2022	FINE DINING SERVER, FLOOR LEAD Monarch Resort and Casino Chophouse • Blackhawk, CO

Here is what else I bring to the table...

I bring a smile to the table that puts the guest at ease, and my fellow team members like it when I work because I pull my own weight. Management loves having me on their team because I bring a history of trustworthiness, common sense and efficiency. I am a mother of four grown boys, and I know how to resolve issues that come about without drawing attention. Lastly, I hold myself to a high standard and raise the bar for those around me. I would be an asset to your team.

Thank you for your time, I look forward to hearing from you.

* Detailed descriptions of accomplishments and responsibilities available upon request.

Abby Sweeney

EDUCATION AND CERTIFICATION

2025	Level 3 Sommelier Certification Testing, Wine Education Institute (WSET)
2024	Level 1 Sommelier Certification, Court of Master Sommeliers (European)
2023	Level 2 Sommelier Certification, Wine Education Institute (WSET)
2022	Graduate, Human Behavior and Wine Education Courses
2021	Graduate, GROOVE for Gifted Women Business Design Course
2020	Graduate, GROOVE for Gifted Women Course
2017	Graduate, Select Leadership Academy
1999	Certificate, Human Resource Development University of California, Santa Cruz
1994	Master of Arts Degree, Northwestern University • Evanston, IL
1991	Bachelor of Science Degree, Northwestern University • Evanston, IL

ADDITIONAL EXPERIENCE*

2020 - Present	ADVANCED SKIN CARE AND COLOR CONSULTANT, TEAM LEADER Mary Kay • E-commerce, Dallas, TX
2020 – 2024	MENTOR Off the Map w/Melanie • Online, Bellingham, WA
2002 – 2011	DIRECTOR OF MUSIC MINISTRIES, MUSICIAN Saint Aloysius Gonzaga Catholic Church • Leonardtown, MD
1999 – 2002	OWNER, CEO Training Support Unlimited • San Jose, CA
1996 – 1999	SENIOR TRAINER Read-Rite Corporation • San Jose, CA
1994 – 1996	MARKETING COMMUNICATIONS SPECIALIST MasPar Computer Corporation • Sunnyvale, CA
1991 – 1994	PROFESSOR, RESEARCH ASSISTANT Northwestern University • Evanston, IL

* Detailed descriptions of accomplishments and responsibilities available upon request.

1441 Strong Ave
Estes Park, CO
80517

Phone: 303.807.9673
E-mail:
bbutterfield204@yahoo.com

Brent Alan Butterfield

Professional experience

Executive Chef 2021-Dec 2023 – Outlaws & Legends

- Manage high volume restaurant; 4.9 Star Restaurant
- Primal butchery; cost/waste control for breaking down beef, bison, elk, lamb and seafood
- Monitor performance and development levels of two Sous Chefs
- Lead highly effective team with 30+ staff members

Executive Chef Dec 2023-2025 - Stanley Hotel

- Manage high volume restaurant; over 5 million annually
- Developed and instituted updated systems and standards
- Lead highly effective team with 30+ staff members
- Re-engineered Cascades menus and had 8 Holiday event menus for 300+

Executive Chef Mar 2021-Dec 2023 - Thirsty Lion

- Manage high volume restaurant; over 6 million annually
- Monitor performance and development levels of two Sous Chefs
- Lead highly effective team with 30+ staff members

Executive Chef Jan 2018-Dec 2020 - Hideaway Steakhouse

- Menu Development, full creative freedom/responsibility
- Sub-
- Lead highly effective team with high emphasis on guest satisfaction and safety (extremely diligent with COVID-19 restrictions)

Executive Chef July 2014-Jan 2018 - Wynkoop Brewery

- Manage high volume restaurant; over 7 million annually
- Developed and instituted updated systems and standards
- Perform in-house R&D for all menu updates, revisions and changes

Executive Chef Oct 2010-July 2014 - Hilton Downtown

- Developed and instituted updated systems and standards
- Perform in-house R&D for all menu updates, revisions and changes
- Revised banquet menu and service standards to achieve 90%+ scratch
- Concepted new restaurant and assumed full control of menu

***August 1995 – October 2010 Rock Bottom Restaurants Inc.
Executive Chef May 2006-Oct 2010 Denver ChopHouse & Brewery**

- Re-engineered and updated existing menu items, recipes & materials
- Participated in exclusive community/charity focused events & fundraisers
- Provided menu/execution for local professional sports team functions
- Competition - Won "Best Dessert - 2010" - Great Chefs of the West

Sous Chef Sep 2005-Mar 2006 Denver ChopHouse Denver, CO

- Accountable for HOH and FOH supply COGs and purchasing
- Headed banquet production (2nd in Denver banquet sales in Dec. '06)
- Performed weekly inventories and Foodcost extensions

**Corporate Culinary Trainer Apr 2004-Sep 2005 Rock Bottom
Restaurants / Old Chicago Division(RSO) Louisville, CO**

- Compiled training manuals/materials for all menu roll-outs
- Supplied direct support to all CO based OC restaurants during Menu change implementation, including on-site training
- Edited recipes/procedures to ensure clarity and execution feasibility
- Member of the Menu Development Team

Kitchen Manager/FOH Manager Aug 1995-Apr 2004 Old Chicago

- Kitchen Manager at 3 locations, including 2 restaurant openings and both CO menu testing locations (5 yrs)
- FOH/Bar Manager at 2 locations (2 yrs)
- Cook, Server and Asst. Kitchen Manager at 2 locations (3 yrs)



SECTION 4

OPERATIONAL PLAN

Section 4 – Operational Plan

1. Concept: menu style, cuisine type, service model (fast casual, full service, grab-and-go, etc.):
 - Menu style:
 - Comfortable.
 - Approachable cuisine.
 - Reasonable, market-based pricing.
 - Cuisine type:
 - Intercontinental.
 - Accommodation for dietary restrictions.
 - Children’s options.
 - Steakhouse specials on weekends offering the highest quality steaks in Colorado.
 - Seasonal chef special menus.
 - Service model:
 - Professional, Forbes Standards of service.
 - Golf friendly, quick, “Grab-and-Go” food, bar and beverage options for breakfast and lunch, available upon arrival at The Turn and via On-Course Cart service.
 - Dine-in, full-service restaurant with breathtaking views for breakfast, lunch, and dinner.
 - Relaxing bar offering local microbrew and domestic beer, and broad-based offerings of cocktails, curated international wines and spirits for the novice to most cultured palate. Additional Executive wine list for special occasions and enthusiasts.
2. Customer Experience: plans for quality, consistency, and guest satisfaction

Our vision: The clubhouse restaurant will be a place golfers, visitors and residents are proud to share with family and friends - a premier gathering spot and treasured repeat destination, defined by excellence in cuisine, service, hospitality, community connection, and recognized as the most desirable place to work in Estes Park.

- Elevated, exceptional, unforgettable dining and service experience for golfers, residents, and visitors that exceeds expectations for cuisine, hospitality, and value.
- Warm, welcoming, calm, inviting, and personal experience where guests feel like family and the clubhouse becomes their favorite place to relax.
- Highest quality ingredients and culinary standards.
- Consistency through reliable communication, processes, training, and continuous improvements that build trust, resulting in return visits with family and friends.
- Position the clubhouse restaurant as the most successful and celebrated dining destinations in Estes Park and Northern Colorado, as Outlaws & Legends Steakhouse proved is possible.
- Consistently highly rated golfing, dining and catering services for tournaments, special events, and weddings that exceed expectations.
- Recognition as the most desirable place to work in Estes Park.

- Create a work culture where tending to your well-being and work-life balance is the highest priority, so you show up your biggest, brightest, warmest, and most shiny version of yourself every day. Then ignite others to do the same and step into their full power and joy.
 - Create a culture unique to hospitality which requires and supports what is needed for:
 - The Four Agreements (Ruis):
 - Be impeccable with your word.
 - Don't take anything personally.
 - Don't make assumptions.
 - Always do your best.
 - A "Go-Give" spirit
 - Integrity
 - Trust
 - Sobriety
 - Hire Staff Differently: Value Emotional Skills.
 - Integrity
 - Enthusiasm
 - Intellectual Curiosity
 - Work Ethic
 - Empathy
 - Self-Awareness
3. Operating Schedule: proposed days/hours of operation (for both clubhouse and beverage carts).
- Clubhouse and On-Course Cart Hours:

○ May	7:30am – 8:00pm	7 Days a Week, Events
○ June – August	6:00am – 8:00pm	7 Days a Week, Events
○ September – December	7:30am – 8:00pm	7 Days a Week, Events
○ January – February	Events Only	Events
○ March – April	11:00am – 7:00pm	Thursday – Sunday, Events

Note: Clubhouse closing hours will be determined by management and staff based on guest and event needs. Closing hours will follow all liquor law requirements.

4. Staffing Plan: number of employees, positions, training, and management structure

- Management Structure.
 - Owners: Brett Daugherty and Abby Sweeney
 - Events and Catering Managers: Brett Daugherty and Abby Sweeney
 - General Manager: Brett Daugherty
 - Front of House and Public Relations Manager: Abby Sweeney
 - Executive Chef: Brent Butterfield
 - Sous Chef: TBD
 - Bar Manager: John Mattson
 - Floor Supervisors: Lex Metropolis, TBD
 - Staff: A core, local year-round staff augmented by J1 Staff in the Golf Season.
- Employees and Positions.
 - Golf Season Staff Plan:
 - Back of the House Kitchen Staff: 10
 - Front of House Staff:
 - Bartenders: 3
 - Cart Operators: 5
 - Hosts: 3
 - Food Runner/Busser: 4
 - Food Expediter: 2
 - Outside Bar and Turn Kiosk: 3
 - Off Season Staff Plan:
 - Back of House Kitchen Staff: As needed and at the discretion of Owners and Management.
 - Front of House Staff: As needed and at the discretion of Owners and Management.
- Training:
 - TIPS or similar
 - Forbes Standards of Service course
 - Human Behavior course
 - Serve Safe
 - Ongoing career development coaching
 - Pre-shift meetings for communication and continuous improvement
- Appearance and Conduct:
 - All staff will be required to take pride in their appearance and maintain a clean, groomed, professional appearance at all times.
 - A strict dress code will be enforced including:
 - Stylish, professional, well fitting, ironed uniforms, (provided) which adhere to safety protocols.
 - Branded, professional identification.
 - Covered tattoos.
 - Groomed and professional hair, make-up, and nails.
 - Safe and clean footwear
 - Staff conduct will be professional, warm, friendly, and guest-focused at all times.
 - Staff will be required to enlist the assistance of management for problem resolution and new circumstances encountered.

- Discounts:
 - All Fire Dragon LLC Staff are provided with a 50% discount on all food and non-alcoholic beverages.
 - All Golf Course Staff are provided a 50% discount on all food and non-alcoholic beverages.
5. Point-of-Sale (POS) System: type of system, accounting transparency, and integration options.
- Type of System: Toast POS, mobile POS, accounting, financial record management, payroll, reporting, and tax systems.
 - Accounting Transparency: Cash and credit card purchases will be managed electronically and automatically through Toast POS systems. Login and passwords will be provided to Golf Course Management for regular auditing of all records, books and relevant related information as may be required for audit purposes.
 - Integration Options: Toast is an all inclusive closed, independent system for POS, taxes, payroll, financial record management, accounting, and reporting.
6. Brief description of how financial records will be maintained and reported.
- Financial Record Maintenance:
 - Toast will provide sales, tax, payroll, accounting, and financial record keeping records. POS, Payroll and Financial Records.
 - Accounts Receivable and Accounts Payable will be maintained by owners and management in hard copy and electronic form.
 - Financial Reporting:
 - Daily gross receipts will be provided on a monthly basis.
 - Login and password for “view only” access to all Toast sales reporting will be provided and available to access at any time.
7. Maintenance & Cleaning: daily, weekly, and seasonal maintenance procedures.

Fire Dragon LLC will keep the Food and Beverage Space, its fixtures, the upper level men's and women's restrooms, and all areas used in providing food service for outside events and tournaments, clean, fully stocked, and in good sanitary condition as required by the ordinances, resolutions, statutes and health, sanitary and police regulations of the Town of Estes Park, County of Larimer and State of Colorado and policies of EVRPD.

All custodial, janitorial, and general housekeeping services and materials (such as tools, sanitary supplies, light bulbs, soaps and cleaning compounds); window washing; hoods and filters; cleaning of restrooms; maintenance of all areas of the premises shall be provided by Fire Dragon LLC.

- Daily: The entire food and beverage space, including grills, ovens, pots and pans, equipment, floors, prep surfaces, counters, tables, chairs, flatware, dishes, glassware, food prep and storage vessels and utensils.
- Weekly: Exhaust systems, storage areas
- Monthly: Refrigeration systems (coolers, freezers, walk-in refrigeration)

- Seasonal: Deep cleaning of the entire food and beverage space will occur on or around April 1, August 1 and November 1 and more frequently as needed to maintain a clean, sanitary, and safe environment.
 - Annual: Professional deep cleaning will occur once a year.
8. Safety & Compliance: food safety certifications, alcohol service procedures (TIPS certification, etc.).
- Food Safety Certification: Serve Safe
 - Alcohol Service Procedures: TIPS
 - Pre-Shift Meetings for Continuous Improvement
9. Community Involvement: plans for collaborating with local suppliers, hiring local staff, or community events.
- Local Suppliers: We have an excellent reputation, and strong relationships with local food and beverage suppliers and vendors. We will enlist their services at the clubhouse restaurant.
 - Hiring Local Staff: We have long-standing relationships with an army of local, year-round staff that is more like family. They prefer and prioritize working together under the leadership of Brett Daugherty, Abby Sweeney, and Brent Butterfield. They are anxiously awaiting the chance to work together again as a team and family.
 - Community Events:
 - We will host, sponsor, and participate in as many community events as possible during the off season and during golf season as capacity allows. Examples include, but are not limited to: Town of Estes Park meetings and events, Widows' Breakfasts, golf tournaments, club meetings, Chamber meetings and events, Visit Estes Park meetings and events, Art Fairs, clubhouse wine tastings, wine-paired dinners, weddings, bridal showers, holiday parties, birthday celebrations, community leadership celebrations and fundraising events.
 - A portion of our profits will be donated to Colorado-based charities.



SECTION 5

MENU PROPOSAL



Section 5 – Menu Proposal

1. Sample Menus for clubhouse and on-course cart service: attached
2. Proposed pricing structure: included with attached sample menus
3. Seasonal variations or special event offerings:

Seasonal Variations

Special menu insert offerings will vary based on the seasonal availability of fresh, local ingredients that occur for summer, fall, winter, and spring.

- A changing Chef’s Special Menu will be given to guests along with their clubhouse menu from 4pm to close. This menu will list seasonal appetizers, entrees, and/or desserts based on fresh, local, seasonal ingredients. For example:
 - Summer:
 - Peaches
 - Apples
 - Pears
 - Plums
 - Melons
 - Sweet corn
 - Tomatoes
 - Honey
 - Mushrooms
 - Colorado jams, salsa, preserves
 - Fall:
 - Squash
 - Pumpkins
 - Potatoes
 - Carrots
 - Beets
 - Turnips
 - Cabbage
 - Apples
 - Late-season mushrooms
 - Local beef
 - Eggs
 - Colorado cider
 - Winter:
 - Beets
 - Winter squash
 - Honey
 - Preserves, pickles, dried goods
 - Spring:
 - Spinach
 - Arugula

- Radishes
- Green onions
- Rhubarb
- Asparagus
- This menu will also include “Steakhouse Specials” variations available Friday and Saturday nights only, including smoked, carved prime rib and rotating highest-quality and best-sourced steaks available in Estes Park.

Special Event Offerings

- Special Event Menus will be determined in conversation and partnership with EVTPD Staff and guests, based on, but not exclusively subject to, the current menu offerings/ingredients. Each event will receive special consideration and every attempt to meet guests needs, design and budget whenever possible.
- Special Holiday Menus will be provided for dine-in or carry-out. For example:
 - Thanksgiving: Whole turkey or bacon wrapped roasted turkey breast and all the trimmings, apple pie.
 - Christmas: Roasted duck or ham and fresh sides and desserts.
 - 4th of July: Dine in or picnic basket style take out fried Chicken, rolls and summer salad selection.
- Children’s offerings will include hamburgers, cheeseburgers, chicken tenders, hot dogs and fries or chips.
- League golfers will be offered 10% off all food and beverages.
- EVRPD staff will be offered 50% off all food beverages.

4. Alcoholic beverage service plan:

- Our approach is to prioritize safe, responsible, and lawful consumption of alcohol, while offering extraordinary hospitality and reliable service that anticipates the needs and desires of golfers and guests.
- All employees will be TIPS (or equivalent) trained.
- On-Course Cart Service will be available daily, open to close and will remain fully stocked with wine, cocktails, beer, spritzer, mini bottles, as well as non-alcoholic beverages and snacks. Cart operators will be US resident employees only, trained in ensuring the highest level of service while ensuring guests are consuming alcohol responsibly and safely. Cart operators will have the opportunity to deliver items from The Turn kiosk if requested and workload allows.
- The clubhouse bar will be available for full bar service from open until close and during tournaments and events. Closing times will vary based on events and/or guest attendance and will abide by all bar closing hour laws.
- An outdoor bar will be available adjacent to The Turn kiosk at ground level, open from 9:00am to close of the golf course. The Turn bar and kiosk will offer quick grab-and-go wine, cocktails, beer, and spritzers as well as non-alcoholic beverages, snacks, bowls, and handhelds.

OUTLAWS & LEGENDS CLUBHOUSE

Breakfast Grab-And-Go

Served Daily | OPEN - 11:00 AM

SNACKS

ASSORTED NUTRITION BARS 6

ASSORTED CANDY 5

HANDHELDS

SAUSAGE & BACON BURRITO – SCRAMBLED EGGS, MAPLE SAUSAGE, PEPPER BACON, CRISPY POTATOES, SHREDDED CHEDDAR CHEESE, PICO DE GALLO. 8

EGG AND CHEESE BURRITO – SCRAMBLED EGGS, CRISPY POTATOES, SHREDDED CHEDDAR CHEESE, PICO DE GALLO. 6

ASSORTED PASTRIES – CHOICE OF LOCALLY BAKED MUFFINS, ROLLS, DONUTS, VEGAN/GLUTEN FREE MUFFIN. 8

BEVERAGES

OUTLAWS AND LEGENDS PROPRIETARY BLEND COFFEE 5, 8

HOT CHOCOLATE 8

ASSORTED ENERGY DRINKS 8

SAN PELLIGRINO 8

MIMOSA 8

BLOODY MARY 8

JUICE – ORANGE, APPLE, CRANBERRY. 8

SODA, LEMONADE, ICED TEA 6

BOTTLED WATER 2

FULL-SERVICE BAR AVAILABLE

Outlaws & Legends Clubhouse, Estes Park, Colorado

Where Mountain views meet legendary flavor and extraordinary hospitality.

OUTLAWS & LEGENDS CLUBHOUSE

On-Course Cart Service

Served Daily | OPEN - CLOSE

SNACKS

ASSORTED NUTRITION BARS 6

ASSORTED CANDY 5

ASSORTED CHIPS 3

WINE & COCKTAILS

BATCHED OLD FASHIONED 14

BATCHED MANHATTAN 14

BATCHED LEMONDROP 12

HOUSE WHITE WINE 10

HOUSE RED WINE 10

BLOODY MARY 8

MIMOSA 8

BEER & SPRITZERS

LOCAL MICROBREW BEER 8

SIX PACK, ICE, COOLER 48

DOMESTIC BEER 6

SIX PACK, ICE, COOLER 36

SPRITZERS, TWISTED TEA 10

MINI BOTTLES

JAMIESON 8

JACK DANIELS 8

TITO'S 8

JOSE QUERVO 8

JAGERMEISTER 8

FIREBALL 8

NA BEVERAGES

ASSORTED ENERGY DRINKS 8

SAN PELLIGRINO 8

SODA, LEMONADE, ICED TEA 6

BOTTLED WATER 2

Outlaws & Legends Clubhouse, Estes Park, Colorado
Where mountain views meet legendary flavor and extraordinary hospitality.

OUTLAWS & LEGENDS CLUBHOUSE

9th Tee Box Call-Ahead Menu

Served Daily | OPEN - CLOSE

FISH & CHIPS – BEER BATTERED PANGASIUS, ENGLISH STYLE TATAR SAUCE, GRILLED LEMON, CRISPY FRIES. 18

TACOS (3) – CHORIZO, GROUND STEAK, CORN/FLOUR TORTILLAS, JALAPENO, ONIONS, MUSHROOMS, SALSA, CHEESE, CRISPY TORTILLA CHIPS. 14

CLASSIC BURGER – ANGUS BEEF PATTY, CHEDDAR CHEESE, SPRING MIX, TOMATO, PICKLE CHIPS, RED ONION, TOASTED CHALLAH BUN, CRISPY FRIES. 16

LEGENDS BISON BURGER – BISON PATTY, CARAMELIZED ONIONS, GORGONZOLA, SPRING MIX, BOURBON GLAZE, TOASTED CIABATTA, CRISPY FRIES. 16

FRIES – LARGE OUTLAWS & LEGENDS FAMOUS CRISPY FRIES. 8

Outlaws & Legends Clubhouse, Estes Park, Colorado
Where Mountain views meet legendary flavor and extraordinary hospitality.

OUTLAWS & LEGENDS CLUBHOUSE

Turn Menu

Served Daily | 9:00 AM - CLOSE

SNACKS

ASSORTED ICE CREAM TREATS 6

ASSORTED NUTRITION BARS 6

ASSORTED CANDY 5

ASSORTED CHIPS 3

BOWLS

CHICKEN SALAD 8

TUNA SALAD 8

KALE & QUINOA 8

HANDHELDS

CHICKEN BACON CHEDDAR WRAP 16

CLUB SANDWICH 12

BRATWURST 12

HOT DOG 8

WINE & COCKTAILS

BATCHED OLD FASHIONED 14

BATCHED MANHATTAN 14

BATCHED LEMONDROP 12

HOUSE WHITE WINE 10

HOUSE RED WINE 10

BLOODY MARY 8

MIMOSA 8

BEER & SPRITZERS

LOCAL MICROBREW BEER 8
SIX PACK, ICE, COOLER 48

DOMESTIC BEER 6
SIX PACK, ICE, COOLER 36

SPRITZERS, TWISTED TEA 10

NA BEVERAGES

ASSORTED ENERGY DRINKS 8

SAN PELLIGRINO 8

SODA, LEMONADE, ICED TEA 6

BOTTLED WATER 2

Outlaws & Legends Clubhouse, Estes Park, Colorado
Where Mountain views meet legendary flavor and extraordinary hospitality.

OUTLAWS & LEGENDS CLUBHOUSE

Breakfast

Served Daily | Open - 11:00 PM

EGGS AND OMELETT'S

BYO OMELETT – CHOICE OF MAPLE SAUSAGE, PEPPER BACON, CANADIAN BACON, RED BELL PEPPERS, POBLANO PEPPERS, JALAPENOS, SPINACH, MUSHROOMS, ONIONS, TOMATOES, CHEDDAR, FONTINA. 8+ .50 PER TOPPING.

EGGS BENEDICT – POACHED EGGS, CANADIAN BACON, ENGLISH MUFFIN, HOLLANDAISE, BREAKFAST POTATOES. 16

TRADITIONAL BREAKFAST – TWO EGGS ANY STYLE, BREAKFAST POTATOES, MAPLE SAUSAGE OR PEPPER BACON, BUTTERED TOAST. 12

LEGENDS SCRAMBLE BOWL – SCRAMBLED EGGS, BREAKFAST POTATOES, MAPLE SAUSAGE, PEPPER BACON, CHEDDAR CHEESE, GREEN CHILI. 16

HOUSE SPECIALTIES

COUNTRY BREAKFAST – BUTTERMILK BISCUIT, FRIED CHICKEN BREAST, POACHED EGGS, SAUSAGE COUNTRY GRAVY, BREAKFAST POTATOES. 16

BISCUITS & GRAVY – BUTTERMILK BISCUIT, SAUSAGE COUNTRY GRAVY, BREAKFAST POTATOES. 14

BURRITOS AND BAGELS

OUTLAWS BURRITO – MAPLE SAUSAGE, PEPPER BACON, SCRAMBLED EGGS, CRISPY POTATOES, SHREDDED CHEDDAR CHEESE, PICO DE GALLO. 14

SMOTHERED BURRITO – OUTLAWS BREAKFAST BURRITO, HOUSE-MADE GREEN CHILI, EXTRA CHEDDAR CHEESE & PICO DE GALLO, CHIPOTLE CREMA. 16

BREAKFAST BAGEL SANDWICH – FRIED EGGS, PEPPER BACON OR SAUSAGE PATTY, CHEDDAR CHEESE, TOMATO, SIDE OF HASH BROWNS. 14

A LA CARTE

TWO EGGS – ANY STYLE. 6

TWO BACON STRIPS OR SAUSAGE LINKS 4

BREAKFAST POTATOES 4

ASSORTED PASTERIES – CHOICE OF LOCALLY BAKED MUFFINS, ROLLS, DONUTS, VEGAN/GLUTEN FREE MUFFIN. 8

FRUIT BOWL – ASSORTED SEASONAL FRUIT. 10

BEVERAGES

BOTTOMLESS MIMOSA, BLOODY MARY. 12
OUTLAWS & LEGENDS BLEND COFFEE. 5
ESPRESSO, AMERICANO, LATTE, CAPPUCCINO. 8
HOT CHOCOLATE. 8
JUICE – APPLE, ORANGE, CRANBERRY. 8
HOT TEA, ICED TEA, SODA. 5

Outlaws & Legends Clubhouse, Estes Park, Colorado
Where Mountain views meet legendary flavor and extraordinary hospitality.

OUTLAWS & LEGENDS CLUBHOUSE

Clubhouse Menu

Served Daily | 11:00 PM – CLOSE

SOUP & SALAD

SOUP OF THE DAY – CUP OR BOWL. 8, 12

OUTLAWS & LEGENDS FAMOUS WILD GAME CHILI – CUP OR BOWL. 10, 14

HOUSE SIDE SALAD – MIXED GREENS, TOMATO, CUCUMBER, HOUSE VINAIGRETTE. 8

CAESER SIDE SALAD – ROMAINE, PARMESAN, CROUTONS, CAESAR DRESSING. 8

TENDERLOIN TIP SALAD – SEARED BEEF TENDERLOIN, FRESH GREENS, RED ONION, ROASTED BABY HEIRLOOM TOMATOES, FETA, BALSAMIC VINAIGRETTE. 20

CHICKEN CAESAR SALAD – HERB ROASTED CHICKEN BREAST, HEARTS OF ROMAINE, SHAVED PARMESAN CHEESE, HOUSE-MADE CAESAR DRESSING, CROUTON CRUMBLE, SPINACH TORTILLA. 18

KALE & QUINOA SALAD – SEASONED KALE, QUINOA, FARRO, MIXED GREENS, TOASTED ALMONDS, FETA CHEESE, DRIED BLUEBERRIES, WHITE BALSAMIC VINAIGRETTE. 16

SANDWICHES – SERVED WITH CHIPS OR OUTLAWS & LEGENDS FAMOUS CRISPY FRIES

HOT DOG – QUARTER POUND ALL BEEF, KETCHUP, MUSTARD, ONIONS, RELISH. 12

BRATWURST – SAUERKRAUT, SPICY GRAIN MUSTARD, ONIONS. 14

CLUB SANDWICH – TWO LAYERS OF CANADIAN HAM, ROASTED TURKEY, APPLEWOOD SMOKED PEPPER BACON, TOMATO, FRESH GREENS, AIOLI, HERB FOCACCIA. 14

CHICKEN BACON CHEDDAR WRAP – OVEN ROASTED CHICKEN, PEPPER BACON, CHEDDAR, MIXED GREENS, BABY HEIRLOOM TOMATOES, COUNTRY RANCH DRESSING. 14

CLASSIC BURGER – ANGUS BEEF PATTY, CHEDDAR CHEESE, SPRING MIX, TOMATO, PICKLE CHIPS, RED ONION, TOASTED CHALLAH BUN. 16

LEGENDS BISON BURGER – BISON PATTY, CARAMELIZED ONIONS, GORGONZOLA, SPRING MIX, BOURBON GLAZE, TOASTED CIABATTA. 16

Outlaws & Legends Clubhouse, Estes Park, Colorado
Where Mountain views meet legendary flavor and extraordinary hospitality.

OUTLAWS & LEGENDS CLUBHOUSE

ENTREES

SMOKED WINGS (9) – CHIPOTLE BBQ OR SPICY BUFFALO SAUCE, CELERY, RANCH. 18

FISH & CHIPS – BEER BATTERED PANGASIUS, ENGLISH STYLE TATAR SAUCE, GRILLED LEMON, CRISPY FRIES. 18

PRIME RIB FRENCH DIP – PRIME RIB, GRUYERE, CARAMELIZED ONIONS, CREAMY HORSERADISH, RED WINE-ROSEMARY AU JUS, TOASTED BAGUETTE, CRISPY FRIES. 20

TACO DINNER – CHORIZO, GROUND BEEF, CORN/FLOUR TORTILLAS, JALAPENO, ONIONS, MUSHROOMS, SALSA, CHEESE, CRISPY TORTILLA CHIPS. 14

SMOTHERED BURRITO – CHORIZO, GROUND STEAK, CORN/FLOUR TORTILLA, JALAPENO, ONIONS, MUSHROOMS, GREEN CHILI, CHEESE, LETTUCE, TOMATO, SOUR CREAM. 16

SPAGHETTI BOLOGNESE – ITALIAN SAUSAGE, GROUND STEAK, GARLIC, ONION, TOMATO, PEPPERS, PARMESAN CHEESE, SPAGHETTI NOODLES, PARMESAN-GARLIC BREAD. 14/28
ADD 4 MEATBALLS. 8

LASAGNA – ITALIAN SAUSAGE, GROUND STEAK, GARLIC, ONION, TOMATO, PEPPERS, LASAGNA NOODLES, FETA CHEESE, COTTAGE CHEESE, PARMESAN CHEESE, PARMESAN-GARLIC BREAD. 16/32

TENDERLOIN TIPS & MUSHROOMS – CERTIFIED ANGUS BEEF TENDERLOIN TIPS, CREMINI MUSHROOMS, BORDEAUX DEMI, GARLIC MASHED POTATOES. 34

SHARABLE DESSERTS

SEASONAL FRUIT PIE 12

TURTLE CHEESECAKE 12

**WHITE CHOCOLATE RASPBERRY
CHEESECAKE** 12

FLOURLESS CHOCOLATE TORTE 12

**THREE SCOOPS OF ICE CREAM –
CHOCOLATE, STRAWBERRY, VANILLA.** 10

NA BEVERAGES

**ESPRESSO, AMERICANO, LATTE,
CAPPUCCINO, HOT CHOCOLATE** 8

**OUTLAWS AND LEGENDS
PROPRIETARY BLEND COFFEE** 5

JUICE – APPLE, ORANGE, CRANBERRY. 8

SODA, ICED TEA, HOT TEA 5

OUTLAWS & LEGENDS CLUBHOUSE

Happy Hour

Served Daily | 3:00 PM – 5:00 PM

DRINK SPECIALS

COCKTAILS – ALL WELL COCKTAILS. 12

WINE – HOUSE RED OR WHITE. 8

BEER – DRAFT AND DOMESTIC. 6

SMALL PLATES

HATCH CHILI ARTICHOKE DIP – GRILLED PITA, FRESH VEGETABLES. 12

SMOKED WINGS (6) – CHIPOTLE BBQ OR SPICY BUFFALO SAUCE. 12

BANG-BANG SHRIMP – BREADED SHRIMP, SPICY ASIAN GLAZE, TOASTED SESAME SEEDS. 12

HOT BUTTERED MUSHROOMS 10

MEATBALLS (8) – CHOICE OF SPICY ASIAN GLAZE OR HOUSE-MADE BOURBON BBQ SAUCE. 10

STREET TACOS (2) – CHORIZO, GROUND STEAK, JALAPENO, ONION, MUSHROOM, SALSA, CHEESE, FLOUR OR CORN TORTILLAS. 8

OLIVE BOWL – PIMENTO, BLUE CHEESE, SPANISH QUEEN AND KALAMATA OLIVES. 6

ROASTED NUT BOWL – CASHEWS, WALNUTS, ALMONDS, PECANS. 6

OUTLAWS & LEGENDS CLUBHOUSE

Summer Seasonal Chef Specials

Served Daily | 4:00 PM - CLOSE

SMALL PLATES

BURNT ENDS – CERTIFIED ANGUS TENDERLOIN TIPS WITH BOURBON BBQ SAUCE. 12

SHRIMP COCKTAIL (6) – COCKTAIL SAUCE, LEMON. 12

PANGASIUS BITES - BEER BATTERED PANGASIUS, ENGLISH STYLE TATAR SAUCE, GRILLED LEMON. 12

ENTREES

CHICKEN PICCATA & WILD RICE – SAUTEED CHICKEN BREAST, CAPERS, GARLIC, LIMONCELLO BEURRE BLANC, HERB WILD RICE, GARLIC BROCCOLINI. 38

PALISADE PEACH - BOUBON GLAZED SALMON – PAN SEARED SALMON, PALISADE PEACH-BOURBON GLAZE, ASPARAGUS, ROASTED FINGERLING POTATOES. 42

CANDIED WALNUT ENCRUSTED HALIBUT –PINEAPPLE-RUM BEURRE BLANC, SEASONED KALE, QUINOA, & FARRO, ASPARAGUS. 42

BEEF TENDERLOIN – 8OZ CERTIFIED ANGUS TENDERLOIN, GARLIC MASHED POTATOES, GARLIC BROCCOLINI. 52

DESSERT

OUTLAWS KEY LIME PIE – MACADAMIA NUT CRUST, RASPBERRY REDUCTION. 12



SECTION 6

**MARKETING
&
PROMOTION**

Section 6 – Marketing & Promotion

1. Strategies for promoting the golf course restaurant to both golfers and the public.

- The most significant marketing possible is the outpouring of marketing, promotion and community support we were so grateful to receive at Outlaws & Legends Steakhouse – word of mouth. Our 4.9 Google rating was achieved through consistently delicious cuisine, exceptional Forbes standard service, and a willingness to listen, learn and adjust that built trust and relationship with our guests. This created a sense of pride and sense of belonging that resulted in sharing and repeat visits with family and friends.
- Reliable response within 24 hours of any, and all communication.
- Daily presence of the owners to greet guests, share enthusiasm, ensure consistent exacting standards, continuously lead and train staff in effective problem solving, listen to feedback, learn, and adjust.
- Work in close partnership with golf course management to plan and execute excellent food and beverage components for all golf events, tournaments, groups, events, and weddings.
- Offer all golf league players 10% off all personal food and beverage purchases.
- Offer live music on special nights and/or events.
- Create special events for residents during times that do not interfere with golfers such as off hours, after hours and/or during golf slow and off seasons (May, October, November, December):
 - Moms and Mimosa Mondays (conversation by the fire after children are off to school)
 - Taco Tuesday, including free tacos with purchase of cocktail, beer, or wine.
 - Themed SIN (Service Industry Night) on Wednesday evenings with live music, drink specials, and discounts.
 - 18 + DJ Dance Party Thursday nights
 - Time and space to gather for games and fellowship
- Create winter events such as snowshoe tours, movie nights, midnight star viewing etc. to bring guests to the golf course in the off season.
- Participation in Chamber of Commerce events, marketing, and promotion opportunities such as:
 - Ribbon cutting
 - Hosting Chamber meetings
 - Sponsoring Chamber events
 - Attending Chamber meetings and events
 - Building relationships with Chamber leaders and members
- Participating in Visit Estes Park events, marketing, and promotion opportunities
- Participate in and support Estes Park festivals and events through presence, marketing, and sponsorship
- Host fairs and gatherings whenever possible

- Develop partnerships with local businesses such as:
 - Bakers
 - Artisans
 - Merchants
 - Musicians

2. Proposed signage, advertising, or social media engagement.

- Place professional, appealing, and easy to see signage on the golf course entrance along Highway 7, and on all entrances to the clubhouse.
- Create and maintain a professional, dynamic, and interactive website
- Create and maintain professional, dynamic, and interactive Facebook and Instagram pages and presence.
- Advertise in local paper.
- Advertise in local maps, magazines and radio stations.

3. Collaboration ideas with EVRPD marketing or tournament programs:

- Available to meet with EVPRD Staff and guests to tailor food and beverage options to meet their needs.
- Consistent communication and enthusiasm for collaboration on events and tournaments.
- Research and education on successful event and tournament best practices at other golf courses.
- Staff training on Forbes standard service for events and tournaments.
- Utilizing debrief sessions to review planning, execution, and guest feedback for continuous improvement.



SECTION 7

FINANCIAL PROPOSAL



Section 7 – Financial Proposal

1. Vendors:

Fire Dragon LLC is currently in good standing and eligible for 30-day terms with food and beverage suppliers including:

- Breakthru Beverage
- Southern Glazer's Wine and Spirits
- Republic National Distribution Company
- Shamrock Foods

2. Food and Beverage:

Fire Dragon LLC is currently in possession of:

- \$20,000 of meat and dry goods
- \$40,000 of wine, beer, and liquor

3. Equipment:

Fire Dragon LLC is currently in possession of:

- \$50,000 of new kitchen equipment
- \$10,000 high quality dishes, silverware, and glassware to serve 120 guests

4. Staffing:

In this unique market and business climate of seasonal golf and tourism, staffing and labor is a top consideration for the viability of a business in Estes Park. We very deliberately create a culture and develop a bonded team that is professional, warm, welcoming, and committed to providing unforgettable legendary cuisine and extraordinary hospitality. Due to this positive and healthy work environment we will show up with an army of highly trained core management and cross-trained team members that choose to follow us wherever we go, proven time and time again. This core team will be augmented by J1 program participants. Combined with extensive labor cost management experience, Fire Dragon LLC is uniquely positioned for financial success in staffing and labor for the clubhouse restaurant.

Wes Moore
Owner / Operator
WesTex BBQ
Federal EIN: 86-2813020
Established 2020
940-203-0784
westexbbqllc@gmail.com

Estes Valley Recreation and Park District (EVRPD)
Attn: Selection Committee

Dear EVRPD Committee Members,

I am submitting this letter in support of my proposal to assume the concessionaire position at The Hangar Restaurant. As the owner and operator of WesTex BBQ, I have been successfully running my business since 2020, serving the Estes Park community with consistency, quality, and professionalism. Over the past several years, WesTex BBQ has established a strong reputation for dependable service, high-quality food, and a customer-focused approach.

Operating within Estes Park has given me valuable insight into local demand, seasonal fluctuations, and the expectations of both residents and visitors. This experience positions my business exceptionally well to revitalize The Hangar Restaurant and elevate the overall guest experience through improved food quality, reliability, and operational efficiency.

In the accompanying proposal, I outline my operational plan, service commitments, menu direction, and strategies to enhance customer satisfaction while meeting the standards and goals of EVRPD. My objective is to create a welcoming, efficient, well-run establishment that contributes positively to both the community and the recreational environment The Hangar supports.

Thank you for your time and consideration. I welcome the opportunity to further discuss this proposal and address any questions you may have. Please feel free to contact me at your convenience.

Sincerely,
Wes Moore
Owner / Operator, WesTex BBQ
Federal EIN: 86-2813020

Attachment 2: Return Statement and Submittal Confirmation

Percentage of Return Statement:

10% (ten percent) is the minimum return that will be accepted from any proposal.

What percentage (%) of your gross sales (as defined in the specifications) at the Hangar Restaurant Concession will you pay to the EVRPD in 2026, 2027, and 2028, if the agreement is renewed.

2025 15 % (In writing: Fifteen)

2026 17 % (In writing: Seventeen)

2027 18 % (In writing: Eighteen)

The undersigned, in consideration of being allowed to respond to the RFP for the Hangar Restaurant Concession at the Estes Park Golf Course, the sufficiency of which is acknowledged, hereby:

- A. Acknowledges the right of the Estes Valley Recreation & Park District (EVRPD) in its sole discretion to 1) reject any or all proposals submitted, 2) deem proposals not submitted in accordance with the RFP to be non-responsive, 3) waive any irregularities and technicalities, 4) re-advertise, 5) proceed to provide the services in any other matter deemed in the best interests of the District, and 6) modify or amend any and all provisions herein;
- B. Acknowledges and agrees that EVRPD may, in its sole discretion, evaluate all criteria and is not bound to select the highest monetary respondent;
- C. Acknowledges having reviewed all terms and conditions of the RFP, including all disclaimers contained therein, and agreed to be bound by the same;
- D. Acknowledges and agrees that the discretion of EVRPD in selection of the successful respondent(s) shall be final, not subject to review or attack;
- E. Acknowledges that this proposal is made with full knowledge of the foregoing and in full agreement thereto;
- F. Acknowledges that EVRPD has the right to make any inquiry or investigation it deems appropriate to substantiate or supplement information contained in the proposal and related documents, and authorizes release to EVRPD of any and all information sought in such inquiry or investigation.

By signing below and submitting this proposal, I (representative of the company) do hereby confirm that all information provided is correct, and hereby agree to commit to the services outlined in this proposal for the duration of the contracted term.

Dated this 15 day of DEC 2025.

Signature of Respondent: Jane W. Moon

Title of Respondent: OWNER / Operator

Attachment 3: Non-Collusion Affidavit

NON-COLLUSION AFFIDAVIT

The undersigned bidder or agent, being duly sworn on oath, says that he/she has not, nor has any other member, representative, or agent of the firm, company, corporation or partnership represented by him, entered into any combination, collusion or agreement with any person relative to the price to be bid by anyone at such letting nor to prevent any person from bidding nor to include anyone to refrain from bidding, and that this bid is made without reference to any other bid and without any agreement, understanding or combination with any other person in reference to such bidding.

He/She further says that no person or persons, firms, or corporation has, have or will receive directly or indirectly, any rebate, fee gift, commission or thing of value on account of such sale.

OATH AND AFFIRMATION

I HEREBY AFFIRM UNDER THE PENALTIES FOR PERJURY THAT THE FACTS AND INFORMATION CONTAINED IN THE FOREGOING BID FOR THE ESTES VALLEY RECREATION AND PARK DISTRICT ARE TRUE AND CORRECT.

WESTEX BBQ

(Contractor's Firm or Company Name)

DATE: 12/15/25

By: [Signature] (Signature)

Name: WES MOORE

Title: OWNER

ACKNOWLEDGEMENT

STATE OF Colorado)
COUNTY OF Larimer) SS

SUBSCRIBED AND SWORN TO before me in this 15 day of December, 20 25.

[Signature]
Notary Public Signature



My commission expires on: 01-31-2026

Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

**Give form to the
 requester. Do not
 send to the IRS.**

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) <div style="font-family: cursive; font-size: 1.2em;">WESTEX BBQ, James Wesley Moore</div>	
	2 Business name/disregarded entity name, if different from above. <div style="font-family: cursive; font-size: 1.2em;">WESTEX BBQ</div>	
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. <input checked="" type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____ <small>Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.</small> <input type="checkbox"/> Other (see instructions) _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ (Applies to accounts maintained outside the United States.)
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions _____ <input type="checkbox"/>	
5 Address (number, street, and apt. or suite no.). See instructions. <div style="font-family: cursive; font-size: 1.2em;">916 Whispering Pines DR</div>	Requester's name and address (optional)	
6 City, state, and ZIP code <div style="font-family: cursive; font-size: 1.2em;">Ester Park CO 80517</div>		
7 List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Social security number													
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8	6	-	2	8	1	3	0	2	0				

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person <div style="font-family: cursive; font-size: 1.2em;">James Wesley Moore</div>	Date <div style="font-family: cursive; font-size: 1.2em;">12/15/25</div>
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

Executive Summary

I am a locally owned and operated food and beverage business with nearly five years of experience serving the Estes Park community. I have a strong understanding of the opportunity presented by the Hangar Restaurant concession and the importance of providing efficient, high-quality food and beverage service that enhances the overall golfer experience at Estes Park Golf Course. My vision is to operate a fast, reliable, and well-managed concession that serves both the clubhouse and on-course patrons while supporting EVRPD's goals for customer satisfaction, operational consistency, and revenue generation.

My food concept is barbecue-based but specifically designed for speed and consistency in a golf course environment. Guests are able to receive hot, made-to-order food quickly without delays that interfere with play. This approach provides a meaningful upgrade from traditional grab-and-go offerings while still meeting the needs of golfers who want to return to the course promptly. Key differentiators include my local presence, an established working relationship with EVRPD, proven ability to manage high-volume service, and a strong commitment to making the Hangar a dependable and valued amenity for the golfing community.

Qualifications & Experience

I have operated my food business locally for approximately five years and have extensive experience with mobile food service, special events, and catering operations. I have worked directly with Estes Valley Recreation and Park District on multiple occasions, including special events and catered functions at the marina. These experiences have given me familiarity with EVRPD facilities, expectations, and operational standards, as well as the ability to collaborate effectively with district staff.

In addition to daily service operations, I routinely manage multiple catering events in a single day, including weddings, rehearsal dinners, and large private gatherings. This experience has strengthened my ability to manage staffing, maintain food quality, meet strict timelines, and provide consistent customer service under high demand. I am confident these skills translate directly to successful food and beverage operations at a golf course venue, including both clubhouse service and on-course beverage cart operations.

Operational Approach and Commitment

This opportunity is not a secondary or supplemental venture for me. I have wanted to operate as the concessionaire at the Hangar Restaurant since my initial application three years ago. If selected, I would no longer operate my mobile business on a regular public schedule. Instead, the trailer would be dedicated to the Hangar Restaurant and used only for occasional off-site catering commitments. My primary focus, time, and resources would be centered on the success of this concession.

I view the on-course beverage cart as a key operational and revenue-generating component rather than a challenge. I am prepared to operate the beverage cart during opening hours and plan to offer select hot, handheld food items that are easy to consume on the course. I take full responsibility for the success of my operations and approach both successes and failures personally, with a strong commitment to accountability, consistency, and continuous improvement. My goal is to operate a concession that EVRPD, golf course staff, and patrons can rely on season after season.

Marketing Plan – WesTex BBQ at the Clubhouse

Marketing Objectives

WesTex BBQ will enhance the golf course experience by providing fast, high-quality food and beverage service that supports pace of play, increases clubhouse and on-course revenue, and encourages repeat visits from golfers, leagues, and tournament participants.

Target Audience

Daily golfers and annual pass holders

League players and tournament participants

Visiting golfers and resort guests

Event groups and golf outings

Golf-Focused Marketing Strategy

On-Course Visibility

WesTex BBQ will maintain clear visibility at key golfer touchpoints, including the clubhouse entrance, first tee, and turn. Signage and menu boards will emphasize quick service and hot food availability. The beverage cart will serve as a mobile marketing platform, promoting clubhouse offerings and daily features throughout the course.

Speed-of-Service Messaging

All marketing will focus on efficiency and convenience, using clear messaging such as “Fast, hot BBQ—back to your round in minutes.” This reinforces that golfers can enjoy quality food without delaying play or settling for limited concession options.

Beverage Cart Integration

The beverage cart will operate as both a service and promotional tool. Cart staff will actively promote clubhouse menu items, and select hot, handheld BBQ options will be offered directly from the cart when appropriate. QR codes and verbal promotion will drive golfers to post-round food and beverage purchases at the clubhouse.

League and Tournament Marketing

WesTex BBQ will offer pre-planned food packages for tournaments, leagues, and outings to streamline service and maximize participation. Post-round BBQ specials and league-night offerings will encourage group ordering and consistent weekly traffic. These options will be promoted in advance through course communication channels and on-site signage.

Community and Clubhouse Engagement

The clubhouse will be positioned as a welcoming post-round gathering space. WesTex BBQ will emphasize consistent quality, friendly service, and a local presence to build loyalty among regular golfers. Cross-promotion with EVRPD events and golf course activities will further integrate the restaurant into the broader community.

Long-Term Marketing Approach

WesTex BBQ will operate as a reliable, golfer-focused food and beverage partner that supports EVRPD’s goals for customer satisfaction and revenue growth. By prioritizing speed, visibility, and consistency, the operation will strengthen the clubhouse experience and contribute positively to the overall success of the golf course.

✓ 30-Day Social Media Content Calendar

A mix of Reels, photos, graphics, and stories designed for Facebook + Instagram.

WEEK 1 — Introduce the Concept + Signature Items

Day 1 — Reel: “Welcome to the 19th Hole BBQ Experience”

Show smoked meats, the course, people hanging out after a round.

Day 2 — Photo: Signature sharable platter

Caption: “For the Foursome: The perfect post-round spread.”

Day 3 — Story Series: “Golfer Favorites of the Week”

- Sliders flight
- Birdie Bourbon Smash
- Grab & Go brisket wrap

Day 4 — Reel: “What to Grab at the Turn in Under 30 Seconds”

Show quick, handheld items.

Day 5 — Photo: Drink special — The Mulligan Margarita

Day 6 — Graphic: “Weekend Specials + Live Sports on TV”

Day 7 — Photo/Carousel: Behind-the-scenes smoker shot

WEEK 2 — Push Turn-Time Traffic & Golf Integration

Day 8 — Reel: Order Ahead with QR Code (show how easy it is)

Day 9 — Photo: Breakfast burritos for early tee times

Day 10 — Story: Poll — “Front 9 or Back 9: Where do you play better?”

Day 11 — Carousel: Grab-and-Go items lineup

Day 12 — Photo: BBQ Bowl (quick meal option)

Day 13 — Graphic: “Thirsty Thursday | After 3 PM Specials”

Day 14 — Photo: Foursome Feast platter + pitcher

WEEK 3 — Increase Engagement + Promote Events

Day 15 — Reel: “What Golfers Eat Before a Big Round”

Day 16 — Photo: Nacho Pile with golfer silhouettes

Day 17 — Story: Ask a Question — “What should we name our new drink?”

Day 18 — Photo: Burger or brisket sandwich close-up

Day 19 — Graphic: Live Music / Tournament Weekend BBQ

Day 20 — Reel: “Smoker Opening Shot” – always performs great

Day 21 — Carousel: Customer photos from the week

WEEK 4 — Boost Sales + Highlight Specials

Day 22 — Photo: Wing Bucket special

Day 23 — Story: Staff spotlight

Day 24 — Graphic: “9-Hole Happy Hour | After 3pm Daily”

Day 25 — Reel: “Fastest Turn Stop in Town” (time-lapse order prep)

Day 26 — Photo: Transfusion drink special

Day 27 — Carousel: “This or That?” BBQ Edition

Day 28 — Photo: Patio dining shots

Day 29 — Story: Countdown to weekend specials

Day 30 — Photo: Big feast / family photo — “Thank you golfers!”

POST CAPTION TEMPLATES

1. For Shareables

“Golf is better with BBQ.

Our *Foursome Feast* is built for bragging rights, bad jokes, and the coldest pitchers on the course.

Tag your golf group 🙌”

2. For Grab-and-Go Turn Items

“Beat the group behind you. 🙌

Grab a brisket wrap, smoked chicken burrito, or our new BBQ snack box at the turn.

🕒 ⌚ Average pickup time: 2 minutes.”

3. For Drink Specials

“Nothing tastes sweeter than a cold drink after 18.

Today’s special: **The Long Drive Lager.**

\$X after 3pm. Pull up to the 19th hole.”

4. For Reels Showing the Smoker

“When the pit opens, golfers follow.

 Low & slow every day.”

5. For Weekend Promotions

“Weekend lineup is here:

 Brisket

 Wing Buckets

 Pitcher Specials

 Live sports on TV

Your 19th hole plans are set.”

6. For Breakfast Items

“Early tee time?

Get fueled with our breakfast burritos + coffee special.

Perfect for the 7AM crew.”

7. For Tournaments / Leagues

“League Night made better with BBQ.

Players get exclusive specials every Wednesday.

Your post-round 19th hole tradition starts here.”

8. For Order-Ahead via QR Codes

“Scan. Order. Pick up at the turn.

No waiting, no slowing down.

Just BBQ built for golfers.”

9. For Customer Engagement

“What’s your go-to post-round move?”

 Sliders

 Wings

 Brisket

 Transfusion

Comment and we’ll feature one voter’s order next week!”

WESTEX BBQ

SANDWICHES

- ★★★★★
BRISKET \$12
Tender, melt-in-your-mouth brisket smoked to perfection with a flavorful blend of Texas spices.
- ★★★★★
PULLED PORK \$10
Shredded to just the right consistency, it boasts a smoky richness with a hint of sweetness and spice.
- ★★★★★
TURKEY BREAST \$15
Tender slices of slow-smoked turkey breast, piled high on a toasted bun.
- ★★★★★
TEXAS TRINITY \$15
The holy grail of Texas BBQ — all in one sandwich. A hefty stack of smoky sliced brisket, juicy sausage, and a meaty rib

DESSERTS

- ★★★★★
SOPAPILLA CHEESECAKE BAR \$4
Leave room y'all! A sweet Southern twist on a classic favorite.
- ★★★★★
THREE TEXAS TWINKIES \$12
C'mon always a good ole' fashion favorite.



YER SIDES

½ Pint \$4
Pint \$6
Quart \$8

- ★★★★★
JALAPEÑO BACON MAC N CHEESE
Delicious, spicy, salty, creamy Mac n cheese with bits of bacon mixed in.
- ★★★★★
SMOKEY BBQ BEANS
Crafted to complement any meal or stand out as a satisfying standalone side, Wes Tex Smokey BBQ Beans are comfort food at its finest.
- ★★★★★
SWEET CIDER SLAW
A refreshing crunch with a tangy twist. Shredded cabbage lightly sweetened for perfect balance.

RIBS

- ★★★★★
PORK RIBS (HALF RACK) \$18
Our bold Wes Tex seasoning, juicy, and packed with deep, smoky flavor. It's BBQ done right.
- ★★★★★
PORK RIBS FULL RACK \$35
Fall-off-the-bone tender and packed with flavor. Enough to share, or not? We don't judge 😊
- ★★★★★
BEEF RIBS "DINOS" 1 BONE \$40
One bone, all the flavor. Tender, juicy, and packed with bold bark and smoky richness — it's a serious bite of Texas BBQ, mountain-style.
- ★★★★★
BEEF RIBS "DINOS" 3 BONE RACK \$100
Each 3-bone rack is a true carnivore's feast — smoky, juicy, and packed with Texas-sized flavor.



Logo & Pricing will have slight changes
Will be adding Nachos/wings/sliders

SPECIALS WITH BAKED POTATO

★★★★★ PRIME RIB	\$ MARKET PRICE
★★★★★ 1/2 CHICKEN	\$ MARKET PRICE
★★★★★ RIBEYE	\$ MARKET PRICE

WESTEX BBQ

THE MEATS BY THE POUND

★★★★★ BRISKET	1LB / 1/2 LB \$30 / \$18
★★★★★ PULLED PORK	\$20 / \$12
★★★★★ TURKEY BREAST	\$28 / \$15

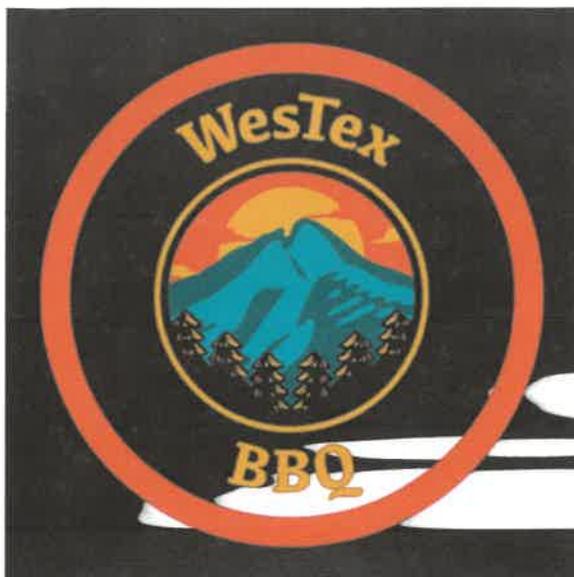


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(940) 203-0784

Where Texas tradition meets Colorado beauty. Nestled in the breathtaking mountains of Estes Park, Westex BBQ brings the bold, smoky flavors of West Texas to the heart of the Rockies. We smoke our meats low and slow to perfection serving up tender brisket, juicy ribs, sausage, and all the fixins — with a mountain view that's hard to beat. Whether you're a local or just passing through, pull up a seat, grab a plate, and stay awhile. This is real-deal BBQ, the Westex way.

ASK ABOUT OUR
🔥 CATERING! 🔥





Beverage Cart BBQ Menu

Smoked Barbecue on the Course

Food

Brisket Sandwich	\$12.99
Pulled Pork Sandwich	\$10.99
Hot Dog or Sausage on a Bun	\$5.00

Drinks

Beer	\$5.00
Soda	\$2.00
Water	\$2.00

Scan to Order Online (Coming Soon)

Proposer Information

- **Legal Name:** M&P Concessions
- **Business Address:** 300 Rowe Ave Pierce, Co, 80650 po box 534
- **Phone:** 970-779-5464
- **Email:** megangunter19@gmail.com
- **Website:** N/A
- **Primary Contact:** Megan Gunter, Managing Member
- **Entity Type:** Colorado S Corporation
- **Federal Tax ID (EIN):** 41-2583828
- **State of Registration:** Colorado
- **Years in Business:** Established 2025

M&P Concessions INC

970-779-5464

megangunter19@gmail.com

Primary Contact:

Megan Gunter, Managing Member

Date: December 15, 2025

Estes Valley Recreation and Park District

Attn: Selection Committee

P.O. Box 1379

Estes Park, CO 80517

Dear Selection Committee,

M&P Concessions LLC is pleased to submit this proposal in response to RFP 2025-004 for food and beverage concession services at the Hangar Restaurant located at the Estes Park 18-Hole Golf Course.

M&P Concessions is an owner-operated business led by Managing Member Megan Gunter, with active, hands-on involvement from ownership. Megan brings over seven years of direct experience developing and operating food and beverage programs at public golf courses, including the successful launch and operation of the Big Fork restaurants at the Olde Course in Loveland, Walnut Creek, and Legacy Ridge in Westminster. These operations required consistent on-site leadership, close coordination with golf professionals, and a strong understanding of the service pace and guest expectations unique to municipal golf facilities.

For the Hangar Restaurant, ownership involvement will be active and visible. Megan, alongside business partner Pollux, will maintain a regular on-site presence, support staff, engage with golfers, and work closely with EVRPD and golf operations staff throughout the season. Our goal is for the Hangar Restaurant to feel like a natural extension of the golf course and the Estes Park community to be welcoming, dependable, and well run.

M&P Concessions is well suited to meet all requirements outlined in the RFP, including staffing, licensing, insurance, financial reporting, and operational standards. We are prepared to open no later than May 1, 2026, and view this opportunity as a long-term partnership with the Estes Valley Recreation and Park District.

Thank you for your time and consideration. We appreciate the opportunity to submit this proposal and would welcome the opportunity to discuss our approach further.

Sincerely,
Megan Gunter
Managing Member
M&P Concessions

Executive Summary

Our approach is grounded in real-world experience operating food and beverage programs in municipal and golf course settings, where efficiency, consistency, and coordination with golf operations are critical to success. We understand the importance of early morning service, pace-of-play considerations, tournament execution, and seasonal demand fluctuations unique to this environment.

M&P Concessions will focus on approachable, high-quality menus designed for breakfast, lunch, turn-of-the-course ordering, and post-round dining, supported by a well-managed bar and on-course beverage cart operation. Service will be fast, professional, and golfer-focused, while still welcoming to non-golfing guests and event participants.

Operationally, we prioritize strong staffing practices, clean and well-maintained facilities, accurate financial reporting, and clear communication with EVRPD staff. Our team is prepared to open no later than May 1, 2026, and to operate in full compliance with all licensing, insurance, and reporting requirements.

M&P Concessions views this opportunity as a long-term partnership with the Estes Valley Recreation and Park District and is committed to delivering a dependable, high-quality food and beverage program that reflects positively on the Estes Park Golf Course.

Ownership Involvement & Community Commitment

M&P Concessions is continuing to expand its golf concessions portfolio and will be opening an additional golf course food and beverage operation during the upcoming season. This growth reflects both operational capacity and a long-term commitment to the golf course concession space.

Pollux, a business partner in this proposal, has worked closely alongside Megan for the past seven years and has been directly involved in the execution of golf course food and beverage operations, events, and daily service standards. In addition to his professional experience, Pollux has strong personal ties to the Estes Park community his family is from Estes Park, and he maintains a meaningful connection to the area. This combination of operational experience and local connection positions Pollux as a visible, engaged presence for the Hangar Restaurant.

Together, Megan and Pollux will serve as the face of the Hangar Restaurant, maintaining a regular on-site presence, supporting staff, engaging with guests, and working collaboratively with EVRPD and golf operations staff. This hands-on ownership approach ensures accountability, responsiveness, and a welcoming, community-oriented atmosphere rather than a remote or corporate-style concession operation.

With the financial backing, systems, and operational support of M&P Concessions, the ownership team is uniquely positioned to deliver a stable, high-quality food and beverage program that reflects both professional execution and local connection. We believe this approach aligns closely with the goals of the Estes Valley Recreation and Park District and the long-term vision for the Hangar Restaurant.

Qualifications & Experience

M&P Concessions is led by an experienced food and beverage operator with over seven years of hands-on experience managing restaurant, bar, and concession operations in public-facing and municipal environments, with a strong emphasis on golf course facilities.

Our experience includes operating full-service clubhouse restaurants and bars, on-course beverage cart programs, and food and beverage service for tournaments, leagues, and special events. These operations required close coordination with golf professionals and course management to support pace of play, early morning tee times, shotgun starts, and high-volume seasonal traffic.

Collectively, this experience includes managing extended seasonal operating hours, supervising multi-shift teams, overseeing high-volume weekends, and supporting recurring

annual tournaments and events ranging from small group outings to full-course buyouts. These environments demanded flexibility, strong operating systems, and the ability to maintain consistent service quality during peak demand periods.

M&P Concessions has overseen all core aspects of food and beverage operations, including hiring and training staff, scheduling, vendor relationships, inventory and cost control, menu development, and point-of-sale implementation and financial reporting. We are accustomed to operating within municipal requirements related to licensing, health department compliance, liquor service, insurance, and financial accountability.

Our management approach emphasizes consistency, accountability, and clear communication. We prioritize stable staffing, defined operating procedures, and proactive problem-solving to ensure reliable service throughout the golf season.

This background has prepared M&P Concessions to meet the operational expectations outlined in RFP 2025-004 and to serve as a dependable, long-term partner to the Estes Valley Recreation and Park District.

References

M&P Concessions, Inc. has extensive experience operating food and beverage programs at public golf courses and municipal facilities. References from similar projects are listed below:

The Olde Course at Loveland

Organization: City of Loveland Parks & Recreation

Contact: Mark Esoda

Phone: 970-962-2454

Walnut Creek Golf Preserve

Organization: City of Westminster Parks, Recreation & Libraries

Contact: Pro Shop

Phone: 303-469-2974

Legacy Ridge Golf Course

Organization: City of Westminster Parks, Recreation & Libraries

Contact: Pro Shop

Phone: 303-438-8997

These projects required close coordination with municipal partners, consistent ownership involvement, and adherence to public-sector operational standards.

Operational Plan

Staffing Plan

M&P Concessions, Inc. will staff the Hangar Restaurant to meet seasonal demand while maintaining consistent service quality and pace of play. During peak season, staffing is anticipated to include approximately **6–10 employees**, consisting of front-of-house staff, kitchen staff, beverage cart attendants, and a dedicated on-site manager. Staffing levels will be adjusted based on weather conditions, daily volume, tournaments, and special events.

All staff will receive training in customer service standards, food safety, and responsible alcohol service. Ownership will maintain a regular and active on-site presence to support management, ensure accountability, and provide direct oversight during high-volume periods.

Point-of-Sale (POS) System

M&P Concessions will utilize a modern, cloud-based point-of-sale (POS) system to support accurate sales tracking, inventory control, and operational efficiency. The POS system will allow for clear separation and reporting of food and alcohol sales, support multiple revenue centers (clubhouse and beverage cart), and provide real-time access to sales data. The POS platform will support audit-ready reporting and can integrate with accounting software as needed to ensure transparency and accuracy in financial reporting to EVRPD

Financial Records & Reporting

Financial records will be maintained using the POS system and standard accounting practices. M&P Concessions will prepare and submit **monthly gross revenue reports** in an auditable format and remit all percentage payments by the **20th of each month**, in accordance with the RFP requirements. All records will be retained and made available to EVRPD upon request.

Maintenance & Cleaning

M&P Concessions will be responsible for daily, weekly, and seasonal cleaning and maintenance of all food and beverage areas, including kitchen spaces, dining areas, restrooms, storage areas, and exterior service areas associated with the Hangar Restaurant. Daily cleaning checklists and periodic deep-cleaning procedures will be implemented to ensure compliance with health department regulations and EVRPD standards.

Seasonal shutdown and winterization procedures will be completed as required and coordinated with EVRPD staff.

Safety & Compliance

All operations will comply with applicable local, state, and county health regulations and liquor laws. Management will maintain required food safety certifications, and all alcohol service staff will complete **TIPS** or equivalent responsible beverage service training. Policies and procedures will be in place to support safe food handling, responsible alcohol service, and a safe environment for guests and staff.

Community Involvement

M&P Concessions is committed to being an engaged community partner. Plans include hiring local staff when possible, working with local suppliers as feasible, and supporting community events and golf tournaments in coordination with EVRPD. Ownership presence and local ties will support a community-oriented approach that reflects the character of Estes Park and the Estes Park Golf Course.

Operating Schedule & Hours

M&P Concessions LLC will operate the Hangar Restaurant seven (7) days per week during all hours the Estes Park Golf Course is open, in compliance with RFP requirements. During the primary golf season (approximately May through October), operations will begin at least thirty (30) minutes prior to the first tee time and remain open through course close, with flexibility to extend hours for tournaments, special events, and peak demand periods. Outside of the required operating season, hours of operation will be determined at the discretion of M&P Concessions in coordination with EVRPD.

Staffing & Management

M&P Concessions will provide a dedicated on-site manager responsible for daily operations, staffing, compliance, and coordination with EVRPD golf operations staff. Staffing levels will be adjusted based on volume, weather, tournaments, and special events to ensure efficient service without compromising quality.

All staff will be trained in customer service standards, food safety, and responsible alcohol service. Emphasis will be placed on professionalism, pace-of-play awareness, and consistency during peak periods.

Beverage Cart Operations

M&P Concessions will operate a minimum of one (1) motorized on-course food and beverage cart during all golf course operating hours, as required. The beverage cart will be stocked daily and staffed to maximize accessibility and sales while maintaining pace of play. Offerings will include packaged snacks, select turn menu items, non-alcoholic beverages, and alcoholic beverages consistent with licensing and EVRPD guidelines.

Menu Execution & Turn Service

The Hangar Restaurant menu will be designed to support efficient service during breakfast and lunch hours, as well as quick turn-of-the-course ordering. M&P Concessions will provide a clearly posted turn menu at hole #9 with a variety of ordering options, ensuring orders are prepared and available for pickup within a 10–15 minute window to support pace of play.

Menu offerings will be approachable, consistent, and well suited for a public golf course environment, with flexibility to adjust based on demand and feedback.

Cleanliness, Maintenance & Compliance

M&P Concessions will be responsible for all daily cleaning, janitorial services, and routine maintenance of the food and beverage space, including dining areas, kitchen, restrooms, and associated exterior areas, in compliance with health department regulations and EVRPD standards.

Deep cleaning, seasonal shutdown, and winterization procedures will be completed as required. M&P Concessions will coordinate promptly with EVRPD regarding any maintenance or repair needs related to district-owned equipment or facilities.

Coordination & Reporting

M&P Concessions will maintain regular communication with EVRPD staff and will comply with all required reporting, including monthly revenue reporting and percentage payments. Financial records will be maintained in an auditable format using a professional point-of-sale system.

We view coordination and transparency as critical components of a successful concession partnership and will work collaboratively with EVRPD to support overall golf course operations.

Menu Proposal

Pricing Approach

Menu pricing will be structured to remain accessible for regular golfers and pass holders while supporting the cost of consistent staffing and quality food service. Pricing will be comparable to other public golf course concessions in the region and adjusted as needed based on food costs and seasonal demand. All menus and pricing will be reviewed with EVRPD prior to implementation.

Seasonal & Tournament Considerations

The Hangar Restaurant menu is intentionally designed to remain consistent throughout the primary golf season while allowing flexibility for tournaments and special events. Tournament and event menus will be simplified, scalable, and coordinated with EVRPD and golf operations staff to support pace of play and event flow. Seasonal adjustments, when offered, will focus on ease of execution rather than frequent menu changes.

Alcohol Service & Beverage Cart Operations

Alcohol service will be conducted in compliance with all Colorado liquor laws and EVRPD requirements, with an emphasis on responsible service in a public recreation setting. Beverage cart service will operate during golf course hours, weather permitting, and will focus on convenience, speed of service, and maintaining pace of play. Beverage selections will align with clubhouse offerings and be adjusted based on demand and event schedules.

M&P Concessions proposes a comfort driven clubhouse menu featuring classic golf course favorites alongside signature items inspired by proven guest favorite offerings. The menu provides variety and personality while remaining streamlined for efficient execution, speed of service, and consistency during high volume periods. Below is a quick sample of a proposed menu, please see attached menus we have previously used.

Breakfast

Built for early tee times and grab-and-go convenience.

- **Signature Breakfast Burrito**
Egg, potato, cheese
Choice of bacon or sausage
- **Green Chile Breakfast Burrito**
Egg, potato, cheese, green chile
Choice of bacon or sausage
- **Breakfast Sandwich**
Egg, cheese, choice of bacon or sausage
English muffin or roll
- **Pastries**
- **Coffee & Hot Beverages**

Burgers

All burgers served on a toasted bun with classic accompaniments.

- **Classic Cheeseburger**
Beef patty, American cheese, lettuce, tomato
- **Bacon Cheeseburger**
Beef patty, bacon, American cheese
- **Green Chile Cheeseburger**
Beef patty, roasted green chile, cheese
- **BBQ Bacon Burger**
Beef patty, bacon, BBQ sauce, cheese
- **Grilled Chicken Burger**
Grilled chicken breast, lettuce, tomato

Sandwiches & Dogs

Clubhouse staples executed simply and well.

- **Club Sandwich**
Turkey, ham, bacon, lettuce, tomato
- **Grilled Chicken Sandwich**
- **Turkey Sandwich**
- **Ham Sandwich**

- **All-Beef Hot Dog**
- **Bratwurst**

Salads

Fresh options with signature flavor profiles.

- **House Salad**
Mixed greens, tomato, cucumber
- **Caesar Salad**
- **Cobb Salad**
Mixed greens, grilled chicken, bacon, tomato, egg, blue cheese

Turn Menu

Limited, fast-fire selections to support pace of play.

- Hot Dogs or Brats
- Cheeseburgers
- Breakfast Burritos (morning hours)
- Grab-and-Go Snacks & Beverages

Ordering & Service Options

M&P Concessions will offer multiple ordering options to accommodate golfer preferences while maintaining pace of play and service efficiency. Guests may order in person at the restaurant, call ahead, or utilize digital ordering options when available.

A clearly posted **#9 turn menu** will be displayed at the tee box and within the clubhouse. Call-ahead orders placed through the tee box phone system will be prepared and ready for pickup within **10–15 minutes**, allowing golfers to complete the turn without delaying play.

To further support convenience and efficiency, M&P Concessions will implement:

- **Website-based menu access** for easy viewing prior to arrival
- **QR codes** placed at key locations (clubhouse, patio, tee box, beverage cart signage) allowing golfers to quickly access menus and ordering information from their mobile devices

These options provide flexibility for golfers who prefer traditional counter service as well as those who prefer call-ahead or digital menu access, while ensuring consistent service standards and operational control.

Beverages

High-volume, guest-friendly offerings.

- Domestic & Craft Beer
- Wine
- Spirits for Classic Cocktails
- Non-Alcoholic Beverages & Sports Drinks

On-course beverage cart selections will mirror core food and beverage offerings.

Tournament & Catering Menus

M&P Concessions will provide flexible catering menus for tournaments, leagues, and special events, designed to scale efficiently and integrate seamlessly with golf operations.

Typical offerings include:

- Pre-round breakfast burritos or sandwiches
- Boxed lunches for on-course distribution
- Grill-style lunches (burgers, brats, hot dogs)
- Buffet-style post-round meals
- Simple plated meals for awards ceremonies

Menus will be customized based on group size, schedule, and event needs in coordination with EVRPD staff.

Menu Philosophy

Menus are intentionally structured to provide variety without overcomplicating operations. Signature items are built from shared ingredients to ensure speed, consistency, and cost control. Seasonal features may be introduced periodically. All menus and pricing will be submitted to EVRPD for approval prior to implementation.

Marketing & Promotion

Marketing efforts for the Hangar Restaurant will focus on visibility, clarity, and coordination with EVRPD, with the goal of supporting golf course operations and enhancing the guest experience without disrupting pace of play or the character of the course.

On-Site Visibility

Primary marketing will occur on site and will include:

- Clearly posted menus inside the clubhouse and on the patio
- A clearly posted **#9 turn menu** at the tee box
- Signage identifying call-ahead ordering options and pickup locations
- Menu visibility at beverage carts and other key guest touchpoints

These efforts are intended to help golfers understand available food and beverage options quickly and efficiently.

Coordination with EVRPD

M&P Concessions will collaborate with EVRPD staff on food and beverage communication related to tournaments, leagues, and special events. This may include coordination on event-specific menus, service timing, and any promotional materials used in connection with District-led programming.

Digital Access

Menus will be accessible online and via QR codes placed at appropriate locations throughout the clubhouse and course. This approach allows guests to view menus easily without requiring additional staff interaction or printed materials.

Marketing efforts will remain intentionally limited and service-focused, with an emphasis on supporting course operations and providing a positive experience for golfers, visitors, and event participants.

On-Site Visibility

Marketing efforts will prioritize clear, functional communication within the clubhouse and on the course, including:

- Clearly posted menus inside the restaurant and on the patio
- A clearly posted **#9 turn menu** at the tee box
- Signage promoting call-ahead ordering and pickup options
- Menu visibility at beverage carts and key gathering areas

These elements ensure golfers are aware of food and beverage options without disrupting play or requiring additional staff explanation.

Tournament & Event Promotion

For tournaments, leagues, and special events, M&P Concessions will coordinate directly with EVRPD and golf operations staff to support food and beverage promotion through:

- Pre event communication with tournament organizers
- Tournament specific menus and service plans
- Clear on-site signage and staff coordination on event days

Guest Experience Focus

Marketing efforts will remain intentionally understated and service focused. The goal is to provide clear information, flexible ordering options, and efficient service that enhances the overall golfer experience while respecting the flow and character of the golf course.

Financial Proposal

M&P Concessions LLC proposes a percentage-based compensation structure in accordance with RFP 2025-004. This structure is designed to provide a consistent and transparent revenue stream to the Estes Valley Recreation and Park District while supporting sustainable, high-quality food and beverage operations.

M&P Concessions proposes the following percentage of gross revenue payments:

- **10% of gross food sales**
- **18% of gross alcohol sales**

This proposal reflects the seasonal nature of operations at the Estes Park Golf Course and balances competitive returns to EVRPD with the operational requirements of staffing, inventory, beverage cart operations, and tournament catering.

M&P Concessions will submit accurate monthly gross revenue reports in an auditable format and remit all percentage payments by the 20th of each month, in compliance with RFP requirements. Financial records will be maintained using a professional point-of-sale system, and M&P Concessions will cooperate fully with any audit or review requested by EVRPD.

M&P Concessions is financially positioned to obtain all required licenses, insurance, and initial inventory necessary to open no later than May 1, 2026, and to maintain consistent operations throughout the golf season.

Attachment 2: Return Statement and Submittal Confirmation

Percentage of Return Statement:

10% (ten percent) is the minimum return that will be accepted from any proposal.

What percentage (%) of your gross sales (as defined in the specifications) at the Hangar Restaurant Concession will you pay to the EVRPD in 2026, 2027, and 2028, if the agreement is renewed.

- 2025__**10% of gross food sales**
- **18% of gross alcohol sales**

___% (In writing: _____)

- 2026__**20% of gross food sales**
- **20% of gross alcohol sales**

___% (In writing: _____)

- 2027__**12% of gross food sales**
- **20% of gross alcohol sales**

___% (In writing: _____)

The undersigned, in consideration of being allowed to respond to the RFP for the Hangar Restaurant Concession at the Estes Park Golf Course, the sufficiency of which is acknowledged, hereby:

- A. Acknowledges the right of the Estes Valley Recreation & Park District (EVRPD) in its sole discretion to 1) reject any or all proposals submitted, 2) deem proposals not submitted in accordance with the RFP to be non-responsive, 3) waive any irregularities and technicalities, 4) re-advertise, 5) proceed to provide the services in any other matter deemed in the best interests of the District, and 6) modify or amend any and all provisions herein;
- B. Acknowledges and agrees that EVRPD may, in its sole discretion, evaluate all criteria and is not bound to select the highest monetary respondent;
- C. Acknowledges having reviewed all terms and conditions of the RFP, including all disclaimers contained therein, and agreed to be bound by the same;

- D. Acknowledges and agrees that the discretion of EVRPD in selection of the successful respondent(s) shall be final, not subject to review or attack;
- E. Acknowledges that this proposal is made with full knowledge of the foregoing and in full agreement thereto;
- F. Acknowledges that EVRPD has the right to make any inquiry or investigation it deems appropriate to substantiate or supplement information contained in the proposal and related documents, and authorizes release to EVRPD of any and all information sought in such inquiry or investigation.

By signing below and submitting this proposal, I (representative of the company) do hereby confirm that all information provided is correct, and hereby agree to commit to the services outlined in this proposal for the duration of the contracted term.

Dated this 12/14/25 _____ day of 12 _____ 2025.

Signature of Respondent: Megan Gunter _____

Title of Respondent: Owner

Notary Public Signature

My commission expires on: _____

Attachment 4: Contract Certification Form

NOTICE: Any proposed modifications to the Draft Contract must be listed here or on a redlined version. If none are included with submission, proposer waives any right to negotiate later.

Non-negotiable:

- Governing Law & Venue
- Discrimination in Employment
- Examination of Records
- Defense & Indemnification.

Negotiated only in exceptional circumstances: Payment; Termination for Convenience.

RFP # 2025-004

Proposed Modifications (if any):

- 1)
- 2)
- 3)

Company Name: M&P Concessions _____

Authorized Signature: Megan Gunter _____

Name/Title: __Owner _____

Date: _____12/14/_____

Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

**Give form to the
 requester. Do not
 send to the IRS.**

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	1	Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) M&P Concessions		
	2	Business name/disregarded entity name, if different from above. Syds Bar and Kitchen/Megan Gunter		
	3a	Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input checked="" type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions)	4	Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ <i>(Applies to accounts maintained outside the United States.)</i>
	3b	If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions <input type="checkbox"/>		
	5	Address (number, street, and apt. or suite no.). See instructions. PO Box 534	Requester's name and address (optional) Megan Gunter	
	6	City, state, and ZIP code Pierce, CO 80650		
	7	List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
or									
Employer identification number									
4	1		2	5	8	3	8	2	8

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person	Date
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

must obtain your correct taxpayer identification number (TIN), which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid).
- Form 1099-DIV (dividends, including those from stocks or mutual funds).
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds).
- Form 1099-NEC (nonemployee compensation).
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers).
- Form 1099-S (proceeds from real estate transactions).
- Form 1099-K (merchant card and third-party network transactions).
- Form 1098 (home mortgage interest), 1098-E (student loan interest), and 1098-T (tuition).
- Form 1099-C (canceled debt).
- Form 1099-A (acquisition or abandonment of secured property).

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

Caution: If you don't return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued);
2. Certify that you are not subject to backup withholding; or
3. Claim exemption from backup withholding if you are a U.S. exempt payee; and
4. Certify to your non-foreign status for purposes of withholding under chapter 3 or 4 of the Code (if applicable); and
5. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting is correct. See *What Is FATCA Reporting*, later, for further information.

Note: If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien;
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States;
- An estate (other than a foreign estate); or
- A domestic trust (as defined in Regulations section 301.7701-7).

Establishing U.S. status for purposes of chapter 3 and chapter 4 withholding. Payments made to foreign persons, including certain distributions, allocations of income, or transfers of sales proceeds, may be subject to withholding under chapter 3 or chapter 4 of the Code (sections 1441-1474). Under those rules, if a Form W-9 or other certification of non-foreign status has not been received, a withholding agent, transferee, or partnership (payor) generally applies presumption rules that may require the payor to withhold applicable tax from the recipient, owner, transferor, or partner (payee). See Pub. 515, *Withholding of Tax on Nonresident Aliens and Foreign Entities*.

The following persons must provide Form W-9 to the payor for purposes of establishing its non-foreign status.

- In the case of a disregarded entity with a U.S. owner, the U.S. owner of the disregarded entity and not the disregarded entity.
- In the case of a grantor trust with a U.S. grantor or other U.S. owner, generally, the U.S. grantor or other U.S. owner of the grantor trust and not the grantor trust.
- In the case of a U.S. trust (other than a grantor trust), the U.S. trust and not the beneficiaries of the trust.

See Pub. 515 for more information on providing a Form W-9 or a certification of non-foreign status to avoid withholding.

Foreign person. If you are a foreign person or the U.S. branch of a foreign bank that has elected to be treated as a U.S. person (under Regulations section 1.1441-1(b)(2)(iv) or other applicable section for chapter 3 or 4 purposes), do not use Form W-9. Instead, use the appropriate Form W-8 or Form 8233 (see Pub. 515). If you are a qualified foreign pension fund under Regulations section 1.897(l)-1(d), or a partnership that is wholly owned by qualified foreign pension funds, that is treated as a non-foreign person for purposes of section 1445 withholding, do not use Form W-9. Instead, use Form W-8EXP (or other certification of non-foreign status).

Nonresident alien who becomes a resident alien. Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a saving clause. Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the payee has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items.

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
2. The treaty article addressing the income.
3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.
4. The type and amount of income that qualifies for the exemption from tax.
5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

Example. Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if their stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first Protocol) and is relying on this exception to claim an exemption from tax on their scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity, give the requester the appropriate completed Form W-8 or Form 8233.

Backup Withholding

What is backup withholding? Persons making certain payments to you must under certain conditions withhold and pay to the IRS 24% of such payments. This is called "backup withholding." Payments that may be subject to backup withholding include, but are not limited to, interest, tax-exempt interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, payments made in settlement of payment card and third-party network transactions, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

Payments you receive will be subject to backup withholding if:

1. You do not furnish your TIN to the requester;
2. You do not certify your TIN when required (see the instructions for Part II for details);
3. The IRS tells the requester that you furnished an incorrect TIN;
4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only); or
5. You do not certify to the requester that you are not subject to backup withholding, as described in item 4 under "By signing the filled-out form" above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See *Exempt payee code*, later, and the separate Instructions for the Requester of Form W-9 for more information.

See also *Establishing U.S. status for purposes of chapter 3 and chapter 4 withholding*, earlier.

What Is FATCA Reporting?

The Foreign Account Tax Compliance Act (FATCA) requires a participating foreign financial institution to report all U.S. account holders that are specified U.S. persons. Certain payees are exempt from FATCA reporting. See *Exemption from FATCA reporting code*, later, and the Instructions for the Requester of Form W-9 for more information.

Updating Your Information

You must provide updated information to any person to whom you claimed to be an exempt payee if you are no longer an exempt payee and anticipate receiving reportable payments in the future from this person. For example, you may need to provide updated information if you are a C corporation that elects to be an S corporation, or if you are no longer tax exempt. In addition, you must furnish a new Form W-9 if the name or TIN changes for the account, for example, if the grantor of a grantor trust dies.

Penalties

Failure to furnish TIN. If you fail to furnish your correct TIN to a requester, you are subject to a penalty of \$50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

Civil penalty for false information with respect to withholding. If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a \$500 penalty.

Criminal penalty for falsifying information. Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

Misuse of TINs. If the requester discloses or uses TINs in violation of federal law, the requester may be subject to civil and criminal penalties.

Specific Instructions

Line 1

You must enter one of the following on this line; **do not** leave this line blank. The name should match the name on your tax return.

If this Form W-9 is for a joint account (other than an account maintained by a foreign financial institution (FFI)), list first, and then circle, the name of the person or entity whose number you entered in Part I of Form W-9. If you are providing Form W-9 to an FFI to document a joint account, each holder of the account that is a U.S. person must provide a Form W-9.

- **Individual.** Generally, enter the name shown on your tax return. If you have changed your last name without informing the Social Security Administration (SSA) of the name change, enter your first name, the last name as shown on your social security card, and your new last name.

Note for ITIN applicant: Enter your individual name as it was entered on your Form W-7 application, line 1a. This should also be the same as the name you entered on the Form 1040 you filed with your application.

- **Sole proprietor.** Enter your individual name as shown on your Form 1040 on line 1. Enter your business, trade, or “doing business as” (DBA) name on line 2.

- **Partnership, C corporation, S corporation, or LLC, other than a disregarded entity.** Enter the entity’s name as shown on the entity’s tax return on line 1 and any business, trade, or DBA name on line 2.

- **Other entities.** Enter your name as shown on required U.S. federal tax documents on line 1. This name should match the name shown on the charter or other legal document creating the entity. Enter any business, trade, or DBA name on line 2.

- **Disregarded entity.** In general, a business entity that has a single owner, including an LLC, and is not a corporation, is disregarded as an entity separate from its owner (a disregarded entity). See Regulations section 301.7701-2(c)(2). A disregarded entity should check the appropriate box for the tax classification of its owner. Enter the owner’s name on line 1. The name of the owner entered on line 1 should never be a disregarded entity. The name on line 1 should be the name shown on the income tax return on which the income should be reported. For

example, if a foreign LLC that is treated as a disregarded entity for U.S. federal tax purposes has a single owner that is a U.S. person, the U.S. owner’s name is required to be provided on line 1. If the direct owner of the entity is also a disregarded entity, enter the first owner that is not disregarded for federal tax purposes. Enter the disregarded entity’s name on line 2. If the owner of the disregarded entity is a foreign person, the owner must complete an appropriate Form W-8 instead of a Form W-9. This is the case even if the foreign person has a U.S. TIN.

Line 2

If you have a business name, trade name, DBA name, or disregarded entity name, enter it on line 2.

Line 3a

Check the appropriate box on line 3a for the U.S. federal tax classification of the person whose name is entered on line 1. Check only one box on line 3a.

IF the entity/individual on line 1 is a(n) . . .	THEN check the box for . . .
• Corporation	Corporation.
• Individual or • Sole proprietorship	Individual/sole proprietor.
• LLC classified as a partnership for U.S. federal tax purposes or • LLC that has filed Form 8832 or 2553 electing to be taxed as a corporation	Limited liability company and enter the appropriate tax classification: P = Partnership, C = C corporation, or S = S corporation.
• Partnership	Partnership.
• Trust/estate	Trust/estate.

Line 3b

Check this box if you are a partnership (including an LLC classified as a partnership for U.S. federal tax purposes), trust, or estate that has any foreign partners, owners, or beneficiaries, and you are providing this form to a partnership, trust, or estate, in which you have an ownership interest. You must check the box on line 3b if you receive a Form W-8 (or documentary evidence) from any partner, owner, or beneficiary establishing foreign status or if you receive a Form W-9 from any partner, owner, or beneficiary that has checked the box on line 3b.

Note: A partnership that provides a Form W-9 and checks box 3b may be required to complete Schedules K-2 and K-3 (Form 1065). For more information, see the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

If you are required to complete line 3b but fail to do so, you may not receive the information necessary to file a correct information return with the IRS or furnish a correct payee statement to your partners or beneficiaries. See, for example, sections 6698, 6722, and 6724 for penalties that may apply.

Line 4 Exemptions

If you are exempt from backup withholding and/or FATCA reporting, enter in the appropriate space on line 4 any code(s) that may apply to you.

Exempt payee code.

- Generally, individuals (including sole proprietors) are not exempt from backup withholding.
- Except as provided below, corporations are exempt from backup withholding for certain payments, including interest and dividends.
- Corporations are not exempt from backup withholding for payments made in settlement of payment card or third-party network transactions.
- Corporations are not exempt from backup withholding with respect to attorneys’ fees or gross proceeds paid to attorneys, and corporations that provide medical or health care services are not exempt with respect to payments reportable on Form 1099-MISC.

The following codes identify payees that are exempt from backup withholding. Enter the appropriate code in the space on line 4.

1—An organization exempt from tax under section 501(a), any IRA, or a custodial account under section 403(b)(7) if the account satisfies the requirements of section 401(f)(2).

- 2—The United States or any of its agencies or instrumentalities.
- 3—A state, the District of Columbia, a U.S. commonwealth or territory, or any of their political subdivisions or instrumentalities.
- 4—A foreign government or any of its political subdivisions, agencies, or instrumentalities.
- 5—A corporation.
- 6—A dealer in securities or commodities required to register in the United States, the District of Columbia, or a U.S. commonwealth or territory.
- 7—A futures commission merchant registered with the Commodity Futures Trading Commission.
- 8—A real estate investment trust.
- 9—An entity registered at all times during the tax year under the Investment Company Act of 1940.
- 10—A common trust fund operated by a bank under section 584(a).
- 11—A financial institution as defined under section 581.
- 12—A middleman known in the investment community as a nominee or custodian.
- 13—A trust exempt from tax under section 664 or described in section 4947.

The following chart shows types of payments that may be exempt from backup withholding. The chart applies to the exempt payees listed above, 1 through 13.

IF the payment is for . . .	THEN the payment is exempt for . . .
• Interest and dividend payments	All exempt payees except for 7.
• Broker transactions	Exempt payees 1 through 4 and 6 through 11 and all C corporations. S corporations must not enter an exempt payee code because they are exempt only for sales of noncovered securities acquired prior to 2012.
• Barter exchange transactions and patronage dividends	Exempt payees 1 through 4.
• Payments over \$600 required to be reported and direct sales over \$5,000 ¹	Generally, exempt payees 1 through 5. ²
• Payments made in settlement of payment card or third-party network transactions	Exempt payees 1 through 4.

¹ See Form 1099-MISC, Miscellaneous Information, and its instructions.

² However, the following payments made to a corporation and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments, attorneys' fees, gross proceeds paid to an attorney reportable under section 6045(f), and payments for services paid by a federal executive agency.

Exemption from FATCA reporting code. The following codes identify payees that are exempt from reporting under FATCA. These codes apply to persons submitting this form for accounts maintained outside of the United States by certain foreign financial institutions. Therefore, if you are only submitting this form for an account you hold in the United States, you may leave this field blank. Consult with the person requesting this form if you are uncertain if the financial institution is subject to these requirements. A requester may indicate that a code is not required by providing you with a Form W-9 with "Not Applicable" (or any similar indication) entered on the line for a FATCA exemption code.

- A—An organization exempt from tax under section 501(a) or any individual retirement plan as defined in section 7701(a)(37).
- B—The United States or any of its agencies or instrumentalities.
- C—A state, the District of Columbia, a U.S. commonwealth or territory, or any of their political subdivisions or instrumentalities.
- D—A corporation the stock of which is regularly traded on one or more established securities markets, as described in Regulations section 1.1472-1(c)(1)(i).
- E—A corporation that is a member of the same expanded affiliated group as a corporation described in Regulations section 1.1472-1(c)(1)(i).

- F—A dealer in securities, commodities, or derivative financial instruments (including notional principal contracts, futures, forwards, and options) that is registered as such under the laws of the United States or any state.
- G—A real estate investment trust.
- H—A regulated investment company as defined in section 851 or an entity registered at all times during the tax year under the Investment Company Act of 1940.
- I—A common trust fund as defined in section 584(a).
- J—A bank as defined in section 581.
- K—A broker.
- L—A trust exempt from tax under section 664 or described in section 4947(a)(1).
- M—A tax-exempt trust under a section 403(b) plan or section 457(g) plan.

Note: You may wish to consult with the financial institution requesting this form to determine whether the FATCA code and/or exempt payee code should be completed.

Line 5

Enter your address (number, street, and apartment or suite number). This is where the requester of this Form W-9 will mail your information returns. If this address differs from the one the requester already has on file, enter "NEW" at the top. If a new address is provided, there is still a chance the old address will be used until the payor changes your address in their records.

Line 6

Enter your city, state, and ZIP code.

Part I. Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. If you are a resident alien and you do not have, and are not eligible to get, an SSN, your TIN is your IRS ITIN. Enter it in the entry space for the Social security number. If you do not have an ITIN, see *How to get a TIN* below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN.

If you are a single-member LLC that is disregarded as an entity separate from its owner, enter the owner's SSN (or EIN, if the owner has one). If the LLC is classified as a corporation or partnership, enter the entity's EIN.

Note: See *What Name and Number To Give the Requester*, later, for further clarification of name and TIN combinations.

How to get a TIN. If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local SSA office or get this form online at www.SSA.gov. You may also get this form by calling 800-772-1213. Use Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You can apply for an EIN online by accessing the IRS website at www.irs.gov/EIN. Go to www.irs.gov/Forms to view, download, or print Form W-7 and/or Form SS-4. Or, you can go to www.irs.gov/OrderForms to place an order and have Form W-7 and/or Form SS-4 mailed to you within 15 business days.

If you are asked to complete Form W-9 but do not have a TIN, apply for a TIN and enter "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, you will generally have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

Note: Entering "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon. See also *Establishing U.S. status for purposes of chapter 3 and chapter 4 withholding*, earlier, for when you may instead be subject to withholding under chapter 3 or 4 of the Code.

Caution: A disregarded U.S. entity that has a foreign owner must use the appropriate Form W-8.

Part II. Certification

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if item 1, 4, or 5 below indicates otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (when required). In the case of a disregarded entity, the person identified on line 1 must sign. Exempt payees, see *Exempt payee code*, earlier.

Signature requirements. Complete the certification as indicated in items 1 through 5 below.

1. Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1983. You must give your correct TIN, but you do not have to sign the certification.

2. Interest, dividend, broker, and barter exchange accounts opened after 1983 and broker accounts considered inactive during 1983. You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.

3. Real estate transactions. You must sign the certification. You may cross out item 2 of the certification.

4. Other payments. You must give your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. "Other payments" include payments made in the course of the requester's trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services (including payments to corporations), payments to a nonemployee for services, payments made in settlement of payment card and third-party network transactions, payments to certain fishing boat crew members and fishermen, and gross proceeds paid to attorneys (including payments to corporations).

5. Mortgage interest paid by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program payments (under section 529), ABLE accounts (under section 529A), IRA, Coverdell ESA, Archer MSA or HSA contributions or distributions, and pension distributions. You must give your correct TIN, but you do not have to sign the certification.

What Name and Number To Give the Requester

For this type of account:	Give name and SSN of:
1. Individual	The individual
2. Two or more individuals (joint account) other than an account maintained by an FFI	The actual owner of the account or, if combined funds, the first individual on the account ¹
3. Two or more U.S. persons (joint account maintained by an FFI)	Each holder of the account
4. Custodial account of a minor (Uniform Gift to Minors Act)	The minor ²
5. a. The usual revocable savings trust (grantor is also trustee)	The grantor-trustee ¹
b. So-called trust account that is not a legal or valid trust under state law	The actual owner ¹
6. Sole proprietorship or disregarded entity owned by an individual	The owner ³
7. Grantor trust filing under Optional Filing Method 1 (see Regulations section 1.671-4(b)(2)(i)(A))**	The grantor*

For this type of account:	Give name and EIN of:
8. Disregarded entity not owned by an individual	The owner
9. A valid trust, estate, or pension trust	Legal entity ⁴
10. Corporation or LLC electing corporate status on Form 8832 or Form 2553	The corporation
11. Association, club, religious, charitable, educational, or other tax-exempt organization	The organization
12. Partnership or multi-member LLC	The partnership
13. A broker or registered nominee	The broker or nominee
14. Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district, or prison) that receives agricultural program payments	The public entity
15. Grantor trust filing Form 1041 or under the Optional Filing Method 2, requiring Form 1099 (see Regulations section 1.671-4(b)(2)(i)(B))**	The trust

¹ List first and circle the name of the person whose number you furnish. If only one person on a joint account has an SSN, that person's number must be furnished.

² Circle the minor's name and furnish the minor's SSN.

³ You must show your individual name on line 1, and enter your business or DBA name, if any, on line 2. You may use either your SSN or EIN (if you have one), but the IRS encourages you to use your SSN.

⁴ List first and circle the name of the trust, estate, or pension trust. (Do not furnish the TIN of the personal representative or trustee unless the legal entity itself is not designated in the account title.)

* **Note:** The grantor must also provide a Form W-9 to the trustee of the trust.

** For more information on optional filing methods for grantor trusts, see the Instructions for Form 1041.

Note: If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

Secure Your Tax Records From Identity Theft

Identity theft occurs when someone uses your personal information, such as your name, SSN, or other identifying information, without your permission to commit fraud or other crimes. An identity thief may use your SSN to get a job or may file a tax return using your SSN to receive a refund.

To reduce your risk:

- Protect your SSN,
- Ensure your employer is protecting your SSN, and
- Be careful when choosing a tax return preparer.

If your tax records are affected by identity theft and you receive a notice from the IRS, respond right away to the name and phone number printed on the IRS notice or letter.

If your tax records are not currently affected by identity theft but you think you are at risk due to a lost or stolen purse or wallet, questionable credit card activity, or a questionable credit report, contact the IRS Identity Theft Hotline at 800-908-4490 or submit Form 14039.

For more information, see Pub. 5027, Identity Theft Information for Taxpayers.

Victims of identity theft who are experiencing economic harm or a systemic problem, or are seeking help in resolving tax problems that have not been resolved through normal channels, may be eligible for Taxpayer Advocate Service (TAS) assistance. You can reach TAS by calling the TAS toll-free case intake line at 877-777-4778 or TTY/TDD 800-829-4059.

Protect yourself from suspicious emails or phishing schemes.

Phishing is the creation and use of email and websites designed to mimic legitimate business emails and websites. The most common act is sending an email to a user falsely claiming to be an established legitimate enterprise in an attempt to scam the user into surrendering private information that will be used for identity theft.

The IRS does not initiate contacts with taxpayers via emails. Also, the IRS does not request personal detailed information through email or ask taxpayers for the PIN numbers, passwords, or similar secret access information for their credit card, bank, or other financial accounts.

If you receive an unsolicited email claiming to be from the IRS, forward this message to phishing@irs.gov. You may also report misuse of the IRS name, logo, or other IRS property to the Treasury Inspector General for Tax Administration (TIGTA) at 800-366-4484. You can forward suspicious emails to the Federal Trade Commission at spam@uce.gov or report them at www.ftc.gov/complaint. You can contact the FTC at www.ftc.gov/idtheft or 877-IDTHEFT (877-438-4338). If you have been the victim of identity theft, see www.IdentityTheft.gov and Pub. 5027.

Go to www.irs.gov/IdentityTheft to learn more about identity theft and how to reduce your risk.

Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to provide your correct TIN to persons (including federal agencies) who are required to file information returns with the IRS to report interest, dividends, or certain other income paid to you; mortgage interest you paid; the acquisition or abandonment of secured property; the cancellation of debt; or contributions you made to an IRA, Archer MSA, or HSA. The person collecting this form uses the information on the form to file information returns with the IRS, reporting the above information. Routine uses of this information include giving it to the Department of Justice for civil and criminal litigation and to cities, states, the District of Columbia, and U.S. commonwealths and territories for use in administering their laws. The information may also be disclosed to other countries under a treaty, to federal and state agencies to enforce civil and criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism. You must provide your TIN whether or not you are required to file a tax return. Under section 3406, payors must generally withhold a percentage of taxable interest, dividends, and certain other payments to a payee who does not give a TIN to the payor. Certain penalties may also apply for providing false or fraudulent information.

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

M&P concessions

is a

Corporation

formed or registered on 09/22/2025 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20258032757 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 12/11/2025 that have been posted, and by documents delivered to this office electronically through 12/14/2025 @ 20:16:39 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 12/14/2025 @ 20:16:39 in accordance with applicable law. This certificate is assigned Confirmation Number 17981840 .



Jena Griswold

Secretary of State of the State of Colorado

*****End of Certificate*****

Notice: A certificate issued electronically from the Colorado Secretary of State's website is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's website, <https://www.coloradosos.gov/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our website, <https://www.coloradosos.gov> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."

CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY)
11/14/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER LAKESIDE INSURANCE CENTER- CLIENT CONNECTION 800 S WASHINGTON ST VAN WERT, OH 45891	CONTACT NAME: HEATHER GUTH PHONE: (877) 589-0924 FAX: (800)736-7026 E-MAIL ADDRESS: hguth@central-insurance.com INSURER(S) AFFORDING COVERAGE NAIC # INSURER A Central Mutual 20230 INSURER B INSURER C INSURER D INSURER E INSURER F
INSURED M&P CONCESSIONS, LLC PO BOX 534 PIERCE, CO 80650	

CERTIFICATE NUMBER

REVISION NUMBER

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC	Y	Y	9614496	11/13/2025	11/13/2026	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 300,000
							MED EXP (Any one person)	\$ 5,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS		Y	9614496	11/13/2025	11/13/2026	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
	UMBRELLA LIABILITY <input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE	\$
							AGGREGATE	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES As required by written contract, the City and County of Denver, its Elected and Appointed Officials, Employees and Volunteers are included as Additional Insured

Certificate Holders are additional insured per the attached endorsements.
 Subject to all of the terms, conditions, exclusions and definitions of the above referenced policies as issued by the carrier(s).

CERTIFICATE HOLDER CITY & COUNTY OF DENVER 1437 BANNOCK ST DENVER, CO 80	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE HEATHER GUTH
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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**CONTRACTOR'S SMALL BUSINESS GENERAL LIABILITY PLUS
ENDORSEMENT**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

This endorsement amends the policy by adding the following; please read each section carefully.

ADDITIONAL INSURED-OWNERS, LESSEES, OR CONTRACTORS - AUTOMATIC STATUS
ADDITIONAL INSURED-MANAGERS OR LESSORS OF PREMISES - AUTOMATIC STATUS
ADDITIONAL INSURED-LESSOR OF LEASED EQUIPMENT - AUTOMATIC STATUS
ADDITIONAL INSURED-VENDORS - AUTOMATIC STATUS
INCLUDE DIRECTORS OR TRUSTEES ON COMMITTEES AS EMPLOYEES
WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHER TO US
NEWLY FORMED OR ACQUIRED ORGANIZATIONS
NOTICE OF OCCURRENCE, KNOWLEDGE OF OCCURRENCE, UNINTENTIONAL OMISSION
NON-OWNED WATERCRAFT AND NON-OWNED AIRCRAFT LIABILITY
FIRE, SPRINKLER LEAKAGE OR EXPLOSION
AGGREGATE LIMITS OF INSURANCE AMENDMENT
SUPPLEMENTARY PAYMENTS-HIGHER LIMITS
REASONABLE FORCE EXPANSION-PROPERTY DAMAGE
PERSONAL AND ADVERTISING INJURY DEFINITION AMENDED

These modifications are subject to the terms and conditions applicable to coverage in the policy except as provided below.

A. Additional Insured - Owners, Lessees, or Contractors - Automatic Status (not applicable to Employee Benefits Liability Coverage)

1. Section II – Who Is An Insured is amended to include as an additional insured any person or organization for whom you are performing operations when you and such person or organization have agreed in writing in a contract or agreement that such person or organization be added as an additional insured on your policy and any other person or organization you are required to add as an additional insured under the contract or agreement. Such person or organization is an additional insured only with respect to liability for “bodily injury,” “property damage” or “personal and advertising injury” caused, in whole or in part, by:

- a. Your acts or omissions; or
 - b. The acts or omissions of those acting on your behalf;
- in the performance of your ongoing operations for the additional insured.

A person’s or organization’s status as an additional insured under this endorsement ends when your operations for that additional insured are completed.

However, the insurance afforded to such additional insured described above:

- a. only applies to the extent permitted by law; and
 - b. will not be broader than that which you are required by the contract or agreement to provide for such additional insured.
2. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:
This insurance does not apply to:
 - a. “Bodily injury,” “property damage” or “personal and advertising injury” arising out of the rendering of, or the failure to render, any professional architectural, engineering or surveying services, including:
 - 1) The preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or
 - 2) Supervisory, inspection, architectural or engineering activities.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the "occurrence" which caused the "bodily injury" or "property damage", or the offense which caused the "personal and advertising injury", involved the rendering of, or failure to render, any professional architectural, engineering or surveying services.

b. "Bodily injury" or "property damage" occurring after:

- 1) All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
 - 2) That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.
3. The most we will pay on behalf of the additional insured is the amount of insurance required by the contract or agreement you have entered into with the additional insured or the amount of insurance available under the applicable Limits of Insurance shown in the Declarations or Change Endorsement, whichever is less. These Limits of Insurance are inclusive and not in addition to the Limits of Insurance shown in the Declarations or Change Endorsement.

B. Additional Insured - Managers or Lessors of Premises - Automatic Status (not applicable to Employee Benefits Liability Coverage)

1. Section II - Who Is An Insured is amended to include as an insured any person or organization when you and such person or organization have agreed in writing in a contract or agreement that such person or organization be added as an additional insured on your policy, but only with respect to liability arising out of the ownership, maintenance or use of that part of the premises leased to you and subject to the following additional exclusions:

This insurance does not apply to:

- a. Any "occurrence" which takes place after you cease to be a tenant in that premises.
- b. Structural alterations, new construction or demolition operations performed by or on behalf of the additional insured.

However, the insurance afforded to such additional insured described above:

- a. only applies to the extent permitted by law; and
- b. will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

2. The most we will pay on behalf of the additional insured is the amount of insurance required by the contract or agreement you have entered into with the additional insured or the amount of insurance available under the applicable Limits of Insurance shown in the Declarations or Change Endorsement, whichever is less. These Limits of Insurance are inclusive and not in addition to the Limits of Insurance shown in the Declarations or Change Endorsement.

C. Additional Insured - Lessor of Leased Equipment - Automatic Status (not applicable to Employee Benefits Liability Coverage)

1. Section II - Who Is An Insured is amended to include as an additional insured any person or organization from whom you lease equipment when you and such person or organization have agreed in writing in a contract or agreement that such person or organization be added as an additional insured on your policy. Such person or organization is an insured only with respect to liability for "bodily injury," "property damage" or "personal and advertising injury" caused, in whole or in part, by your maintenance, operation or use of equipment leased to you by such person or organization.

However, the insurance afforded to such additional insured described above:

- a. only applies to the extent permitted by law; and
- b. will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

A person's or organization's status as an additional insured under this endorsement ends when their contract or agreement with you for such leased equipment ends.

2. With respect to the insurance afforded to these additional insureds, this insurance does not apply to any "occurrence" which takes place after the equipment lease expires.
3. The most we will pay on behalf of the additional insured is the amount of insurance required by the contract or agreement you have entered into with the additional insured or the amount of insurance

available under the applicable Limits of Insurance shown in the Declarations or Change Endorsement, whichever is less. These Limits of Insurance are inclusive and not in addition to the Limits of Insurance shown in the Declarations or Change Endorsement.

D. Additional Insured - Vendors - Automatic Status (not applicable to Employee Benefits Liability Coverage)

1. Section II - Who Is An Insured is amended to include as an insured any person or organization (referred to below as vendor) when you and such person or organization have agreed in writing in a contract or agreement that such person or organization be added as an additional insured on your policy, but only with respect to "bodily injury" or "property damage" arising out of "your products" shown in the Schedule, Declarations or Change Endorsement which are distributed or sold in the regular course of the vendor's business.
However, the insurance afforded to such additional insured described above:
 - a. only applies to the extent permitted by law; and
 - b. will not be broader than that which you are required by the contract or agreement to provide for such additional insured.
2. With respect to the insurance afforded to these vendors, the following additional exclusions apply:
 - a. "Bodily injury" or "property damage" for which the vendor is obligated to pay damages by reason of the assumption of liability in a contract or agreement. This exclusion does not apply to liability for damages that the vendor would have in the absence of the contract or agreement;
 - b. An express warranty unauthorized by you;
 - c. Any physical or chemical change in the product made intentionally by the vendor;
 - d. Repackaging, except when unpacked solely for the purpose of inspection, demonstration, testing, or the substitution of parts under instructions from the manufacturer, and then repackaged in the original container;
 - e. Any failure to make such inspections, adjustments, tests or servicing as the vendor has agreed to make or normally undertakes to make in the usual course of business, in connection with the distribution or sale of the products;
 - f. Demonstration, installation, servicing or repair operations, except such operations performed at the vendor's premises in connection with the sale of the product;
 - g. Products which, after distribution or sale by you, have been labeled or relabeled or used as a container, part or ingredient of any other thing or substance by or for the vendor; or
 - h. "Bodily injury" or "property damage" arising out of the sole negligence of the vendor for its own acts or omissions or those of its employees or anyone else acting on its behalf. However, this exclusion does not apply to:
 - 1) The exceptions contained in Sub-paragraphs d. or f.; or
 - 2) Such inspections, adjustments, tests or servicing as the vendor has agreed to make or normally undertakes to make in the usual course of business, in connection with the distribution or sale of the products.
3. This insurance does not apply to any insured person or organization, from whom you have acquired such products, or any ingredient, part or container, entering into, accompanying or containing such products.
4. The most we will pay on behalf of the vendor is the amount of insurance required by the contract or agreement you have entered into with the additional insured or the amount of insurance available under the applicable Limits of Insurance shown in the Declarations or Change Endorsement, whichever is less. These Limits of Insurance are inclusive and not in addition to the Limits of Insurance shown in the Declarations or Change Endorsement.

E. Include Directors Or Trustees On Committees As Employees

SECTION V-DEFINITIONS is amended by the addition of the following to definition 5.:

"Employee" also includes any of your directors or trustees acting as a member of any of your elected or appointed committees to perform on your behalf specific, as distinguished from general, directorial acts.

F. Waiver Of Transfer Of Rights Of Recovery Against Others To Us

The TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US, SECTION IV CONDITION 8., is amended by the addition of the following:

We waive any right of recovery we may have against any person or organization because of payments we

make for injury or damage arising out of your ongoing operations or “your work” done under a contract with that person or organization and included in the “products-completed operations hazard.” This waiver applies only to the person or organization which, before the loss, you have agreed in writing to waive your right of recovery.

G. Newly Formed Or Acquired Organizations

SECTION II-WHO IS AN INSURED is amended to include any organization you newly acquire or form, other than a partnership or joint venture, and over which you maintain ownership or majority interest, will qualify as a Named Insured if there is no other similar insurance available to that organization. However:

1. Coverage under this provision is afforded only until 180 days after you acquire or form the organization or the end of the policy period, whichever is earlier.
2. Coverage A does not apply to “bodily injury” or “property damage” that occurred before you acquired or formed the organization; and
3. Coverage B does not apply to “personal injury and advertising injury” arising out of an offense committed before you acquired or formed the organization.

H. Notice Of Occurrence, Knowledge Of Occurrence, Unintentional Omission

The following is added to SECTION IV.2.-DUTIES IN THE EVENT OF OCCURRENCE, OFFENSE, CLAIM OR SUIT:

e. Notice of Accident/Occurrence

When you report to your Workers Compensation carrier the occurrence of any accident which later develops into a liability claim covered under this policy, failure to report the accident to us at the time of occurrence is not in violation of the Conditions of this policy. However, as soon as you are definitely made aware of the fact that the particular accident is a liability claim rather than a Workers Compensation claim prompt notification must be given to us.

f. Unintentional Errors and Omissions

The insurance afforded by this policy is not invalidated by any unintentional errors, omissions or improper description of premises or your unintentional failure to disclose all hazards existing at inception date of the policy.

g. Knowledge of Accident/Occurrence

Knowledge of an accident/occurrence by your agent, servant or employee is not knowledge by you unless an executive officer of your Corporation received such notice from its agent, servant or employee.

I. Non-Owned Watercraft And Non-Owned Aircraft Liability

SECTION I-COVERAGE A, exclusion 2.g. is replaced by the following:

- g. “Bodily injury” or “property damage” arising out of the ownership, maintenance, use or entrustment to others of any aircraft, “auto” or watercraft owned or operated by or rented or loaned to any insured. Use includes operation and “loading or unloading.” This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the “occurrence” which caused the “bodily injury” or “property damage” involved the ownership, maintenance, use or entrustment to others of any aircraft, “auto” or watercraft that is owned or operated by or rented or loaned to any insured.

This exclusion does not apply to:

- 1) A watercraft while ashore on premises you own or rent;
- 2) A watercraft you do not own that is:
 - a) Less than 60 feet long; and
 - b) Not being used to carry persons or property for a charge;
- 3) Parking an “auto” on, or on the ways next to, premises you own or rent, provided the “auto” is not owned by or rented or loaned to you or the insured;
- 4) Liability assumed under any “insured contract” for the ownership, maintenance or use of aircraft or watercraft; or
- 5) “Bodily injury” or “property damage” arising out of:
 - a) The operation of machinery or equipment that is attached to, or part of, a land vehicle that would qualify under the definition of “mobile equipment” if it were not subject to a compulsory or financial responsibility law or other motor vehicle insurance law where it is licensed or principally garaged; or

- b) The operation of any of the machinery or equipment listed in paragraph f.2) or f.3) of the definition of "mobile equipment."
- 6) An aircraft you do not own provided it is not operated by any insured.

J. Fire, Sprinkler Leakage Or Explosion

1. SECTION I - GENERAL LIABILITY COVERAGES is amended as follows:

- a. The last paragraph of **2. Exclusions** under **A. Bodily Injury and Property Damage Liability** is replaced by the following:

Exclusions c. through q. do not apply to damage by fire, sprinkler leakage or explosion to premises while rented to you or temporarily occupied by you with permission of the owner. A separate limit of insurance applies to this coverage as described in Section III - Limits of Insurance.

But the Limit for Damage to Premises Rented To You shown in the Declaration will apply to all damage proximately caused by the same event, whether such damage results from fire, sprinkler leakage or explosion or any combination of the three.

- b. **Section III - Limits of Insurance** is amended to replace paragraph 6. with the following:

6. Subject to Paragraph 5. above, the Damage To Premises Rented to You Limit is the most we will pay under Paragraph A. Bodily Injury And Property Damage Liability for damages because of "property damage" to any one premises, while rented to you, or in the case of damage by fire, sprinkler leakage, or explosion, while rented to you or temporarily occupied by you with permission of the owner.

But the Limit of Insurance shown in the Declaration will apply to all damage proximately caused by the same event whether such damage results from fire, sprinkler leakage or explosion or any combination of the three.

- 2. The Damage to Premises Rented To You Limit is \$300,000 unless a higher limit is shown on the declaration or change endorsement.
- 3. Paragraph 4.b. of the Other Insurance is amended as follows:
The term "Fire" in Paragraph B. (1)(a)(i) is replaced by "Fire, Sprinkler Leakage, or Explosion"
- 4. Section 9.a. under SECTION V - DEFINITIONS is amended as follows:
The term "fire" is replaced by "fire, sprinkler leakage, or explosion"

K. Aggregate Limits Of Insurance

The General Aggregate Limit under SECTION III-LIMITS OF INSURANCE, Paragraph 2. applies separately to each of your "location(s)" owned by or rented to you or "project(s)" away from "location(s)" owned by or rented to you.

"Location" and/or "project" means premises involving the same or connecting lots, or premises whose connection is interrupted only by a street, roadway, waterway or right-of-way of a railroad.

L. Supplementary Payments-Higher Limits

Under SECTION I-SUPPLEMENTARY PAYMENTS-COVERAGES A AND B: Paragraph **1.b.** is replaced by the following:

Up to \$2000 for cost of bail bonds required because of accidents or traffic law violations arising out of the use of any vehicle to which the Bodily Injury Liability Coverage applies. We do not have to furnish these bonds.

Paragraph **1.d.** is replaced by the following:

All reasonable expenses incurred by the insured at our request to assist us in the investigation or defense of the claim or "suit," including actual loss of earnings up to \$400 a day because of time off from work.

M. Reasonable Force Expansion-Property Damage

Exclusion 2.a. of Coverage A is replaced with the following:

- a. Expected Or Intended Injury

"Bodily injury" or "property damage" expected or intended from the standpoint of the insured. This exclusion does not apply to "bodily injury" or "property damage" resulting from the use of reasonable force to protect persons or property.

N. Personal and Advertising Injury Definition

Under SECTION V – DEFINITIONS, 14.c. is replaced with the following:

The wrongful eviction from, wrongful entry into, or invasion of the right of private occupancy of a room, dwelling or premises that a person or organization occupies, committed by or on behalf of its owner, landlord or lessor.

CONDITIONS

- A.** The following is added to SECTION IV-COMMERCIAL GENERAL LIABILITY CONDITIONS, 4. OTHER INSURANCE:

When this Small Business General Liability Plus endorsement provides coverage and such coverage is also provided by any other provision of this policy:

- a.** There shall be no duplication of the Limits of Insurance.
- b.** Any loss payment made under such other provisions shall reduce by such loss payments the Limits of Insurance available under the Small Business General Liability Plus endorsement.

- B.** SECTION IV-COMMERCIAL GENERAL LIABILITY CONDITIONS is amended by adding:
LIBERALIZATION

If we adopt a change in our Comprehensive General Liability Coverage forms or rules that would broaden the coverage without extra charge, the broader coverage will apply to this Coverage Form. It will apply when the change becomes effective in your state.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

AMENDMENT OF PRIMARY AND EXCESS PROVISIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE FORM

Any coverage provided hereunder shall be excess over any other valid and collectible insurance available to the additional insured whether primary, excess, contingent or on any other basis unless a contract specifically requires that this insurance be either primary or primary and noncontributing. Where required by contract, we will consider any other insurance maintained by the additional insured for injury or damage covered by this endorsement to be excess and noncontributing with this insurance.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**ADDITIONAL INSURED – OWNERS, LESSEES OR
CONTRACTORS – SCHEDULED PERSON OR ORGANIZATION**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE *

**Name Of Additional Insured Person(s)
Or Organization(s)**

Location(s) Of Covered Operations

*** (Information required to complete this endorsement, if not shown above, will be shown in the Declarations or Change Endorsement.)**

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, Declarations or Change Endorsement, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance**:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

EVENT CATERING MENUS

(Hangar Restaurant / M&P Concessions)

Backyard Cookout Menu – \$14 per plate

Main Dish – Choice of One

- Burgers
- Hot Dogs
- Beer Brats

Included Toppings

Onions, tomato, pickles, lettuce, ketchup, mustard, mayonnaise, sauerkraut

Choice of One Side

- Potato Salad
- Macaroni Salad

Add-On Items

- Garden Salad – \$7 per plate
- Chips – \$3 per plate
- Cookies – \$0.50 per plate
- Brownies – \$4 per plate

Special Instructions: _____

Client Note:

The number of persons listed will be regarded as a guarantee unless notified at least **72 business hours (3 business days)** prior to the event date. The caterer will charge for this guaranteed number even if fewer guests are served. All food and beverage prices are subject to an **18% service charge** and applicable sales tax.

BBQ Fest Menu – \$15 per plate

Main Dish – Choice of One

- BBQ Pork Sandwich

- Nashville Hot Chicken Sandwich
- Ribs
- Brisket

Choice of One Side

- Coleslaw
- Cornbread
- Baked Beans
- Mac & Cheese

Add-On Items

- Chips – \$3 per plate
- Cookies – \$0.50 per plate
- Brownies – \$4 per plate
- Cheesecake – \$5 per plate

Special Instructions: _____

Client Note:

The number of persons listed will be regarded as a guarantee unless notified at least **72 business hours (3 business days)** prior to the event date. The caterer will charge for this guaranteed number even if fewer guests are served. All food and beverage prices are subject to an **18% service charge** and applicable sales tax.

Brunch Menu – \$12 per plate

Main Dish – Choice of One

- Breakfast Sandwich
- Sausage Gravy & Biscuits
- Crispy Chicken Sandwich

Included

- Bacon
- Sausage Links

Add-On Items

- Muffins – \$2 per plate
- Pancakes – \$1 per plate
- Waffles – \$3 per plate

- Fruit Cups – \$9 per plate
- Donut & Strawberry Skewers – \$6 per plate
- Bagels – \$3 per plate
- Parfaits – \$9 per plate

Special Instructions: _____

Client Note:

The number of persons listed will be regarded as a guarantee unless notified at least **72 business hours (3 business days)** prior to the event date. The caterer will charge for this guaranteed number even if fewer guests are served. All food and beverage prices are subject to an **18% service charge** and applicable sales tax.

Golfer Delight Menu – \$23 per plate

Main Dish – Choice of One

- Veggie Wrap
- Honey Mustard Chicken Wrap
- Club Sandwich
- BLT Sandwich

Choice of One Side

- Pasta Salad
- Cobb Salad

Add-On Items

- Chips – \$3 per plate
- Cookies – \$0.50 per plate
- Brownies – \$4 per plate
- Cheesecake – \$5 per plate

Special Instructions: _____

Client Note:

The number of persons listed will be regarded as a guarantee unless notified at least **72 business hours (3 business days)** prior to the event date. The caterer will charge for this guaranteed number even if fewer guests are served. All food and beverage prices are subject to an **18% service charge** and applicable sales tax.

Southwestern Menu – \$14 per plate

Main Dish – Choice of One

- Taco Bar
- Burrito Bar

Protein – Choice of One

- Carne Asada Beef
- Adobo Chicken

Included Fillings & Toppings

Black beans, guacamole, onions, sour cream, salsa, cheese, cilantro-lime rice

Choice of One Side

- Refried Beans
- Spanish Rice

Add-On Items

- Mexican Street Corn Salad – \$5 per plate
- Cookies – \$0.50 per plate
- Brownies – \$4 per plate

Special Instructions: _____

Client Note:

The number of persons listed will be regarded as a guarantee unless notified at least **72 business hours (3 business days)** prior to the event date. The caterer will charge for this guaranteed number even if fewer guests are served. All food and beverage prices are subject to an **18% service charge** and applicable sales tax.

Event Menus

Build Your own Choose one Protein, one side and one Veggie

Protein

Side

Braised Beef \$42
Half Rostered Chicken \$40
pistachio Honey Pork \$39
Glazed Salmon \$41
Mashed Potato's
Roasted Potato's
Pasta salad

Potato salad

Risotto

Gritts

Veggies

Green Beans

Carrots

Asparagus

Zucchini and squash

Descriptions

Braised Beef

Slow-cooked to perfection, our tender braised beef is seared to lock in flavor, then simmered in a rich broth with aromatic herbs, garlic, and onions.

Half Roasted Chicken

Succulent and juicy, our half roasted chicken is marinated with a blend of fresh herbs and spices, then slow-roasted to golden perfection. Served with your choice of sides and finished with a drizzle of savory pan jus for a comforting and flavorful experience.

Pistachio Honey-Seared Pork

Tender pork loin crusted with finely chopped pistachios, seared to a golden finish, and glazed with a delicate honey drizzle. This dish delivers a perfect balance of savory and sweet.

Pouch-Baked Glazed Salmon

Fresh, flaky salmon baked to perfection in a parchment pouch with fragrant thyme, a slice of lemon, creamy butter, and fluffy couscous. This elegant dish locks in natural flavors and moisture, offering a delicate and aromatic dining experience.

All options are served buffet style for the per person price listed. For a plated dinner option there will be an extra \$15 per person charge. All options can be customized if needed.

Packages

Sea Food Boil

This package is served family style you choose the add-ins and it will be prepared and dumped out into the middle of each table for all to enjoy

Corn, Sausage, boiled eggs, peel and eat shrimp, crawfish,

Clams, muscle, scallops, potatoes

Please contact us for pricing

Taco Burrito

This Package includes hard taco shells, flour and corn tortillas

Choose two carne asada, carnitas, and Adobo pulled Chicken

Salsa, onions, cheese, sour crème, Pico De Gallo, cilantro, and guacamole

Cilantro lime rice, refried beans, and Spanish rice

\$41

Pasta Feast

This package includes Noodles, Caesar Salad, and Garlic bread

Choose two Chicken Parm, Meatballs, Italian Sausage (add \$3/person Lasagna or shrimp)

Choose two Alfredo, Vodka Sauce, Pesto, Lemon Garlic Sauce, Marinara, and Bolognese Sauce

\$40

Surf and Turf

This Package includes the choice and Steak and a choice of fish served with mashed potatoes

Steak Filet Mignon \$65 or Sirloin for \$50

Choose one, Garlic Butter Shrimp, Seared Scallops, or Crab Cake

Extras

Use of AV Equipment Available

A charge may apply depending on AV needs

Cake Cutting Fee \$1/person

Linens Available upon request \$9/per tablecloth \$2/ per napkin

Soft Drinks Included (Coke Products, Iced Tea & Lemonade)

Coffee Station or Hot Chocolate Station \$30/station

Hot Tea and Hot Apple Cider Available by Request

Pitchers of Juice \$20/pitcher

Special dietary needs are gladly accommodated
Banquet room fee of \$50 + \$50 per hour for use of room
All day rental of banquet room \$500 flat fee
\$1,000 closure fee to rent entire restaurant with a minimum spend on food of \$500
Up-charge fees may apply for furniture removal from room
23% Service Fee added (3% given to kitchen staff)
Pricing and item availability subject to change.
Dessert Options:
Please contact staff to discuss and help find the right dessert for your event

Drink Options

Unlimited Non-alcoholic drinks (Coke Products, Iced Tea, Lemonade, Coffee) - \$5 /person
Variety of Bar Options Available:

- Cash Bar for all guests
- Open Bar for all guests
 - Can include all beer, wine, and/or liquor
 - Option to have an open bar up to a certain monetary limit
- Hosted Bar
 - \$28 per guest - includes all N/A beverages, unlimited amount of all beer options, house wine, and house liquor
 - \$35 per guest - includes all N/A beverages, unlimited amount of all beer options, all wine options, and all liquor options

Champagne Toast - Extra \$8 /person

Other drink options available with discussion with the event manager

If you wish to request specific brands, price adjustments upon requests

*Big Fork does not allow ANY outside alcohol to be brought on to the property. All persons drinking alcohol

must have proper identification in order to drink. No alcoholic beverages may be taken off the

property* **Tournament Lunch Menu**

Back Yard Cook Out \$20

Choose between a hotdog, or beer brat if over 50 people you make choose two for a 50/50 split

Included toppings: onions, tomato, pickles, lettuce, ketchup, mustard, mayo, sauerkraut

Please see back side for side options includes 2

Southwestern \$20

Please choose either a taco bar or a burrito bar

Meat options are Carne asada or Adobo chicken

Included fillings/toppings- black beans, guacamole, onions, sour cream, salsa, cheese, cilantro lime rice

Please see back side for side options includes 2

BBQ Feast \$20

Please choose one BBQ Pulled Pork Sandwich, Nashville Hot Pulled Chicken Sandwich, or Brisket

Sandwich includes pickles with each option

Please see back side for side options includes 2

Italian Spread \$20

Grilled Chicken Alfredo and a meat Lasagna served with Caesar salad, Garlic Bread, and a cookie for dessert

Chicken Tenders \$20

Served with buns to make it an optional sandwich includes House Sauce, BBQ, Ranch, and

Buffalo sauce comes with Cole Slaw

Please see back side for side options includes 2

Sandwich Bar \$20

Includes Ham and Turkey

Included fillings/toppings- onions, pepperoni, jalapenos, lettuce, mustard, mayonnaise, cheeses, ranch, tomatoes

Add Bacon for \$3 per person

Please see back side for side options includes 2

Side Options

Cole Slaw
Potato salad
Pasta Salad
Side Salad
Refried Beans
Spanish rice
Mac and cheese
Corn Bread

Add-Ons

Cookies \$3
Brownie \$4
Soda up Grade \$1
Juice \$3
Bacon \$3
Sausage Patty \$2
Hash brown patty \$2
Pancakes \$5
Pico de Gallo \$3
\$7 Drink Tickets for Beer, House Wine, & Well Drinks
\$9 Premium Drink Tickets for Beer, House Wine, & Top Shelf Liquor
Mimosa Bar \$9/person
Champagne & Orange Juice
Other Juices Available by Request
Bloody Mary Bar \$8 /person
Vodka & Zing Zang Mix
Includes Limes, Olives, Peppercornis
Other Toppings Available by Request

Extras

Grill station for lunch available for \$300
On-course food station available for \$300 per station
Plus \$5 per player for food options
Food Options:
Pick 2 per Station
Chicken Salad Cups
Tuna Salad Cups
Fruit Skewers
Pudding cups
Hummus and Crackers
Assortment of Cheese and Crackers

Alcohol Service options

*NO outside alcohol is permitted to be brought on-site. Any alcohol found that has not been bought or donation approved will be taken and thrown away
*Each hole that has alcohol service will need a course employee to serve the alcohol which includes a \$150 fee on top of alcohol costs
*Only groups that have pre-ordered alcohol will be eligible to purchase more alcohol day-of. No other day-of purchases will be allowed
Beer Options – Cases \$150 (24 Beers)
- Coors Light

- Bud Light
 - White Claw Seltzers
 - Modelo Especial
 - IPA Beer Options – Cases \$170 (24 Beers)
 - Sierra Nevada Hazy Little Thing
 - Juice Drop Hazy IPA from Breckenridge Brewery
 - Lagunitas IPA
 - Keg Options - 1/4 barrel of kegs available starting at \$300
 - Shooter Options - Sleeves of 20 shooters for \$140
 - Fireball
 - Western Son Vodka
 - o Flavors Lemon, Blueberry, or Grapefruit
 - Bacardi Superior Rum
 - Shooter Options - Sleeves of 20 shooters for \$160
 - Titos Vodka
 - Jack Daniels Whiskey
 - Jameson Irish Whiskey
 - Tanqueray Gin
 - Cuervo Silver Tequila
- *Brands subject to change based on availability*

Breakfast Buffet Menu

Burrito Bar \$10

Grab and Go Burrito (Scrambled Eggs, Cheese, Potatoes, Chorizo)

Includes Coffee

Good morning \$17

Scrambled Eggs, Breakfast Potatoes, Sausage, Bacon, Biscuits & Sausage Gravy,

Includes Coffee

All American \$20

Scrambled Eggs, Breakfast Potatoes, Sausage, Bacon, Fresh Fruit,

Biscuits & Sausage Gravy, Danishes & Muffins,

Includes Coffee

Grab and go Breakfast \$15

Danishes, Muffins, Bananas, Apples

Choose between Mini Quiches or Hashbrown Cakes

Tax and Gratuity added on top of price listed

Tea and Lemonade Included

Gluten Free & Vegetarian Options Available Upon Request

*If no lunch is selected from this packet, tournament groups may buy out restaurant space for the day for a fee of \$2,000. This would cover if a group would like to have lunch catered by an outside vendor and/or for their use of the restaurant space with no food purchased*Breakfast

-Mountain Man Platter (Pancake Platter)

-Two sweet cream pancakes, choice of Bacon or sausage, and eggs cooked your way.

-Palisade Peach French Toast

-Texas toast dipped in cinnamon egg wash toasted and topped with Peach compote and powder sugar, served with choice of bacon and sausage and eggs cooked your way.

-Eggs your way

-Two eggs cooked your way, choice of bacon or sausage, mini hashbrowns and toast (Wheat, Texas, Rye, English MuFin, or Bagel[upcharge])

-Breakfast Sandwich

-Scrambled egg with melted cheddar cheese with choice of bacon or sausage on a toasted brioche bun, served with mini hashbrowns.

-Stone Ground Oatmeal

-Slow cooked stoneground oats mixed with cinnamon, served with fresh fruit and honey.

-Bagel and Lox

- Toasted bagel topped with a cream cheese spread, thin slices of tomato and onion and finished ofF with fresh dill and capers.

-Benedicts

- Traditional
- Canadian Bacon, poached egg and Hollandaise sauce on top of a toasted English muFin.
- Lox
- Lox, thin sliced tomato, poached egg, hollandaise sauce and topped with capers on a toasted English mushroom
- Florentine
- Sauteed spinach and mushrooms, poached eggs, and hollandaise sauce on a toasted English muFin.-Biscuits and Gravy
- Regular
- Two buttermilk biscuits, topped with country gravy and two eggs cooked your way.
- Chorizo
- cooked your way.
- Omelets
- Two buttermilk biscuits, topped with a house chorizo gravy and two eggs
- Denver
- A three egg omelet filled sauteed Ham, Bell Peppers, Onions and filled with melted cheese served with a side of mini hashbrowns.
- Veggie
- A three egg omelet filled with sauteed; mushrooms, onions, bell peppers, and spinach with a side of mini hashbrowns.
- Meat Lovers
- A three egg omelet filled with sauteed; ham, bacon, sausage and melted cheese with a side of mini hashbrowns.
- Southwestern
- A three egg omelet filled with sauteed onions, bell peppers and melted cheese then topped with Colorado Green chili and house made pico de gallo with a side a mini hashbrowns.
- BYO
- A three egg omelet filled with your choice of toppings; Bacon, Sausage, Ham, Mushrooms, Bell Peppers, Onions, Spinach, Pico De Gallo, and/or Green Chile. Served with a side of mini hashbrowns.
- Smothered Breakfast Burrito
- Flour tortilla filled with scrambled eggs, chorizo, diced onions and peppers, and cheese then smothered in Colorado Green chile.-Avocado Toast
- Two toasted bread topped with avocado spread, sauteed tomatoes, arugula and topped with a balsamic glaze.
- Chilaquiles Plate
- Crispy corn tortilla chips sauteed with black beans, bacon, bell peppers, onions and salsa. Topped with two fried eggs, guacamole, Cotija cheese, crema and fresh cilantro.
- Al Cart
- Appetizers
- Cheese Curds
- Served with spicy marinara
- Nachos
- House fried chips topped with hatch chili queso, pico de gallo, fresh jalapenos and choice of Chicken, pork, or Birria
- Double Baked Hot Wings
- Pound of chicken wings fried and tossed in buFalo sauce, and then baked.
- Chicken Wings
- House fried wings tossed in your choice of sauce (BBQ, BuFalo, dry rubbed hatch chili)
- Fried Brussel Sprouts
- Fried Brussel sprouts topped with Feta cheese and Balsamic Glaze
- TruFle Fries
- Shoe string fries cooked to a golden brown and tossed in TruFle oil and parmesan cheese, served with a side of TruFle aioli.
- Pork Belly Bites
- Fried pork belly cubes tossed in a bourbon maple glazeLunch/Dinner
- Southwestern Chicken Sandwich
- Grilled chicken marinated in a chipotle lime sauce, then placed on a toasted brioche bun topped with Lettuce, tomato and Guacamole.

- BuFalo/Nashville Chicken Sandwich
- Grilled chicken strips tossed in a house-made Nashville sauce with Grillo pickles and ranch.
- Chicken Bacon Ranch
- Grilled chicken on a toasted Texas toast topped with bacon, tomatoes, lettuce and pesto ranch.
- Chicken and WaFle Sandwich
- Two waFle slices with crispy chicken, tomato and lettuce with a bourbon maple glaze.
- Birria Tacos
- Three corn tortilla filled with slow braised birria beef, diced onions, cilantro, hatch chili queso, and avocado crema. Served with Spanish rice and seasoned black beans.
- Grilled Cheese
- Bacon and Tomato
- Two slices of Texas toast with melted cheddar cheese, bacon and slices of tomatoes.
- Onion Bacon Jam
- Two slices of Texas toast filled with melted cheddar and Gouda cheese with a onion bacon jam spread.
- Balsamic tomatoes and spinach.
- Two slices of Texas toast filled with melted cheddar cheese, sauteed spinach, sliced tomato and balsamic glaze.
- Burgers-Jalapeno
- Third pound Colorado raised beef patty topped with pepper jack cheese, lettuce, tomato, onion, a house-made jalapeno aioli, and avocado crema all on a toasted brioche bun.
- Whiskey
- Third pound Colorado raised beef patty topped with Gouda cheese, crispy onions, lettuce, tomato and Hot Mess Barbeque Sauce on a toasted brioche bun.
- Traditional
- Third pound Colorado raised beef patty topped with choice of cheese, tomato, onion, lettuce, mayo, mustard and mayo on a toasted brioche bun.
- Cowboy
- Third pound Colorado raised beef patty topped with sauteed mushroom and onion, swiss cheese and truFle mayo on a toasted brioche bun.
- Green Chile Burger
- Third pound Colorado raised beef topped with cheddar cheese on an open faced brioche bun, smothered in Colorado Green Chile and garnished with shredded lettuce and Pico de Gallo.
- Pulled Pork Sandwich
- Chipotle Peach
- chipotle peach BBQ sauce.
- Po Boy
- Tender beer braised pork piled high on a toasted brioche bun topped with a
- Choice of fried fish or shrimp, on toasted hoagie with cilantro lime slaw, Grillo pickles, sliced tomatoes, and chipotle aioli.
- Pastrami Ruben-Thin sliced pastrami, sauerkraut, thousand island and topped with melted swiss cheese on toasted marble rye bread.
- Philly
- Sauteed thin shaved beef, onions and peppers topped with provolone cheese sauce all on a toasted hoagie.
- Szechuan Philly Cheesesteak
- Thin sliced beef sauteed with onion, peppers, and a Szechuan sauce topped with melted cheese on a toasted hoagie.
- Classic French Dip
- Thin sliced beef on a toasted hoagie with a side a Au Jus.
- Pork Belly BLT
- Sliced pork belly on toasted Texas toast with lettuce, sliced tomato, and chimichurri mayo.
- Fish and Chips
- Chicken Tender basket
- House Salad
- Fresh lettuce tossed with tomatoes, onions, cucumber, shredded carrots, and

- shredded cheese with choice of dressing. Upcharge for chicken, shrimp or fish.
- Chicken Caesar salad
- Classic Caesar salad tossed with Caesar dressing and grated parmesan cheese, topped with croutons and grilled chicken.
- Jalapeno Chicken Salad
- Fresh lettuce tossed with tomatoes, onions, fresh sliced jalapenos and cheddar cheese. Topped with a house-made jalapeno aioli, avocado crema and grilled chicken.
- Cobb Salad-Fresh lettuce topped with, diced ham and turkey, hard-boiled egg, tomatoes, bacon, blue cheese crumble and sliced avocado with your choice of dressing.
- Greek Salad
- Fresh greens tossed with tomatoes, cucumbers, onions, brined olives and bell peppers topped with feta cheese.
- Steak Salad
- Fresh Greens topped with black bean corn mix, cheese, onions, bell peppers and sliced steak.
- Red Wine Braised Short Ribs
- Slow braised short ribs layered on top of a creamy garlic and horseradish mashed potatoes and sauteed green beans.
- Pan Seared Salmon or Trout
- Salmon sauteed to perfection over a bed of roasted vegetable cous cous.
- Cajun Alfredo Pasta
- Penne pasta toasted in a lemon alfredo sauce and topped with choice of cajun chicken or shrimp.
- Pesto Chicken Gnocci
- Potato Gnocci toasted in a nut free pesto sauce topped with Grilled chicken strips.

Cafe

Wraps/Sandwich

- Chicken Caesar Wrap
- Turkey or Ham-Southern Chicken
- Chicken Club
- Italian
- Roast Beef

Can Make Tavern Salads into Grab and Go

3

Item

Reporting category Locations Stock Available to sell Price
 12 oz Bud Light canned beer All Locations - - \$4.00/ea
 12oz Ultra canned beer All Locations - - \$4.00/ea
 16 oz Bud Light Alum. Can canned beer All Locations - - \$6.00/ea
 16 oz Ultra canned beer All Locations - - \$6.00/ea
 16 oz. Busch Light canned beer All Locations - - \$6.00/ea
 16 oz. Coors Light Can canned beer All Locations - - \$6.00/ea
 16oz Miller Lite canned beer All Locations - - \$6.00/ea
 Arnold Palmer Spiked canned beer All Locations - - \$6.00/ea
 Blue Moon canned beer All Locations - - \$6.00/ea
 Breck Juice Drop 12 canned beer All Locations - - \$6.50/ea
 Bud 0 canned beer All Locations - - \$5.00/ea
 Busch NA canned beer All Locations - - \$5.00/ea
<https://squareup.com/dashboard/items/library>

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Item

Modello Esp canned beer All Locations Reporting category Locations Stock - - \$6.00/ea
 Available to sell Price
 Mountain Time canned beer All Locations - - \$5.00/ea
 Odell IPA 12 oz canned beer All Locations - - \$6.50/ea
 Paci&co canned beer All Locations - - \$6.00/ea
 Summer Shandy canned beer All Locations - - \$7.00/ea
 Truly canned beer All Locations - - \$6.50/ea
 Twisted Tea canned beer All Locations - - \$13.00/ea
 twisted tea 12 oz canned beer All Locations - - \$6.50/ea
 VDR Atomic Citrus canned beer All Locations - - \$6.50/ea
 VDR Juice Force Tall Boycanned beer All Locations - - \$12.00/ea
 Verboten canned beer All Locations - - \$7.00/ea
 White Claw canned beer All Locations - - \$5.00/ea
 Wibby canned beer All Locations - - \$7.00/ea
<https://squareup.com/dashboard/items/library>

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juice drop 19.2 Item

canned beer All Locations Reporting category Locations - - \$12.00/ea
 Stock Available to sell Price
 Loma Vista canned beer All Locations - - \$9.00/ea
 Modello Esp canned beer All Locations - - \$6.00/ea
 Mountain Time canned beer All Locations - - \$5.00/ea
 Odell IPA 12 oz canned beer All Locations - - \$6.50/ea
 Paci&co canned beer All Locations - - \$6.00/ea

Summer Shandy canned beer All Locations - - \$7.00/ea
Truly canned beer All Locations - - \$6.50/ea
Twisted Tea canned beer All Locations - - \$13.00/ea
twisted tea 12 oz canned beer All Locations - - \$6.50/ea
VDR Atomic Citrus canned beer All Locations - - \$6.50/ea
VDR Juice Force Tall Boycanned beer All Locations - - \$12.00/ea
Verboten canned beer All Locations - - \$7.00/ea

White Claw

<https://squareup.com/dashboard/items/library>

Page 1 of 1 Square Dashboard

3/9/24, 12:06 PM

Item

Busch NA canned beer Reporting category Locations All Locations Stock - - \$5.00/ea
Available to sell Price

Coors Banquet canned beer All Locations - - \$6.00/ea

corona 12 oz canned beer All Locations - - \$6.00/ea

Corona Tall Boy canned beer All Locations - - \$13.00/ea

Cutwater canned beer All Locations - - \$12.00/ea

fat tire 12 oz canned beer All Locations - - \$6.00/ea

Fat Tire Tall Boy canned beer All Locations - - \$12.00/ea

Fruit Smash canned beer All Locations - - \$6.00/ea

High Noon canned beer All Locations - - \$7.50/ea

Incline cider canned beer All Locations - - \$7.00/ea

Juice drop canned beer All Locations - - \$7.00/ea

juice drop 19.2 canned beer All Locations - Not tracking stock

- \$12.00/ea

Loma Vista canned beer All Locations - - \$9.00/ea

THE HANGAR RESTAURANT

Clubhouse • Turn • Tournament Dining

BREAKFAST

Available during morning tee times

Eggs Your Way – \$11

Two eggs cooked to order, choice of bacon or sausage, breakfast potatoes, toast

Smothered Breakfast Burrito – \$10

Flour tortilla, eggs, seasoned potatoes, chorizo, cheese, green chile

Breakfast Sandwich – \$9

Scrambled eggs, choice of bacon or sausage, American cheese

Served on a brioche bun with breakfast potatoes

Biscuits & Sausage Gravy – \$9

Flaky biscuits, house sausage gravy

Add egg +\$2

Pancake Plate – \$10

Two pancakes, two eggs, choice of bacon or sausage

Breakfast Sides

Bacon – \$4

Sausage – \$4

Toast – \$2
Breakfast Potatoes – \$3

Coffee / Hot Tea – \$3
Juice – \$3

GREENS

Caesar Salad – \$9
Romaine, parmesan, croutons
Add grilled chicken +\$4

House Salad – \$8
Mixed greens, tomato, cucumber, onion, cheese

Cobb Salad – \$13
Mixed greens, grilled chicken, bacon, tomato, egg, blue cheese

BURGERS

All burgers served with fries

Classic Cheeseburger – \$13
Beef patty, lettuce, tomato, onion, American cheese

Bacon Cheeseburger – \$14
Beef patty, bacon, cheese

Green Chile Cheeseburger – \$14
Beef patty, roasted green chile, cheese

Jalapeño Burger – \$14
Pepper jack, jalapeño aioli, lettuce, tomato

Upgrade Sides
Onion Rings +\$2
Sweet Potato Fries +\$2

FAIRWAY FAVORITES

Fish & Chips – \$15

Beer-battered fish, fries, tartar sauce

Chicken Tenders & Fries – \$13

Chicken Quesadilla – \$12

Seasoned chicken, cheese, salsa

Club Sandwich – \$13

Turkey, ham, bacon, lettuce, tomato, fries

SANDWICHES

Pulled Pork Sandwich – \$13

Slow-braised pork, pickled jalapeños, house BBQ sauce

Philly Cheesesteak – \$14

Sliced beef, peppers, onions, melted cheese

Nashville-Style Chicken Sandwich – \$14

Crispy chicken, pickles, ranch

SIDES

French Fries – \$4

Onion Rings – \$5

Sweet Potato Fries – \$5

Cup of Green Chile – \$4

DESSERTS

Selection may vary

Chocolate Cake – \$6

Cheesecake – \$7

Seasonal Dessert – \$6

TURN MENU

Quick options to support pace of play

Hot Dog – \$6

Bratwurst – \$7

Cheeseburger – \$10

Breakfast Burrito (morning hours) – \$8

Grab-and-Go Snacks – \$3–\$5

Call-ahead ordering available — orders ready in 10–15 minutes

TOURNAMENT & GROUP BREAKFAST OPTIONS

Burrito Bar – \$11 per person

Scrambled eggs, potatoes, cheese, chorizo

Includes coffee

Grab-and-Go Breakfast – \$9 per person

Pastries, fruit, mini quiche or hashbrown cakes

Classic Breakfast Buffet – \$14 per person

Scrambled eggs, breakfast potatoes

Bacon & sausage, biscuits & gravy

Includes coffee

All-American Breakfast Buffet – \$17 per person

Scrambled eggs, breakfast potatoes

Bacon & sausage, biscuits & gravy

Fresh fruit, pastries

Includes coffee

BEVERAGES

Domestic Beer – \$5–\$6

Craft Beer – \$7–\$8

Wine – \$7–\$9

Classic Cocktails – \$9–\$11

Soft Drinks / Sports Drinks – \$3–\$4

Bottled Water – \$2

Beverage cart service available during course hours, weather permitting.

POLLUX D. MORROW

HOSPITALITY & GUEST EXPERIENCE MANAGER

CONTACT

970-646-1052

Polluxmorrow2@gmail.com

I have over eight years of hospitality, and food and beverage leadership experience, specializing in front of house operations, guest service and staff training. I've successfully managed teams of more than 30 employees in high volume environments and created positive guest experiences. I have overseen staff training programs, service standards, and ensuring a well-rounded customer and employee experience.

Sincerely,

Pollux D. Morrow

avish Dogs 2018-2020

Contact Megan Gunter 970-779-5464

assisted heavily with management roles such as managing inventories, assisting in hiring and training new employees, and helped find events for the business to take part in.

ork Yeah 2020-2025

- ▣ Contributed to the company's growth from operating food trucks to establishing multiple restaurant locations.
- ▣ Oversaw daily operations, staff management, and customer service, ensuring high standards of hospitality.
- ▣ Assisted with new business proposals, expansion strategies, and opening additional locations.
- ▣ Built long-term customer relationships and supported brand reputation in the local community.

ipencer Group Taxes 2019 - 2025

Amy Spencer 970-308-2581

- ▣ Prepare and file personal and small business tax returns with accuracy and compliance to IRS regulations.
- ▣ Provide one-on-one consultations, explaining complex tax matters in clear, client-friendly terms.
- ▣ Identify deductions, credits, and tax-saving opportunities to maximize client benefits.
- ▣ Build and maintain trusted relationships with clients, ensuring repeat business and referrals.

ia & Blue 2023 - 2025

- ▣ Manage daily store operations, including staffing, inventory control, and merchandising to ensure smooth business flow.
- ▣ Recruit, hire, and train employees, fostering a positive team environment and high performance.
- ▣ Oversee financial responsibilities such as budgeting, expense tracking, and contributing to store tax preparation.
- ▣ Ensure optimal stock levels, product displays, and customer service standards to drive sales and customer satisfaction.



MEGAN GUNTER

300 Rowe Ave, Pierce, Co / 970-779-5464 / megangunter19@gmail.com

Core Competencies

- Strategic Operations Management
- Multi-Unit Oversight & Expansion
- Budgeting & P&L Accountability
- Staff Training & Performance Management
- Municipal & Event Contract Procurement
- Menu Engineering & Recipe Development
- SOP Creation & Systems Implementation
- Food Safety & Alcohol Compliance (TIPS Certified, Certified Food Manager)
- High-Volume Catering & Event Execution
- Team Building & Conflict Resolution

Experience

JNG Enterprises, LLC — *Director of Operations / Co-Owner*
Colorado | 2018 – Present

Oversee a \$4M+ annual operation spanning food trucks, four brick-and-mortar locations, and multiple municipal contracts across Colorado and Arizona.

- Developed and launched multiple restaurant and concession concepts, including *Big Fork at Legacy Ridge*, *Big Fork at Walnut Creek*, and *Fork Yeah*.
- Secured and maintained municipal food and beverage contracts, including exclusive concessions rights at City of Loveland golf courses and Westminster golf courses.
- Led all proposal writing and contract negotiations, successfully winning bids through competitive RFP processes.
- Created and implemented company-wide SOPs, training manuals, inventory systems, and tip distribution structures across all operations.
- Managed a team of salaried managers and 50+ hourly staff; trained and mentored emerging leaders, including event leads and kitchen managers.

- 
- Oversaw all marketing, branding, and community engagement, including event partnerships and city co-branded promotions.
 - Spearheaded business restructuring to improve labor efficiency, manager compensation, and scalability without sacrificing service standards.

Key Achievements:

- Grew business from one food truck to a four-location, multi-channel operation grossing \$4M annually.
- Streamlined FOH/BOH operations resulting in improved margins and reduced management overhead by 20%.
- Developed scalable catering menus and systems for 200+ events per year, including festivals, weddings, and city-sponsored events.
- Implemented a legal and equitable tip distribution model aligned with Colorado labor laws.



January 20, 2026

Agenda Item: 7.B

Agenda Title: Demolition and Installation of Asphalt and Concrete at the Estes Park Golf Course Maintenance Facility (2025-005) Bid Award (Discussion/Action)

Submitted by: John Feeney, District Maintenance Manager

Background Information:

On December 12, 2025, the Estes Valley Recreation and Park District (EVRPD) issued a Request for Proposals (RFP) seeking proposals from qualified and experienced contractors to provide demolition and replacement services for asphalt paving and concrete flatwork. The project includes the removal of existing asphalt and concrete surfaces and the installation of new materials at the Estes Park Golf Course Maintenance Facility.

A total of four (11) proposals were received and formally opened on January 15, 2026.

The bid totals are as follows:

Bidder: Company / Contractor	Base Bid
High Plains Excavation & Aggregate, LLP	\$152,348
CMH Concrete Pumping LLC	\$232,610
Chato's Juarez Company LLC	\$292,042
All Pro Pavement	\$126,057.50
Goltz Asphalt Company	\$143,032
Top-Notch Pavement Solutions	\$150,397.45
A-One Chipseal	\$109,152
Rose Paving LLC	\$122,000
Maverick Construction, LLC	\$82,846.32
Metro Pavers Inc.	\$168,977.50
Caraveo Construction Inc.	\$87,000

Attachments:

- Resolution
- Report
- Contract

- Letter
- Minutes
- Map

Other: Proposals

Board Action Needed:

A motion to (approve, modify, or deny) award the bid for the Demolition and Installation of Asphalt and Concrete at the Estes Park Golf Course Maintenance Facility to _____, subject to final contract terms.



ESTES VALLEY
Recreation & Park District

BID TAB SHEET

ESTES VALLEY RECREATION & PARK DISTRICT

**Demolition and Installation of Asphalt and Concrete
at the Estes Park Golf Course Maintenance Facility**

Solicitation Number # 2025-005

Bidder: Company / Contractor	Date Submitted	Time Submitted	Base Bid	Other
High Plains Excavation	1/15/2026	12:31pm	\$ 152,348	
CMH Concrete Pumping Inc	1/15/2026	12:26pm	\$ 232,610	
Chato's Juarez Company, LLC	1/15/2026	12:26pm	\$ 292,042	
All Pro Pavement	1/15/2026	12:01pm	\$ 126,057.50	
Goltz Asphalt Company	1/15/2026	12:03pm	\$ 143,032	
Top-Notch	1/15/2026	11:50am	\$ 150,397.45	
Aone Chipseal	1/15/2026	10:22am	\$ 109,152	
Rose Paving	1/14/2026	3:02pm	\$ 122,000	
Maveric Construction	1/12/2026	Mail	\$ 82,846.32	
Metro Pavers Inc	1/14/2026	10:40pm	\$ 168,977.50	
Caravelo Construction	1/15/2026	12:58pm	\$ 87,000	

BID OPENING: Thursday, January 15, 2026 @ 1:00pm

LOCATION: EVRPD Administration Office, 660 Community Drive, Estes Park, CO 80517

Bids Opened by:

Witnessed by:

Date:

1/15/2026

This form serves only as a record of the bid opening. Recording and posting of this document does not assume any findings of responsiveness or responsibility. This document does not serve as a notice of intent to award or a notice of award.

Solicitation Response Form

Bid Date: January 15, 2026

RFP: 2025-005

Bidding Company: High Plains Excavation & Aggregate, LLP

Name of Authorized Agent Jonathan Smith Email: jon@digestes.com

Telephone 970-586-2091 Address 961 Juniper Lane City Estes Park State CO Zip 80517

The undersigned Offeror, in compliance with the RFP and having examined the Instruction to Bidders, General Contract Conditions, Statement of Work, Specifications, and other portions of the RFP, as well as any and all Addenda to the RFP, and having investigated the location of, and conditions affecting, the proposed Project work, hereby proposes to furnish all labor, materials and supplies, and to perform all work, for the Project in accordance with Project Contract, within the time set forth and at the prices stated below. These prices are to cover all expenses incurred in performing the Project work required under the Project Contract, of which the RFP and this Solicitation Response Form are a part.

The undersigned Offeror does hereby declare and stipulate that its Proposal is made in good faith without collusion or connection to any other Offerors and that its Proposal is made pursuant and subject to all terms and conditions of the RFP and any Addenda thereto, all of which have been examined by the undersigned Offeror.

The undersigned Offeror also agrees, if awarded the Project Contract, to provide insurance certificates within ten (10) working days of the date of notification of award from the District. Submission of this form with the undersigned Offeror's Proposal will be taken by the District as a binding covenant that Offeror is and will be prepared to complete the Project in its entirety.

The District reserves the right to select a Contractor on the basis of such Contractor's Proposal being deemed most favorable, to waive any formalities or technicalities, and to reject any or all Proposals or other offers. It is further agreed that this form may not be withdrawn by an Offeror for a period of sixty (60) calendar days after the Submission Deadline.

Submission by Offerors of clarifications and revised Proposals automatically establish a new thirty-day (30) non-withdrawal period.

Prices in the undersigned Offeror's Proposal have not knowingly been disclosed with another Offeror and will not be disclosed prior to selection of an Offeror by the District as Contractor.

- Prices in this Proposal have been arrived at independently, without consultation, communication, or agreement for the purpose of restricting competition between Offerors.
- No attempt has been made or will be made to induce any other Offeror, whether person or firm, to submit a Proposal for the purpose of restricting competition.
- The individual signing this Proposal on behalf of Offeror certifies they are a legal agent of the Offeror, authorized to represent the Offeror, and is legally responsible for the Proposal with regard to supporting documentation and prices provided.
- Direct purchases by the District are tax exempt from Colorado sales or use taxes (Tax exempt No. 98-04118). The undersigned Offeror certifies that no federal, state, county, or municipal tax will be added to the quoted prices in the Proposal.
- The District payment terms for the Project Contract shall be Net 30 days.

RECEIPT OF ADDENDA: the undersigned Offeror acknowledges receipt of Addenda to the RFP.

State number of Addenda received: 2.

It is the responsibility of Offeror to ensure all Addenda have been received and acknowledged. By signing below, the undersigned Offeror agrees to comply with all terms and conditions contained herein.

Authorized Signature: _____

Title: _____

Owner



High Plains Excavation & Aggregate
961 Juniper Lane
Estes Park, CO 80517

January 15, 2026

Estes Valley Recreation & Park District

600 Community Drive

Estes Park, CO 80517

Attn: John Feeney

PO Box 1379

Estes Park, CO 80517

Subject: Bid Response (Proposal) for Demolition & Installation of Asphalt & Concrete at the Estes Park Golf Course Maintenance Facility (RFP 2025-005)

Dear Mr. Feeney,

Thank you for the opportunity to provide a proposal related to the subject project.

This proposal includes the following work tasks:

1. Mobilizations (Qty. 1) to the worksite for removal of asphalt where necessary and subgrade preparation for new asphalt and concrete flatwork. (**\$ 4,500.00**)
 - a. This proposal assumes the Owner's equipment will be relocated by Owner prior to mobilization for unhindered access to the work areas.

2. Demolition/Removal: (**\$ 32,000.00**)
 - a. Includes demolition and removal of asphalt where necessary
 - b. Includes milling of existing asphalt as necessary (Edge Mill for Overlay, Sweep & Clean for Toplift, 1' wide Petrotac/Glasgrid)
 - c. Includes full removal and disposal of demolished materials from the worksite.

3. Sitework, including preparation work: (**\$ 13,600.00**)
 - a. Includes grading and placement of aggregate base course for subgrade preparation of new asphalt and concrete flatwork.
 - i. Includes shaping for drainage as discussed during our site visit.
 - ii. Includes soil sterilant prior to paving
 - iii. Final Grading & Clean-up

4. Concrete Flatwork: (**\$ 14,400.00, 800 SF**)
 - a. Includes new 20' x 20' concrete pad at (6" thick max) with reinforcement
 - b. Includes new 4' wide concrete valley pan (4" thick max) with reinforcement

5. Asphalt: (**\$ 87,848.00**)
 - a. Includes new asphalt and/or overlay for approx. 16,200 SF (1800 SY) per the updated site map and field measurements during our visit.
 - i. 2" Overlay (720 SY, \$20/SY)
 - ii. 4" FDA Paving (1,080 SY, \$64/SY)

Bid Amount (All-Inclusive Total): \$ 152,348.00

Breakdown: (See Line Items Above)

Estimated Schedule for Completion: Mutual agreement TBD with Owner for completion before May 1, 2026.

Assumptions and Exceptions:

1. Bonding is excluded. One-year warranty included from date of final completion.
2. No permits or tap fees are included.
3. Dewatering, rock hammering or Blasting is excluded UNO.
4. Surveying, Material Testing and Soil remediation is excluded.
5. Landscaping, SWMP(erosion control) and Irrigation work are excluded. No utility work is included.
6. No winter conditions for frozen soil management are included.
7. This proposal is subject to acceptance for 30 days.

If there are any questions or you would like to discuss scheduling this work, please contact me at your earliest convenience.

Sincerely,



John Moore, Operations Manager

970-302-1225, jmoore@digestes.com

Solicitation Response Form

Bid Date: 1/14/26

RFP: 2025-005

Bidding Company: CMH Concrete Pumping Inc.

Name of Authorized Agent Lee Schissler

Email: Lee@cmhconcrete.com

Telephone 303 862 2280

Address Sullivan Station, Drawer 370106

City Denver

State CO Zip 80237

The undersigned Offeror, in compliance with the RFP and having examined the Instruction to Bidders, General Contract Conditions, Statement of Work, Specifications, and other portions of the RFP, as well as any and all Addenda to the RFP, and having investigated the location of, and conditions affecting, the proposed Project work, hereby proposes to furnish all labor, materials and supplies, and to perform all work, for the Project in accordance with Project Contract, within the time set forth and at the prices stated below. These prices are to cover all expenses incurred in performing the Project work required under the Project Contract, of which the RFP and this Solicitation Response Form are a part.

The undersigned Offeror does hereby declare and stipulate that its Proposal is made in good faith without collusion or connection to any other Offerors and that its Proposal is made pursuant and subject to all terms and conditions of the RFP and any Addenda thereto, all of which have been examined by the undersigned Offeror.

The undersigned Offeror also agrees, if awarded the Project Contract, to provide insurance certificates within ten (10) working days of the date of notification of award from the District. Submission of this form with the undersigned Offeror's Proposal will be taken by the District as a binding covenant that Offeror is and will be prepared to complete the Project in its entirety.

The District reserves the right to select a Contractor on the basis of such Contractor's Proposal being deemed most favorable, to waive any formalities or technicalities, and to reject any or all Proposals or other offers. It is further agreed that this form may not be withdrawn by an Offeror for a period of sixty (60) calendar days after the Submission Deadline.

Submission by Offerors of clarifications and revised Proposals automatically establish a new thirty-day (30) non-withdrawal period.

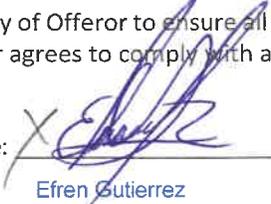
Prices in the undersigned Offeror's Proposal have not knowingly been disclosed with another Offeror and will not be disclosed prior to selection of an Offeror by the District as Contractor.

- Prices in this Proposal have been arrived at independently, without consultation, communication, or agreement for the purpose of restricting competition between Offerors.
- No attempt has been made or will be made to induce any other Offeror, whether person or firm, to submit a Proposal for the purpose of restricting competition.
- The individual signing this Proposal on behalf of Offeror certifies they are a legal agent of the Offeror, authorized to represent the Offeror, and is legally responsible for the Proposal with regard to supporting documentation and prices provided.
- Direct purchases by the District are tax exempt from Colorado sales or use taxes (Tax exempt No. 98-04118). The undersigned Offeror certifies that no federal, state, county, or municipal tax will be added to the quoted prices in the Proposal.
- The District payment terms for the Project Contract shall be Net 30 days.

RECEIPT OF ADDENDA: the undersigned Offeror acknowledges receipt of Addenda to the RFP.

State number of Addenda received: #1 and #2

It is the responsibility of Offeror to ensure all Addenda have been received and acknowledged. By signing below, the undersigned Offeror agrees to comply with all terms and conditions contained herein.

Authorized Signature: 

Efrén Gutierrez

Title: President, CMH Concrete Pumping Inc.



ESTES VALLEY

Recreation and Park District

Estes Valley Recreation & Park District RFP 2025-005 Demolition and Installation of Asphalt and Concrete at The Estes Park Golf Course Maintenance Facility

NO.	DESCRIPTION	DETAIL	UNIT	QUANTITY	UNIT COST	EXTENSION
100	Mobilization		EA	1	\$7,000.00	\$7,000.00
101	Remove concrete & asphalt		SF	6,000	\$3.00	\$18,000.00
102	Asphalt overlay		SF	7,300	\$6.50	\$47,450.00
103	New asphalt		SF	10,500	\$9.42	\$98,910.00
104	Striping		LS	1	\$1,500.00	\$1,500.00
105	Pour concrete		SF	3,700	\$14.50	\$53,650.00
106	Course aggregate class 6		TON	60	\$55.00	\$3,300.00
107	Unclassified excavation		SY	80	\$35.00	\$2,800.00
108						
109						
110						
TOTAL						\$232,610.00

Total bid written out: Two hundred thirty-two thousand, six hundred ten dollars and no ce



SIGNED		
NAME	Efren Gutierrez	COMPANY: CMH Concrete Pumping, Inc
TITLE	President	TEL 303 862 2280
DATE	1/14/26	EMAIL: Lee@cmhconcrete.com
ADDRESS: Drawer 370106, Denver, CO 80237		



Corporate Information Summary

LEGAL NAME: CMH Concrete Pumping Inc.
ESTABLISHED: 11/28/12
COLORADO ID: 20121658152
SUBSIDIARY: CMH Denver Excavating
DUNS #: 003459275

STRUCTURE: C Corporation
FEDERAL TAX ID: 46-1496891
CORP DBA: CMH Concrete
CORP DBA: Denver Excavating
CORP DBA: CMH Traffic

CORPORATE ADDRESS:

CMH Concrete
1486 S Beach Ct.
Denver, CO 80219
T 303 862 2280
F 206-600-6489

OPERATIONS INDUSTRIAL ADDRESS:

CMH Concrete
5210 E 78th Ave
Commerce City, CO 80022
T 720 474 2708
F 206-600-6489

MAILING ADDRESS:

CMH Concrete
Sullivan Station, Box 370106
Denver, CO 80237

CORPORATE WEB ADDRESSES:

cmhconcrete.com
denexcavating.com
cmhtraffic.com

CORPORATE PHONE:

T 303 862 2280

CORPORATE EMAIL ADDRESSES:

lee@cmhconcrete.com
efren@cmhconcrete.com

CMH LEADERSHIP:

Efren Gutierrez: President - T 720 474 2708
Francisco Corral: Executive Vice President - T 720 474 2708
Carmelina Gutierrez: Vice President - T 720 474 2708
Lee Schissler: Senior Solutions Manager – T 303 862 2280

OPERATIONAL LEADERSHIP EXPERIENCE:

Efren Gutierrez: Over 16 years of experience leading CMH Concrete operations.
PMI Construction: Extensive highway construction.
Complete Basement Systems: Complex foundation repairs
Consultant: Collaboration with structural engineers on wide range of concrete structural projects
Lee Schissler: Nine years of experience in concrete and the home improvement sector.
First Impression Ironworks: Home improvement: Fabrication and installation of iron entry doors
CMH Excavating: Business development with commercial and industrial clients
CMH Concrete: Business development with commercial, industrial and residential clients.

FINANCIAL OVERVIEW: CMH Concrete Pumping Inc.

STABILITY: CMH and none of the DBA's have ever filed for bankruptcy
COMMERCIAL BANKING: Chase Bank, 2980 W Evans Ave, Denver, CO 80219 and
BMO, 123 Colfax Ave., Denver, CO 80111



Corporate Information Summary

CORPORATE MISSION: To provide quality commercial, industrial, and residential improvement solutions throughout Colorado by offering our clients skilled demolition, excavation, and concrete services.

SPECIALIZED SERVICES: Experience includes the following service areas:

- New concrete flatwork and paving
- ADA ramp solutions, cross pans, inlets, and curb and gutter installations
- New construction excavation and concrete foundation work
- Demolition of industrial, commercial, and residential structures
- Excavation of commercial and residential foundations and basements
- Excavation of crawl spaces
- Construction of walk out basements
- Complex foundation repairs in collaboration with structural engineers
- Trenching and backfill for utilities
- Concrete foundation construction: residential and commercial
- Concrete flatwork: slabs, driveways, sidewalks, and patios
- Concrete mono-pour slabs for metal buildings
- Masonry services: brick repair, new masonry work, historic masonry structure repair

CMH RECENT PROJECTS: Here are a few of our recent projects completed by our crews. Commercial project budgets ranged from \$10K to over \$130K. Residential budgets from \$7K to \$85K.

COMMERCIAL, MUNICIPAL, & INDUSTRIAL PROJECTS EXPERIENCE:

City of Arvada: Pedestrian Improvement Project: Concrete demo and installation services for city-wide pedestrian paving program. This included removing and replacing sidewalks, ADA ramps, cross pans and related work on municipal streets. Manager Majid Aslami, City Civil Engineer (720 557 3535)
City of Arvada: 8101 Ralston Rd, Arvada, Colorado 80002 (2025)

Costco Wholesale | Denver & Westminster: Demo and concrete construction work with BSM Construction at 2 Costco Wholesale locations in the metro area. Construction Manager: Justin Briggs, BSM Project Manager (925 639 4065)
Costco, 1471 S Havana St., Aurora, CO 80012 (2025)
Costco, 6400 W 92nd Ave., Westminister, CO 80031 (2025)

Trader Joe's | Denver & Westminister: 2025 Demo and concrete construction work with BSM Construction at 2 Trader Joes locations in the metro area. Construction Manager: Maher Kyrillos (909 714 7818)
Trader Joe's, 750 N Colorado Blvd., Denver, CO 80206 (2025)
Trader Joe's, 9350 Sheridan Blvd., Westminister, CO 80031 (2025)

City of Greeley: Martin Marietta: Concrete demo and installation services for city-wide Keep Greeley Moving program. This included removing and replacing sidewalks, ADA ramps, cross pans and related work on municipal streets. City Engineer / Inspector: Jacob Felix (970 515 2862)
City of Greeley 1000 10th Street Greeley, Colorado 80631 (2022)



Corporate Information Summary

Town of Castle Rock: Concrete demo and installation services for city-wide pedestrian paving program. This included removing and replacing sidewalks, ADA ramps, cross pans and related work on municipal streets. Matthew Seacat, Sr. Construction Manager (303 435 0306)
Town of Castle Rock: 100 N Wilcox St., Castle Rock, Colorado 80104 (2025)

City of Evans: Martin Marietta: Concrete demo and installation services for city-wide paving program. This included removing and replacing sidewalks, ADA ramps, cross pans and related work on municipal streets. Manager Abby Glaser (303 895 1731)
City of Evans: 1100 37th Street Evans, Colorado 80620 (2025)

City of Sheridan: Excavation and installation services for a new paved alley way for new commercial businesses. Manager Randy Mourning, Engineer (303 437 0073)
City of Sheridan: 1995 W Hamilton Pl., Sheridan, CO 80110 (2024)

SunCorp Refinery: NuStar Energy: Excavation and installation of large concrete bridge piers for Enerpipe operations in the SunCorp Refinery Complex. This included industrial hydrovac operations to remove soil to construct 12' deep caissons in high density pipeline areas across refinery property. Worked with construction project manager John Richardson (806 679 2545) on the excavation and concrete installation operations.
NuStar Energy: 3601 E. 56th Ave., Commerce City, CO (2021)

Walmart: Electrify America: Excavation and installation of concrete pads for Tesla Charging Pads at Walmart stores located in Metro Denver. Worked in collaboration with Singletrack Electric to excavate trenching for large Xcel Energy transformers needed to power Tesla Charging Stations in Walmart parking lots. Project manager liaison Chris Bombard and Rob Layman (303 638 0457). Work included installation of concrete charging pads and bollards for new charging operations at:
Aurora Walmart: 5650 S Chambers, Aurora, CO (2020)
Highlands Ranch Walmart: 6675 Business Center Dr., Highlands Ranch, CO (2020)
Lafayette Walmart: 745 US 287, Lafayette, CO (2020)

City of Aurora Water Dept: Concrete repair and masonry repair work at the Aurora Municipal Complex. Project manager Zach Versluis (720 515 9224). Work included concrete grinding, curb repair, and masonry work in the gardens area of the municipal complex.
City of Aurora: 15151 E. Alameda Pkwy., Aurora, CO (2020)

Summit County Schools: Acterra Group Inc: Hired by Acterra Group (fuel tanks) for excavation at School District Operations Center. Excavation and soil removal at Frisco, CO fuel operations center for Summit County Schools. Worked with project manager Greg Maez (303 728 4903) to coordinate operations, including trucking and disposal of soil in Summit County.
Summit County School District: 150 School Rd, Frisco, CO (2020)



Corporate Information Summary

RESIDENTIAL PROJECTS:

Croy Family Foundation Work: Collaborated with structural engineers to repair structural foundation issues on an aging porch structure. Worked with homeowner Amanda Croy (678 687 1362) on concrete repairs and the demo and replacement of joists and flooring to restore the structure.

Croy Family Condo: 1648 Winona Ct., Denver, CO (MAR 2021)

Basements & Beyond: Excavation, concrete and foundation work on several residential project with B&B CEO Wes Cooper (720 635-3629) 921 Santa Fe Dr., Denver, CO 80204. Scope of work typically involved excavation, foundation work, removing and replacing basement concrete floors.

Scott Stack, 2821 E Cedar Ave., Denver, CO 80209 (Crawlspace recovery) (2025)

Mosher Residence, 165 Gilpin St., Denver, CO 80128 (Excavation, foundation, concrete) (2025)

Born-Reingold Residence, 618 N Lafayette St., Denver, CO 80218 (Concrete work) (2025)

Bowen Basement Work: Worked with homeowner Rich Bowen (303 601 0275) on removing and replacing the basement concrete floor in an early 20th Century house.

Bowen Residence: 1609 Cook St., Denver, CO (2024)

Persoff Historic Home: Worked with homeowner Mike Persoff (720 308 1247) on extensive foundation repairs of 19th Century two story home with a brick foundation. Work included excavation of crawl space, installation of concrete pads and steel monopoles under the structure. The installation of steel i-beams to support failing areas in the foundation and the construction of steel reinforced concrete 'sister' walls along the interior of the brick foundation.

Persoff Residence: 274 S. Lincoln St., Denver, CO (2021)

CMH CORPORATE REFERENCES:

FINANCIAL:

BMO
215 South Wadsworth Boulevard
Lakewood, CO 80226

T 303 218 3076

Commercial Banker: Wendy Wolf

SUPPLIERS:

SRM Concrete Inc.
27490 Weld County Road 13
Johnstown, CO, 80534

T 970 396 3402

Operations: Bernie Lucero

Weber Engineering
515 Straight Creek Dr., Ste. 303
Dillon, CO 80435

T 303-501-2458

Structural Engineer: Matt Weber



Corporate Information Summary

CMH SUBCONTRACTORS & VENDORS:

White Cap
701 N. Osage St., Bldg 2, Unit 130
Denver, CO 80204-4207
(303) 534-0661

T 661 586 5679

Service Rep: Travis Bowling

J&J Asphalt & Trucking
Denver, CO

T 303 994 8235

Owner: Gorge Jaime

LICENSES:

CMH Concrete secures licenses in Metro Denver whenever a project is contracted. Because there are numerous building and zoning jurisdictions in the Metro area requiring annual renewal fees, we only pay and activate in those counties or municipalities when we have a signed contract for a project.

We have completed work and projects in these Colorado building and zoning jurisdictions:

COUNTIES:

Denver City / County	Jefferson County	Arapahoe County	Summit County
Adams County	Douglas County	Weld County	Clear Creek County

CITIES:

Denver	Aurora	Englewood
Lakewood	Parker	Arvada
Broomfield	Lafayette	Lone Tree
Evans	Sheridan	Greeley
Highlands Ranch	Northglenn	Wheat Ridge
Commerce City	Littleton	Castle Pines
Castle Rock	Westminster	Loveland
Longmont	Boulder	Thornton
Littleton	Morrison	Evergreen
Centennial	Frisco	Idaho Springs

Corporate Information Summary



INSURANCE:

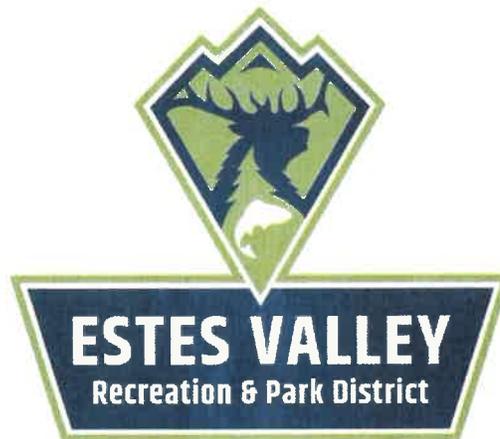
We are fully insured and provide COI's on all major projects to cover all: Comprehensive Public Liability, Workers Compensation & Employers Liability, and Automobile Liability:

Request for Proposal

Demolition and Installation of Asphalt and Concrete at the Estes Park Golf Course Maintenance Facility

RFP 2025-005

December 12, 2025



**Estes Valley Recreation and Park District
660 Community Drive
P.O. Box 1379
Estes Park, CO 80517**

Description and Requirements

The Estes Valley Recreation and Park District (“the District”) is soliciting proposals from qualified and experienced contractors to provide demolition and replacement services for asphalt paving and concrete flatwork. The project includes removal of existing asphalt and concrete surfaces and installation of new materials at the Estes Park Golf Course Maintenance Facility, located at 1480 Golf Course Road, Estes Park, CO 80517. The District seeks a contractor capable of delivering high-quality workmanship, meeting project specifications, and completing the work within the established timeline.

Bidders are responsible for verifying all field measurements and quantities.

All work must be completed by May 1st, 2026.

- All work shall be subject to at least a one (1) year warranty.
- Bidder must also meet the District’s insurance requirements prior to contract award.
- The District’s standard contract forms will be used for this project.

Bid Details / Questions

Any interpretations, corrections, or changes to this RFP, or any extensions or changes to the Submission Deadline, shall be made by written addenda drafted and issued by the District. Sole authority to authorize such addenda rests with the District.

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Voluntary, pre-Proposal walkthroughs of the Estes Park Golf Course Maintenance Facility may be scheduled with the District between 9 a.m. and 4 p.m. through Friday, January 6, 2026, by contacting John Feeney at john@evrpd.com.

Submit questions to:

John Feeney - john@evrpd.com

or

Estes Valley Recreation & Park District

Attn: John Feeney

PO Box 1379

Estes Park, CO 80517

Deadline for questions is 3:00pm, Friday, January 9th, 2026.

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Please submit asphalt paving bid(s) including a clear description of the work, quantity/unit, unit price, and total price. All bid amounts must represent complete, all-inclusive costs, including but not limited to mobilization, labor, materials, disposal, and any other associated expenses.

All proposals must be submitted and received no later than 1:00 p.m. (MDT) on Thursday, January 15, 2026 (the “Submission Deadline”). Proposals received after the submission Deadline will not be accepted.

Submit **two (2) sealed copies** of the proposal, clearly marked with the Offeror’s name, to:

EVRPD

Estes Park Golf Course Maintenance – RFP 2025-005

P.O. Box 1379

Estes Park, CO 80517

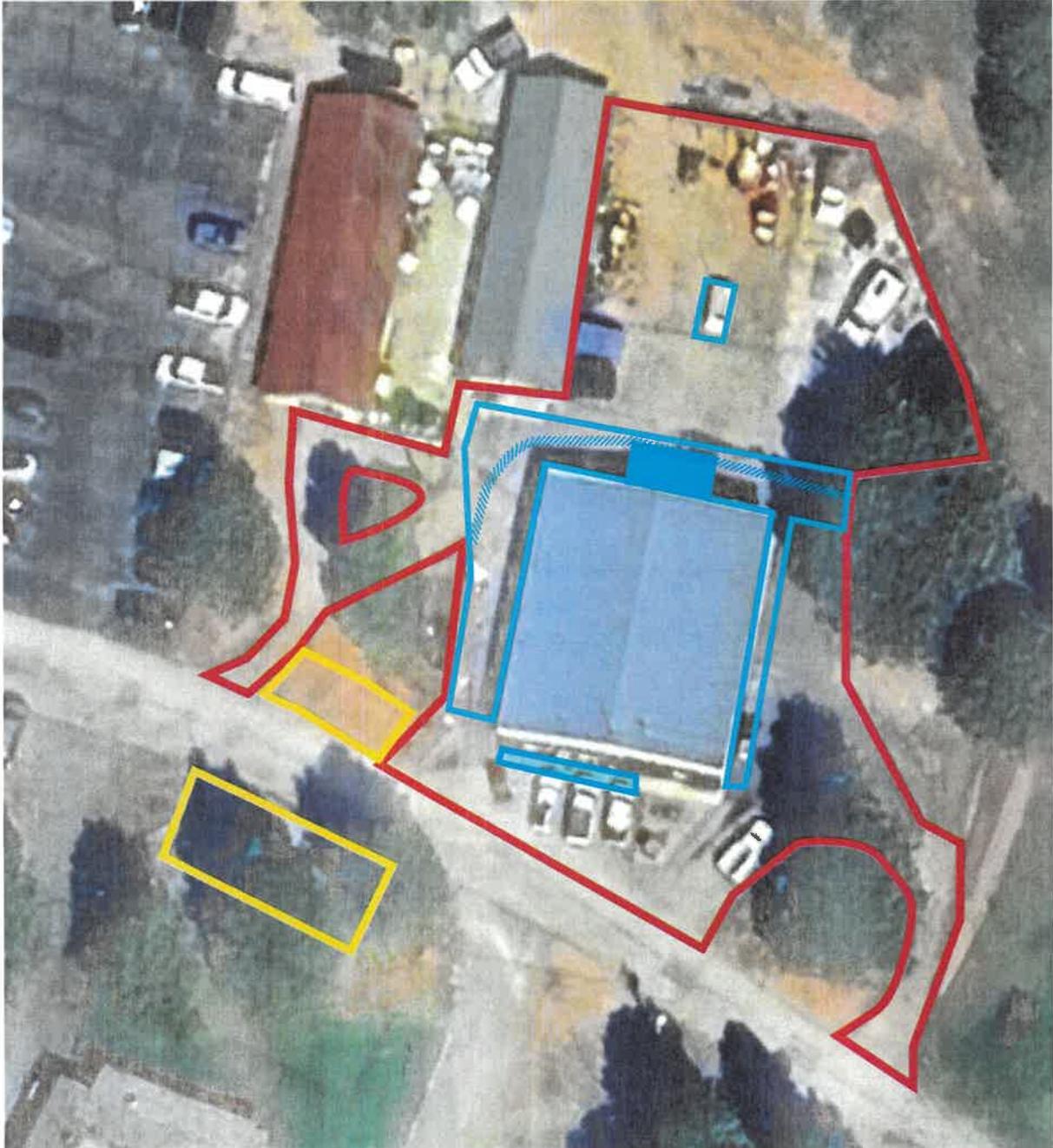
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Project contracts will require District Board approval. Contractor will be notified once bid is accepted and awarded.

The Estes Valley Recreation & Park District reserves the right to reject any and all bids.

RED AREA - New/Overlay Asphalt - Remove old concrete/asphalt where necessary
BLUE AREA - New Concrete and Drainage
YELLOW AREA - New Asphalt & Striping





SOLICITATIONS REPORTS PARTICIPATING ORGANIZATIONS



Save Following Print Share

Basic Information

Reference Number 0000406908	Issuing Organization Estes Valley Recreation & Park District
Owner Organization Estes Valley Recreation & Park District	Project Type RFP - Request for Proposal (Formal)
Project Number 2025-005	Title Demolition and Installation of Asphalt and Concrete
Source ID PU.SPUSA.2002322.C12360351	

Details

Location United States, Colorado, Larimer County	Job Location 1480 Golf Course Road ESTES PARK, Colorado United States 80517
--	---

Piggyback Contract
No

Description
The Estes Valley Recreation and Park District ("the District") is soliciting proposals from qualified and experienced contractors to provide demolition and replacement services for asphalt paving and concrete flatwork. The project includes removal of... [See more](#)

Dates

Publication	Bid Intent
2025-005 Demolition and Installation of Asphalt and Concrete	No
01/09/2026 05:00 PM EST	
Closing Date 01/15/2026 03:00 PM EST	

Time Left to Bid
20h 31m 16s



- Notice
- Categories
- Addendums
- Documents 3
- Plan Holders List 56
- Audit

Contact Information

John Feeney
(970) 586-8170
john@evrpd.com

Bid Submission Process

Bid Submission Type
Physical Bid Submission

Additional Bidding Instructions
[Submission of Proposals](#)

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RED AREA - New/Overlay Asphalt - Remove old concrete/asphalt where necessary
BLUE AREA - New Concrete and Drainage
YELLOW AREA - New Asphalt & Striping





ESTES VALLEY
Recreation & Park District

District Administration Office
660 Community Drive, P.O. Box 1379, Estes Park, Colorado 80517
WWW.EVRPD.COM

ADDENDUM NO. 2
REQUEST FOR PROPOSALS – RFP 2025-005
Estes Park Golf Course Maintenance Facility
Asphalt and Concrete Demolition and Installation

This Addendum No. 2 is issued to clarify the bid opening process. All other terms and conditions of the Request for Proposals remain unchanged.

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Issued January 14, 2026.

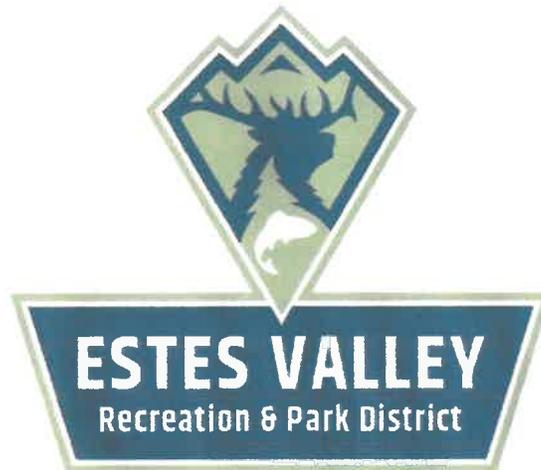
Estes Valley Recreation and Park District

Request for Proposal

Demolition and Installation of Asphalt and Concrete at the Estes Park Golf Course Maintenance Facility

RFP 2025-005

December 12, 2025



Estes Valley Recreation and Park District
660 Community Drive
P.O. Box 1379
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Submit **two (2) sealed copies** of the proposal, clearly marked with the Offeror’s name, to:

EVRPD

Estes Park Golf Course Maintenance – RFP 2025-005

P.O. Box 1379

Estes Park, CO 80517

Proposals may also be delivered in person to the Estes Valley Recreation and Park District Administration Office, located at 660 Community Drive, Estes Park, CO.

Electronic proposals will not be accepted.

Project contracts will require District Board approval. Contractor will be notified once bid is accepted and awarded.

The Estes Valley Recreation & Park District reserves the right to reject any and all bids.

Solicitation Response Form

Bid Date: 01-15-2026

RFP: 2025-005

Chato's Juarez Company LLC

Bidding Company: _____ Email: Juarezomar94@icloud.com

Name of Authorized Agent Omar Juarez

Telephone 720-476-1673 Address 2127 s Vallejo street City Englewood State CO Zip 80110

The undersigned Offeror, in compliance with the RFP and having examined the Instruction to Bidders, General Contract Conditions, Statement of Work, Specifications, and other portions of the RFP, as well as any and all Addenda to the RFP, and having investigated the location of, and conditions affecting, the proposed Project work, hereby proposes to furnish all labor, materials and supplies, and to perform all work, for the Project in accordance with Project Contract, within the time set forth and at the prices stated below. These prices are to cover all expenses incurred in performing the Project work required under the Project Contract, of which the RFP and this Solicitation Response Form are a part.

The undersigned Offeror does hereby declare and stipulate that its Proposal is made in good faith without collusion or connection to any other Offerors and that its Proposal is made pursuant and subject to all terms and conditions of the RFP and any Addenda thereto, all of which have been examined by the undersigned Offeror.

The undersigned Offeror also agrees, if awarded the Project Contract, to provide insurance certificates within ten (10) working days of the date of notification of award from the District. Submission of this form with the undersigned Offeror's Proposal will be taken by the District as a binding covenant that Offeror is and will be prepared to complete the Project in its entirety.

The District reserves the right to select a Contractor on the basis of such Contractor's Proposal being deemed most favorable, to waive any formalities or technicalities, and to reject any or all Proposals or other offers. It is further agreed that this form may not be withdrawn by an Offeror for a period of sixty (60) calendar days after the Submission Deadline.

Submission by Offerors of clarifications and revised Proposals automatically establish a new thirty-day (30) non-withdrawal period.

Prices in the undersigned Offeror's Proposal have not knowingly been disclosed with another Offeror and will not be disclosed prior to selection of an Offeror by the District as Contractor.

- Prices in this Proposal have been arrived at independently, without consultation, communication, or agreement for the purpose of restricting competition between Offerors.
- No attempt has been made or will be made to induce any other Offeror, whether person or firm, to submit a Proposal for the purpose of restricting competition.
- The individual signing this Proposal on behalf of Offeror certifies they are a legal agent of the Offeror, authorized to represent the Offeror, and is legally responsible for the Proposal with regard to supporting documentation and prices provided.
- Direct purchases by the District are tax exempt from Colorado sales or use taxes (Tax exempt No. 98-04118). The undersigned Offeror certifies that no federal, state, county, or municipal tax will be added to the quoted prices in the Proposal.
- The District payment terms for the Project Contract shall be Net 30 days.

RECEIPT OF ADDENDA: the undersigned Offeror acknowledges receipt of Addenda to the RFP.

State number of Addenda received: 12-15-2025 #1 1/14/26 #2

It is the responsibility of Offeror to ensure all Addenda have been received and acknowledged. By signing below, the undersigned Offeror agrees to comply with all terms and conditions contained herein.

Vice President

Authorized Signature: Omar Juarez Title: _____

RED AREA - New/Overlay Asphalt - Remove old concrete/asphalt where necessary
BLUE AREA - New Concrete and Drainage
YELLOW AREA - New Asphalt & Striping



ATTN: OMAR JUAREZ - VP



ADDENDUM NO. 2
REQUEST FOR PROPOSALS – RFP 2025-005
Estes Park Golf Course Maintenance Facility
Asphalt and Concrete Demolition and Installation

This Addendum No. 2 is issued to clarify the bid opening process. All other terms and conditions of the Request for Proposals remain unchanged.

1. Public Bid Opening

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Issued January 14, 2026.

Estes Valley Recreation and Park District

ATTE: OMAR JUAREZ

Estes Valley Golf Coarse Asphalt & Concrete Proposal

RFP 2025-005

1-15-2026

#2026-02



CHATO'S JUAREZ COMPANY LLC

2127 S. VALLEJO ST.

ENGLEWOOD, CO 80110

OMAR JUAREZ- VICE PRESIDENT

DIRECT: 720-476-1673

JUAREZOMAR94@ICLOUD.COM

FOR:

ESTES VALLEY RECREATION AND PARK DISTRICT

660 COMMUNITY DRIVE

P.O. Box 1379

ESTES PARK, CO 80517

PROJECT LOCATION

ESTES PARK GOLF COARSE MAINTENANCE FACILITY

1480 GOLD COARSE ROAD, ESTES PARK, CO 80517

ITEM	DESCRIPTION	QTY	UNIT	TOTAL
01	CONCRETE/ASPHALT/ DIRT REMOVAL -SAWCUT ALONG FENCE SO WE DON'T INTERFERE WITH POSTS/FENCE	15,900 SF	\$4.50	\$71,550
02	CONCRETE 6" -VALLEY PAN 3' X 143' -ENTRANCE IN FRONT OF GARAGE 20' X 29' -SCARIFY 12" AND COMPACT(ADD CLASS 6	1,012 SF	\$16.00	\$16,192

	BASE WHERE NEEDED) -#4 REBAR @ 12" O.C -BROOM FINISH -TOOL JOINT CUTS -CLEAR CURE -2% SLOPE AWAY FROM BUILDING			
03	-5" ASPHALT MAT -SCARIFY 12" & COMPACT -ADD CLASS 6 ROAD BASE AS NEEDED TO GET RIGHT COMPACTION -TAQ ADHESIVE APPLIED -3" OF 3/4" HOT ASPHALT -2" OF 1/2" HOT ASPHALT -COMPACT WITH 3&4 TON ROLLERS -STRIPING IN FRONT OF BUILDING -CLEAN UP -1.5% - 4.5% SLOPE AWAY FROM BUILDING	22,295 SF 681 TONS	\$300 PER TON	\$204,300

GRAND TOTAL: \$292,042

NOTES:

- QUANTITIES ARE BASED ON PROVIDED FILES & AS OUTLINED IN ADDENDUM No. 1.
- COMPACTION TESTS, PERMIT OR TRAFFIC CONTROL FEES NOT INCLUDED IN PRICING. (WE PROVIDE CLOSURES ON WORKING AREAS WITH BARRICADE.)
- 7-14 DAYS FOR COMPLETION OF PROJECT.
- PER REQUEST WE COULD COMPLETE IN 2 PHASES.
- EQUIPMENT TO BE USED IN THIS PROJECT:(SKID STEERS, MINI EXCAVATOR, PAVING MACHINE, TANDEM, ROLLERS, WATER TRUCK)
- PROJECT WILL BE COMPLETED AS SOON AS POSSIBLE, AS LONG AS TEMPERATURES REMAIN ABOVE 50 DEGREES.
- 1 YEAR WARRANTY ON ALL WORK.

Request for Proposal

Demolition and Installation of Asphalt and Concrete at the Estes Park Golf Course Maintenance Facility

RFP 2025-005

December 12, 2025



**Estes Valley Recreation and Park District
660 Community Drive
P.O. Box 1379
Estes Park, CO 80517**

Solicitation Response Form

Bid Date: 1/15/26

RFP: 2025-005

Bidding Company: All Pro Pavement Email: brad@allpropavement.com
Name of Authorized Agent Brad Werth
Telephone 970-232-9242 Address PO Box 7901, 80537 City Loveland State CO Zip

The undersigned Offeror, in compliance with the RFP and having examined the Instruction to Bidders, General Contract Conditions, Statement of Work, Specifications, and other portions of the RFP, as well as any and all Addenda to the RFP, and having investigated the location of, and conditions affecting, the proposed Project work, hereby proposes to furnish all labor, materials and supplies, and to perform all work, for the Project in accordance with Project Contract, within the time set forth and at the prices stated below. These prices are to cover all expenses incurred in performing the Project work required under the Project Contract, of which the RFP and this Solicitation Response Form are a part.

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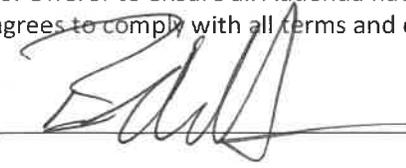
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RECEIPT OF ADDENDA: the undersigned Offeror acknowledges receipt of Addenda to the RFP.

State number of Addenda received: Add #1. 12-5-25 #2 1-14-26

It is the responsibility of Offeror to ensure all Addenda have been received and acknowledged. By signing below, the undersigned Offeror agrees to comply with all terms and conditions contained herein.

Authorized Signature:  Title: ops coordinator



The Asphalt and Concrete Professionals

Estes Valley Recreation & Park District
1480 Golf Course Road
ESTES PARK, Colorado, 80517

RE: 2025-005 – Demolition and Installation of Asphalt and Concrete

This represents All Pro Pavement's paving bid for the above project.

Items not covered in bid schedule include Root and/or tree removal, additional base requested, native soil stabilization, and testing.

Includes 1 Year Warranty

ITEM DESCRIPTION		Units	Unit \$		Total
Asphalt/Concrete Removal	SF	19850	\$ 0.95	\$	18,857.50
Concrete Pan 4'	LF	160	\$ 85.00	\$	13,600.00
Concrete Pad 6"	SF	400	\$ 15.00	\$	6,000.00
4" New Asphalt	SF	21000	\$ 4.10	\$	86,100.00
Striping	LS	1	\$ 1,500.00	\$	1,500.00
			TOTAL BID	\$	126,057.50

Sincerely,


Jared Waterhouse
Waterhouse Inc DBA All Pro Pavement

Description and Requirements

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EVRPD

Estes Park Golf Course Maintenance – RFP 2025-005

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Estes Park, CO 80517

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YELLOW AREA - New Asphalt & Striping





Prepared By:

Colin Ciecior
CCiecior@Goltzasphalt.com
Goltz Asphalt Company
(970) 663-2343

Prepared For:

Estes Valley Recreation & Park District
John Feeney
660 Community Dr. Estes Park, CO 80517 United States
(719) 429-5035
john@evrpd.com

Proposal ID : 26-30

Project Summary

JOB SITE: SITE MAP - YELLOW AREA: SHAPE AND PAVE PARKING STALLS - 3"

1480 Golf Course Road,
Estes Park, Colorado, 80517
US

PRODUCT

AMOUNT

Grading

Shape and Compact existing subgrade. 214

3" Asphalt Paving

Haul, Place and Compact 3" hot plant mixed asphalt in one lift. approx. 214 s.y.

Job Total

\$10,322.00

JOB SITE: SITE MAP - RED AREA: R&R ASPHALT 4"

1480 Golf Course Road,
 Estes Park, Colorado, 80517
 US

PRODUCT	AMOUNT
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Removal of existing asphalt

Mill off existing asphalt approx. depth four inches (4"). Haul off and disposal of removed asphalt. Approx. 1505 s.y.

Demo Concrete

Demo and dispose of existing concrete.

Grading

Shape and Compact existing subgrade. 2068 s.y.

4" Asphalt Paving

Haul, Place and Compact 4" hot plant mixed asphalt in two lifts. approx. 2068 s.y.
***5" Paving for this area can be completed for an additional cost of \$15,000.00 or at a additional s.y. unit cost of \$7.25/s.y. if only certain areas are requested to be paved at a 5" thickness.**

Striping and Pavement Markings

Striping- Re-stripe existing parking areas with yellow or white traffic paint.

Job Total	\$113,754.00
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JOB SITE: NEW CONCRETE AND DRAINAGE

1480 Golf Course Road,
 Estes Park, Colorado, 80517
 US

PRODUCT	AMOUNT
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Concrete Installation

Form and pour concrete areas.

Job Total	\$18,956.00
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Proposal Total	\$143,032.00
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Proposal Acceptance

Project Service Terms:

- Payment Terms 0% Down, Balance Net 15.
- If the balance shown on any invoice is not paid within this time, a LATE PAYMENT CHARGE, NOT A FINANCE CHARGE, shall be charged at the RATE of 2% per month, which is an ANNUAL PERCENTAGE RATE OF 24% on the previous unpaid balances.
- Additional Mobilization will be charged based on time and distance with a minimum of \$1,250 per mobilization.
- Excludes Permits, Testing, Bonding, Traffic Control, Landscape Restoration, and Striping unless explicitly specified in proposal.
- Soft or unsuitable subgrade will be repaired on a “time and material” basis at the direction of the Owner's representative.
- Drainage less than 1.5% obtainable or designed will not be guaranteed. Every effort will be made to ensure proper drainage, but small water puddles may occur.
- Goltz Asphalt is not responsible for any damage to irrigation systems. It is the customer's responsibility to make sure the irrigation systems are shut off and properly marked as to not cause damage while contracted work is being performed.
- Customer responsible for notifying homeowners or tenants of work schedule; vehicles and other objects must be cleared before contractor arrives to do job. Should an additional trip be required due to no fault of the contractor (sprinkler systems, cars on lot, etc.), a return charge per trip shall be added.
- We have experienced significant cost increases because of volatile pricing of petroleum-based products and other energy sources. These circumstances make it necessary to give notice that any portion of the project not completed may be subject to an increase.
- Goltz Asphalt Company does not assume responsibility for plan or design feasibility. Any field-required deviations due to impractical or impossible plans shall not transfer liability to Goltz Asphalt Company. Design responsibility remains with the Owner, Contractor, or Owner's Representative.
- No changes in or additions to the work specified in this proposal shall be performed without a written change order. Such written change order shall specify the additional or changed work to be done, shall specify any additional costs agreed for such work, and shall be signed by Goltz Asphalt Company and the owner or contractor.

Terms of Services. Customer agrees to the Services to be provided and the Terms and Conditions as outlined in this proposal.

Terms of Payment. Customer agrees to pay the amount indicated above for the Services to be provided upon completion of the Services, within the agreed time period, without any deduction or set-off for any reason.

Terms of Changes. Customer agrees that upon signing, any changes to the Services outlined in this Proposal may result in additional charges.

Click To Enter Signature

Date

01/15/2026

Full Name

Title

Email



Addendum Description

This Addendum No. 1 is issued to modify and clarify the above-referenced Request for Proposals. All other terms and conditions of the RFP remain unchanged unless specifically stated herein.

1. Revised Site Map

The District has issued a revised site map for the project. The updated site map reflects reduced areas of concrete work and revised drainage scope from what was shown in the original RFP documents.

The revised site map supersedes all previously issued site maps and exhibits related to concrete and drainage work. Bidders shall base their proposals on the revised site map included with this addendum.

2. Acknowledgment

By submitting a proposal, bidders acknowledge receipt of this Addendum No. 1 and acceptance of the modifications contained herein.

Issued December 15, 2025.

Notice Modifications

Notice Information	From Value	To Value
No entries		

Category Modifications

Added Categories
No Categories Added

Removed Categories
No Categories Removed

Added Documents[A]

Document	Size	Uploaded Date	Language
Updated Site Map 12/15/25 [pdf]	655 Kb	12/15/2025 11:05 AM EST	English

Addendum 7 acknowledged

 Colin Ciecior - Estimator



ADDENDUM NO. 2
REQUEST FOR PROPOSALS – RFP 2025-005
Estes Park Golf Course Maintenance Facility
Asphalt and Concrete Demolition and Installation

This Addendum No. 2 is issued to clarify the bid opening process. All other terms and conditions of the Request for Proposals remain unchanged.

1. Public Bid Opening

The bid opening is open to the public. Proposals will be opened and publicly read aloud to all those present at **1:00 p.m. MST on Thursday, January 15, 2026**, at the **District Administration Office, 660 Community Drive, Estes Park, Colorado 80517**.

No proposals will be considered if received after the time indicated. Any proposals received after the stated deadline shall be returned unopened.

2. Acknowledgment

By submitting a proposal, bidders acknowledge receipt of this Addendum No. 2 and acceptance of the modifications contained herein.

Issued January 14, 2026.

Estes Valley Recreation and Park District

Addendum No. 2 Acknowledged

Colin Cresios - Estimator

RED AREA - New/Overlay Asphalt - Remove old concrete/asphalt where necessary
BLUE AREA - New Concrete and Drainage
YELLOW AREA - New Asphalt & Striping



DATE: January 15, 2026

CLIENT NUMBER: 1318

COMPANY NAME: Estes Valley Recreation & Park District
STREET ADDRESS: 660 Community Dr
CITY, STATE & ZIP: Estes Park, CO 80517

POINT OF CONTACT: John Feeney
PHONE NUMBER: (970) 586-8170
EMAIL ADDRESS: john@evrpd.com

PROJECT NAME: Estes Park Golf Course Maintenance
PROJECT STREET ADDRESS: 1480 Golf Course Road
CITY, STATE & ZIP: Estes Park, CO 80517



TOP-NOTCH PAVEMENT SOLUTIONS LLC
4862 INNOVATION DR. SUITE 101
FORT COLLINS, CO 80525

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	ITEM TOTAL
1	Mobilization <i>Mobilization- Milling and Asphalt Heavy Equipment</i>	1.00	LS	\$4,875.00	\$ 4,875.00
2	Milling <i>Edge mill existing surface up to 4" in depth to allow correction in drainage. Drainage to pull away from building and guide to the new concrete valley pan being installed. Load and haul millings off-site. Regrade areas with existing soil and spread native soil on site. All regrading and edge milling will be done to allow the correct slope/grade for a 4" asphalt overlay.</i>	1.00	LS	\$15,543.91	\$ 15,543.91
3	Asphalt <i>Clean surface prior to applying tack. Place and compact 2" of 3/4" H.M.A. Allow overnight to cure and strengthen. Clean and apply tack prior to top lift. Place and compact 2" of 1/2" H.M.A.</i>	22,502.00	SF	\$4.65	\$ 104,634.30
4	Concrete <i>Form and Pour 6"- 4,500 PSI concrete reinforced with #4 rebar 18" OC. Valley approximately 136 Ln Ft. at 36 inches wide. Concrete pad is 16ft x 26ft.</i>	824.00	SF	\$29.01	\$ 23,904.24
5	Pavement Markings <i>Stripe new lay-out to match client provided drawings/specifications. Additional</i>	1.00	LS	\$1,440.00	\$ 1,440.00

Notes:

TOTAL \$ 150,397.45

PROPOSAL ACCEPTANCE: The above prices, specifications, terms and conditions are accepted. A 50% deposit is required with remaining balance to be paid in full within (15) days of completion of work. The pricing in this proposal is valid for 30 days

Respectfully submitted by:

Client Authorized Signature

Guillermo Velez

Client Printed Name

1/15/2026

Date

Date

STANDARD TERMS & CONDITIONS - QUOTATION & CONTRACT

1.Applicability. These terms and conditions are incorporated into Seller's Quotation & Contract (collectively, the "Contract"). The Contract comprises the entire agreement between the parties and supersedes all prior or contemporaneous communications, understandings, agreements, negotiations, representations, and warranties. The Contract prevails over any of Buyer's general terms and conditions of purchase regardless of whether or when Buyer may have submitted a purchase order or contract.
2.Payment. Payment terms are net (15) days from date of Seller's invoice or sooner as may be required by applicable law. Late payments shall accrue a finance charge of one and one-half percent (1.5%) per month or the highest rate allowable by law, whichever is less. Seller shall be entitled to recover all costs and expenses, including reasonable attorneys' fees, arising out of Buyer's failure to make all payments due under this Contract in a timely manner.
3.Suspension; Termination. In addition to any other remedies available to Seller, Seller may suspend or terminate this Contract with immediate effect upon written notice to Buyer, if Buyer: (i) fails to pay any amount when due under this Contract (or any other agreement Buyer has with Seller); (ii) has not otherwise performed or complied with any of these terms (or complied with the terms of any other agreement Buyer has with Seller); (iii) becomes insolvent, files a petition for bankruptcy or commences or has commenced against it proceedings relating to bankruptcy, receivership, reorganization or assignment for the benefit of creditors; or (iv) exhibits other adverse credit conditions that are unsatisfactory to Seller, as determined by Seller in its sole discretion.
4.Warranty. Seller warrants that the goods and services herein will conform to the specifications provided to Seller prior to manufacture of the goods and/or Seller's performance of the services. The Seller's obligation to meet the applicable specifications supersedes all other warranties. SELLER DISCLAIMS ALL OTHER

WARRANTIES, EXPRESS OR IMPLIED, INCLUDING THOSE OF MERCHANTABILITY AND FITNESS FOR PARTICULAR PURPOSES. Buyer shall verify that Seller's materials comply with the plans and specifications prior to installation. Changes to the plans and specifications shall be made by written change order and Seller shall be entitled to an equitable price adjustment for such changes. The express limited warranty set forth herein shall be void if Buyer fails to pay Seller in full for the materials provided by Seller pursuant to this Contract. Warranty is 1 year from date of completion unless notated otherwise on proposal.

5. Time. Seller shall make reasonable efforts to provide the equipment, labor, materials and/or services by the specified delivery date and provide notice to Buyer of any expected delays. Seller is not responsible for any delays due to labor disputes, repairs to machinery, fire, flood, adverse weather conditions, inability to obtain transportation, fuel, electric power, or operating materials or machinery at reasonable cost; or by reason of any other cause beyond its control, including the inability to produce materials meeting any applicable specification or requirement. In the event any such contingency should occur; Seller reserves the right to determine the order of priority of delivering to its purchasers.

6. Damages. Seller's liability for any damages related to this Contract shall be limited to, at Seller's option, (a) replacement of defective materials and work or, at Seller's option, (b) a refund of any payments made by Buyer. IN NO EVENT SHALL SELLER BE LIABLE FOR ANY CONSEQUENTIAL, INDIRECT, INCIDENTAL, SPECIAL, EXEMPLARY, OR PUNITIVE DAMAGES WITH REGARD TO ANY CLAIM ARISING OUT OF OR RELATING TO THIS CONTRACT. It is further understood that Seller shall not be responsible for any damage to or deterioration of any of its work, whether completed or in process, resulting from any cause or causes beyond its reasonable control, including but not limited to design, failure of subgrade or other subsurface conditions, or failure or inadequacy of any labor or materials not furnished and installed by Seller, whether or not such failure or inadequacy was or could have been known at the time its work was undertaken, or for any work performed under adverse weather conditions.

7. Applicable Law. This Contract, and the rights, duties, obligations, and remedies of the parties shall be governed by or construed in accordance with the laws of the state where the Project is located.

8. Work Conditions. If Seller's work is dependent upon or must be undertaken in conjunction with the work of others, such work shall be so performed and completed as to permit Seller to perform its work in a normal uninterrupted single shift operation. Unless a time for the performance of Seller's work is specified, Seller shall undertake the work during its normal operating schedule. Seller shall not be liable for any failure to undertake or complete the work for causes beyond its control, and Seller may suspend the work for causes beyond its control, including but not limited to fire, flood or other casualty; the presence on or beneath the work site of utilities, facilities, substances, or objects, including but not limited to any substance that in Seller's opinion is hazardous or toxic or the reporting, remediation, or clean-up of which is required by any law or regulation; labor disputes or other disagreements; and accidents or other mishaps, whether affecting this work or other operations in which Seller is involved, directly or indirectly.

Client Authorized Signature

Client Printed Name

Date

Guillermo Velez

1/15/2026

Date

Solicitation Response Form

Bid Date: JAN 15, 2026

RFP: 2025-005

Bidding Company: TOP-NOTCH PAVEMENT SOLUTIONS

Name of Authorized Agent GUILLERMO VELEZ Email: gvelez@top-notch-pavement.com

Telephone (720) 360-9304 Address 4862 Innovation DR STE 101 City FORT COLLINS State CO Zip 80525

The undersigned Offeror, in compliance with the RFP and having examined the Instruction to Bidders, General Contract Conditions, Statement of Work, Specifications, and other portions of the RFP, as well as any and all Addenda to the RFP, and having investigated the location of, and conditions affecting, the proposed Project work, hereby proposes to furnish all labor, materials and supplies, and to perform all work, for the Project in accordance with Project Contract, within the time set forth and at the prices stated below. These prices are to cover all expenses incurred in performing the Project work required under the Project Contract, of which the RFP and this Solicitation Response Form are a part.

The undersigned Offeror does hereby declare and stipulate that its Proposal is made in good faith without collusion or connection to any other Offerors and that its Proposal is made pursuant and subject to all terms and conditions of the RFP and any Addenda thereto, all of which have been examined by the undersigned Offeror.

The undersigned Offeror also agrees, if awarded the Project Contract, to provide insurance certificates within ten (10) working days of the date of notification of award from the District. Submission of this form with the undersigned Offeror's Proposal will be taken by the District as a binding covenant that Offeror is and will be prepared to complete the Project in its entirety.

The District reserves the right to select a Contractor on the basis of such Contractor's Proposal being deemed most favorable, to waive any formalities or technicalities, and to reject any or all Proposals or other offers. It is further agreed that this form may not be withdrawn by an Offeror for a period of sixty (60) calendar days after the Submission Deadline.

Submission by Offerors of clarifications and revised Proposals automatically establish a new thirty-day (30) non-withdrawal period.

Prices in the undersigned Offeror's Proposal have not knowingly been disclosed with another Offeror and will not be disclosed prior to selection of an Offeror by the District as Contractor.

- Prices in this Proposal have been arrived at independently, without consultation, communication, or agreement for the purpose of restricting competition between Offerors.
- No attempt has been made or will be made to induce any other Offeror, whether person or firm, to submit a Proposal for the purpose of restricting competition.
- The individual signing this Proposal on behalf of Offeror certifies they are a legal agent of the Offeror, authorized to represent the Offeror, and is legally responsible for the Proposal with regard to supporting documentation and prices provided.
- Direct purchases by the District are tax exempt from Colorado sales or use taxes (Tax exempt No. 98-04118). The undersigned Offeror certifies that no federal, state, county, or municipal tax will be added to the quoted prices in the Proposal.
- The District payment terms for the Project Contract shall be Net 30 days.

RECEIPT OF ADDENDA: the undersigned Offeror acknowledges receipt of Addenda to the RFP.

State number of Addenda received: 2

It is the responsibility of Offeror to ensure all Addenda have been received and acknowledged. By signing below, the undersigned Offeror agrees to comply with all terms and conditions contained herein.

Authorized Signature: _____



Title: PROJECT MANAGER

Solicitation Response Form

Bid Date: January 15, 2026

RFP: 2025-005

Bidding Company: A-1 Chipseal Co.

Name of Authorized Agent Bill Bottom Email: billb@asphaltrepair.com
Telephone 970-213-3673 Address 2505 E. 74th Ave. City Denver State CO Zip 80229

The undersigned Offeror, in compliance with the RFP and having examined the Instruction to Bidders, General Contract Conditions, Statement of Work, Specifications, and other portions of the RFP, as well as any and all Addenda to the RFP, and having investigated the location of, and conditions affecting, the proposed Project work, hereby proposes to furnish all labor, materials and supplies, and to perform all work, for the Project in accordance with Project Contract, within the time set forth and at the prices stated below. These prices are to cover all expenses incurred in performing the Project work required under the Project Contract, of which the RFP and this Solicitation Response Form are a part.

The undersigned Offeror does hereby declare and stipulate that its Proposal is made in good faith without collusion or connection to any other Offerors and that its Proposal is made pursuant and subject to all terms and conditions of the RFP and any Addenda thereto, all of which have been examined by the undersigned Offeror.

The undersigned Offeror also agrees, if awarded the Project Contract, to provide insurance certificates within ten (10) working days of the date of notification of award from the District. Submission of this form with the undersigned Offeror's Proposal will be taken by the District as a binding covenant that Offeror is and will be prepared to complete the Project in its entirety.

The District reserves the right to select a Contractor on the basis of such Contractor's Proposal being deemed most favorable, to waive any formalities or technicalities, and to reject any or all Proposals or other offers. It is further agreed that this form may not be withdrawn by an Offeror for a period of sixty (60) calendar days after the Submission Deadline.

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- Direct purchases by the District are tax exempt from Colorado sales or use taxes (Tax exempt No. 98-04118). The undersigned Offeror certifies that no federal, state, county, or municipal tax will be added to the quoted prices in the Proposal.
- The District payment terms for the Project Contract shall be Net 30 days.

RECEIPT OF ADDENDA: the undersigned Offeror acknowledges receipt of Addenda to the RFP.

State number of Addenda received: 1

It is the responsibility of Offeror to ensure all Addenda have been received and acknowledged. By signing below, the undersigned Offeror agrees to comply with all terms and conditions contained herein.

Authorized Signature:  Title: Vice President
Josh Krueger



RED AREA - New/Overlay Asphalt - Remove old concrete/asphalt where necessary
BLUE AREA - New Concrete and Drainage
YELLOW AREA - New Asphalt & Striping





www.a-1chipseal.com

www.rockymountainpavement.com

Customer
Estes Valley Recreation & Parks District
660 Community Drive
Estes Park, CO 80517-

Attention
John Feeney
719-429-5035
john@evrpd.com

Date
01/13/26
 Proposal #
37456

Proposal for
Estes Park Golf Course - Asphalt Repairs - 1480 Golf Course Road - Estes Park

Item#	Description	Qty/Unit	Unit Price	Total Price
Option# 1 Asphalt & Concrete @ Maintenance Building RFP 2025-005				
01	Asphalt Paving, Overlay, R&R & Striping-See Site Map for Details *New 4" & 5" Shape & Pave, 5" R&R and 2" & 3" Overlay. New paving operation will be completed on optimal subgrade. Price does not include over excavation of existing subgrade. If subgrade is not optimal at the time of removal than a change order will be completed to mitigate subpar subgrade on site.	2,241 SY	\$40.00	\$89,640.00
02	New Concrete - See Site Map for Details Drain Pan (4'x150') 6" Depth, Garage Entry (22'x22') 6" Depth. Compact and Prep top of subgrade for new concrete at a minimum depth of 6". *Install new concrete with a minimum 4500 PSI concrete. *Apply standard broom finish, and proper control joints. *Proper clean up. *Proper tool joints will be cut in new concrete, but we will not repair shrinkage cracking that occurs outside of the tool joints. *Warranty will be void if there is any spalling due to voluntary or involuntary placement of an ice treatment or chemical spill on concrete. *LANDSCAPING IS NOT INCLUDED IN THIS BID. This includes sod replacement and repairing or replacing any sprinklers adjacent to concrete areas. Private Sprinklers are to be identified by the owner and replaced at owners expense.	1,084 SF	\$18.00	\$19,512.00
Accepted _____				Total for Option# 1 \$109,152.00



Estes Park Golf Course
1480 Golf Course Road
Estes Park, CO



New Asphalt, Asphalt Overlay, Asphalt R&R & Concrete Drain Pan & Concrete Drive at Shop Door



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PROPOSAL

OPP-25-037806

01/14/2026

Account Information
Account Name: Estes Park Golf Course
Street Address: 1480 Golf Course Rd
City State Zip: Estes Park CO 80517-7403

Contact Information
Contact Name: John Feeney
Contact Email: john@evprd.com
Contact Phone: 970-586-8170

Rose Paving Information
Account Executive: Bryan Kentfield
Email: bryan.kentfield@rosepaving.com
Cell: 303.929.5467

Notes/Exclusions

PRICING TABLE

Service Line Name	QTY	U of M	Depth	Unit Price	Subtotal
Asphalt - M&O 2" depth	11700	SF	2.00	\$3.76	\$44,000.00
Asphalt - Install 6" depth	5200	SF	6.00	\$7.60	\$39,500.00
Concrete Flatwork - Removal (green area)	1930	SF		\$6.22	\$12,000.00
Asphalt - Install (green area)	1930	SF	6.00	\$6.22	\$12,000.00
Concrete Flatwork - Remove and Replace (drain pan + rinse pad)	638	SF		\$22.73	\$14,500.00

Total \$122,000.00



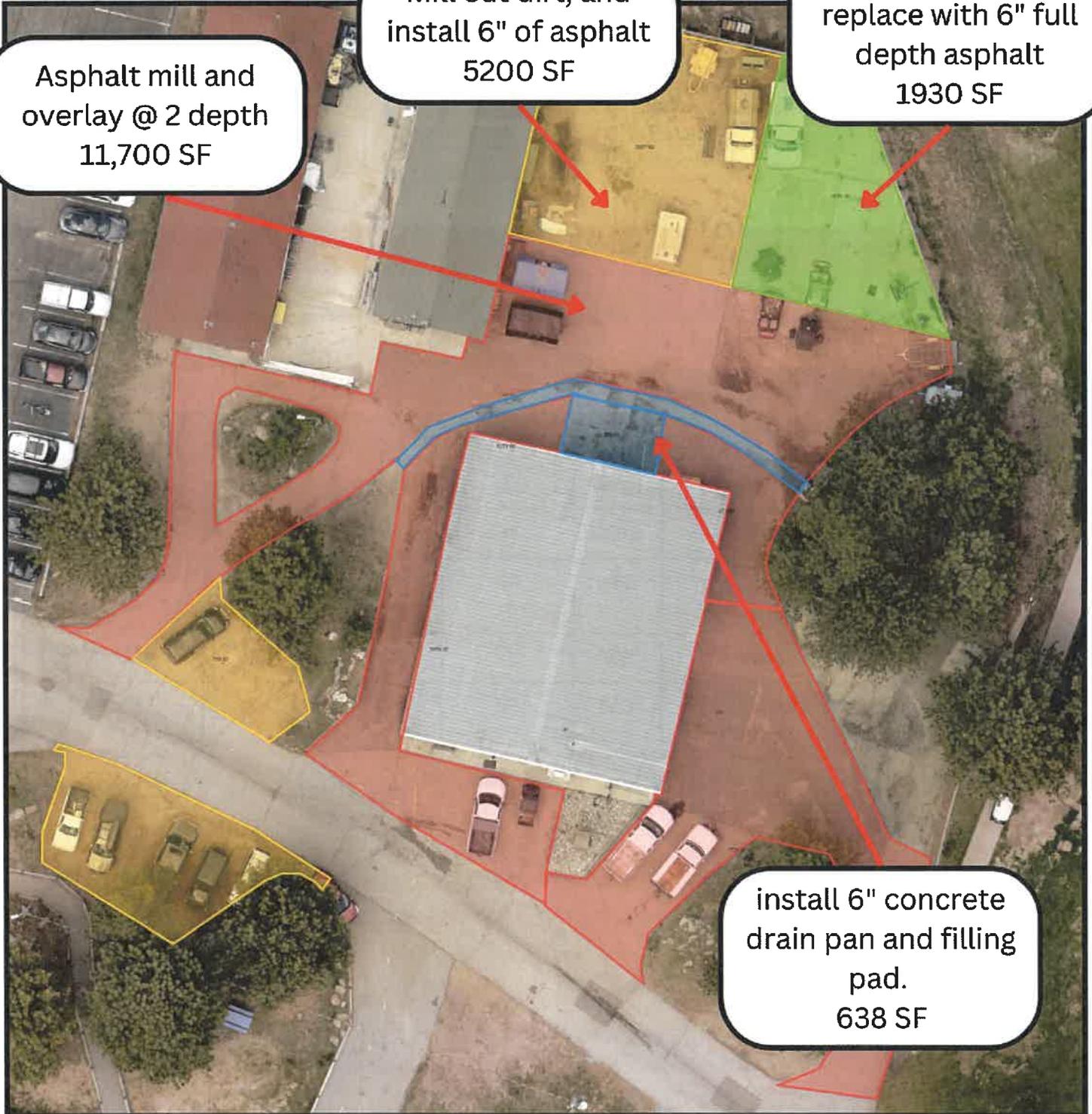
Beyond Paving. **BEYOND EXPECTATIONS.**™

Asphalt mill and overlay @ 2 depth
11,700 SF

Mill out dirt, and install 6" of asphalt
5200 SF

Concrete removal - replace with 6" full depth asphalt
1930 SF

install 6" concrete drain pan and filling pad.
638 SF





Beyond Paving.
BEYOND EXPECTATIONS.™

PROPOSAL

CUSTOMER APPROVAL

Total Dollars Approved: **\$122,000.00**

Name:

Authorized Signature:

BILLING INSTRUCTIONS:

Scope Detail	
Service Line Name	Service Description
Asphalt - M&O 2" depth	<ul style="list-style-type: none"> -1 milling mob + 1 paving mob -Remove debris to an approved facility. -Apply tack coat material to edges to help adhesion. -Install Hot Mix Asphalt to a specific 2" depth. **Notes and Exclusions: -If undercut is required because of unsuitable base, additional charges may apply. -If new covers or valves are needed, additional charges may apply. -If Petromat is found, additional charges may apply. -These repairs will not fix drainage issues. -See Terms and Conditions for warranty details.
Asphalt - Install 6" depth	<ul style="list-style-type: none"> -dirt remains on-site (no disposal fees included) -1 removal mob + 1 pave mob
Concrete Flatwork - Removal (green area)	<ul style="list-style-type: none"> -price includes disposal
Asphalt - Install (green area)	<ul style="list-style-type: none"> -6" depth (must be paired with the other paving service lines... shared efficiency)
Concrete Flatwork - Remove and Replace (drain pan + rinse pad)	<ul style="list-style-type: none"> -drain pan and rinse pad must be 1% minimum positive pitch -day 1 dig and form + day 2 pour and finish -Saw-cut and excavate concrete to specified depth. -Remove debris to an approved facility. -Compact base material to unyielding condition. -Form, pour and finish concrete to specified depth. **Notes and Exclusions: -If concrete depth is more than estimated, additional charges may apply. -If undercut is required because of unsuitable base, additional charges may apply. -If new covers or valves are needed, additional charges may apply. -Rose Paving is not liable for any issues related to drainage. -Concrete must have proper cure time to prevent cracking or failure. -Reinforcement (rebar, fiber etc.) is project-specific and should be discussed with your AE. -Forms will be removed after the concrete is cured. -Patch-back may be required in the surrounding areas – this should be priced separately. -Excludes the replacement of any disturbed landscaping – this should be priced separately. -See Terms and Conditions for warranty details.



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PROPOSAL



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PROPOSAL

Rose Paving Terms & Conditions

- 1. CONTRACT DOCUMENTS:** The Contract Documents consist only of these Terms & Conditions, the attached Proposal and terms contained therein, and specification sheets, drawings and other documentation attached to this Proposal, or otherwise made part of this agreement in writing. Such Contract Documents constitute the entire agreement between Rose Paving and Customer, and no other terms shall serve to alter the terms hereof without written agreement signed by both parties. Pricing in the Proposal is based on the specifications and terms set forth in the Proposal. If Customer requires different or additional terms, or compliance with any set of specifications, whether designed by an engineer or architect on Customer's behalf, or any governmental specification, other than those set forth in the Proposal, the Proposal price may need to be adjusted. Any alteration or deviation from the above specifications involving extra cost will be executed only upon written change orders and will become an extra charge over and above the Proposal price.
- 2. TIME LIMITATION:** The Proposal price is valid for fifteen (15) calendar days after the date of issuance. After fifteen (15) calendar days from the date of issuance, please contact the identified Account Executive to confirm pricing.
- 3. ESCALATION:** This Proposal is based on material costs at current market rates. Due to the current volatile market conditions for liquid asphalt that are beyond Rose Paving's control and in the event of future material price increases Customer agrees to pay for the escalation of material costs without a change order. This paragraph applies only to materials.
- 4. DELAY:** Rose Paving shall not be responsible or in any way charged for unavoidable delays in work, including but not limited to delays caused by weather, government orders, Acts of God, labor strikes, pandemic, and other similar delays.
- 5. QUANTITIES LISTED:** Customer understands and agrees that all quantities are estimates; due to site conditions or other obstacles, the completed quantities may vary from those estimated, and any additional quantities needed will be paid to Rose Paving in full, without need for change order or other written authorization.
- 6. TAXES:** The price quoted in this Proposal is inclusive of any sales, use, or similar taxes imposed on the material or labor provided.
- 7. PAYMENT TERMS:** Net balance due within 30 days after completion of the work, or after issuance of the invoice, whichever is earlier. Progress payments, if any, are due within 30 days of the invoice date. Unpaid balances will accrue a late fee of 1% per month until paid in full. The Proposal and Invoice price reflect a 4% discount for payments by cash, check, or ACH.
- 8. DEPOSIT:** If the Proposal exceeds \$15,000.00, a deposit of 1/3 of the project price is required to schedule work unless noted otherwise in this agreement.
- 9. CANCELLATION OR DEFAULT:** If Customer cancels the work described herein for any reason, Customer agrees to pay Rose Paving for any sums incurred or expended through the date of cancellation in complying with this Proposal, and further agrees to pay Rose Paving the proportionate Proposal price for all work completed to that time. If Customer is in default under this Proposal, including but not limited to Customer's failure to pay any progress billings, Rose Paving shall have the right to stop work and cancel any remaining work.
- 10. PERMITS AND FEES:** Customer is responsible for obtaining and paying for any required permits, bonds, or licenses. Unless noted otherwise, the Proposal price excludes the cost of building permits and bonds required to perform the work required hereunder, and further excludes plans required to obtain such permits or bonds. However, for an additional charge of \$250.00, in addition to the cost of the permits, Rose Paving will apply for and obtain building permits, if requested, after receipt of a change order signed by both parties. Customer is responsible for engaging and paying an engineer or architect to prepare any engineering or architectural plans required to obtain building permits.



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BEYOND EXPECTATIONS.™

PROPOSAL

11. UNMARKED / UNDOCUMENTED UTILITIES: The Customer is responsible for ordering and scheduling any required private and/or public utility locates. Rose Paving shall not be responsible for any damage to private utility lines damaged during the course of work that were unmarked, undocumented, or non-conforming to prevailing codes. Rose Paving will be responsible for repairing utilities in situations where Rose Paving damaged marked, conforming utility lines. Rose Paving shall not be liable for additional damages or costs associated with utility interruption regardless of whether the damaged utility lines were marked, documented, or conforming to prevailing codes.

12. WORK ACCESSIBILITY: The Proposal price is contingent upon the work area being free of any obstructions (vehicles, dumpsters, etc) at the scheduled project start date and time and throughout the scheduled project time. Rose Paving reserves the right to adjust the agreed upon Proposal price to include all additional expenses incurred, including but not limited to additional labor and material charges, and trip charges.

13. SOIL CONDITIONS: The Proposal price is contingent on the existing subsoil or base being adequate to support the ordered work. Rose Paving shall not be held liable for failure due to poor subgrade, moisture or other unforeseen circumstances such as underground water springs, contaminated soil, or similar deficiencies. Unless stated within the Proposal, Rose Paving will not conduct core samples or engage the services of an engineer to determine the adequacy of the subsoil or base.

14. WATER DRAINAGE: On projects where the natural fall of the land is less than 2%, Rose Paving cannot guarantee that there will be total water drainage on pavements. Rose Paving shall not be held liable for ponding or retention in areas surrounding the work area. Customer acknowledges that on projects where the scope of work includes an asphalt overlay, the asphalt overlay will follow the contour of the existing base surface and Rose Paving does not guarantee or warranty and will not be liable for drainage issues in the work area or surrounding areas. Customer understands and agrees that grading issues fall outside the scope of Rose Paving's work hereunder.

15. CLEANING EXPENSES: Customer understands that the work called for in this agreement is a messy process. Rose Paving is not responsible for cleaning dust generated by the work blown outside of the work area. Rose Paving is not responsible for cleaning, repairing, or replacing any concrete, carpet, floor, passageway, etc., that is soiled or stained by anyone other than Rose Paving employees or its subcontractors.

16. INSURANCE: Rose Paving will maintain insurance coverage including Comprehensive General Liability, Automobile, and Worker's Compensation as required by law. Customer agrees that it is responsible for any other coverage needed or desired relative to the location described above and work performed hereunder and is not relying on Rose Paving for any such coverage.

17. INDEMNITY: Rose Paving agrees to complete its work in a safe and workmanlike manner, and to take appropriate safety precautions while performing work. However, once installation is complete and Customer takes possession of the work area, Customer understands and agrees that Rose Paving cannot be responsible for materials or area maintenance and safety, and therefore Customer assumes all responsibility in this regard, including but not limited to any and all personal injuries, deaths, property damage, losses, or expenses related to or in any way connected with the materials or services provided. To the fullest extent allowed by law, Customer agrees to indemnify, defend and hold Rose Paving and its agents harmless from any and all loss, expense, liability, or attorneys' fees in connection with any such damages or injuries occurring thereafter. Nothing contained within this paragraph means or should be construed to mean that Rose Paving or others shall be indemnified for their own negligence.



**Beyond Paving.
BEYOND EXPECTATIONS.™**

PROPOSAL

18. CHOICE OF LAW & VENUE: To the fullest extent permitted by law, each provision of this contract shall be interpreted in such manner as to be effective and valid under the laws of the State of Project and corresponding Choice of Law indicated below without regard to that state's conflict of laws principles, and venue and jurisdiction for any dispute under this agreement shall rest in the Venue and Jurisdiction identified:

	State of Project	Choice of Law	Venue and Jurisdiction
A.	Arizona	Arizona	Superior Court of Maricopa County or the United States District Court District of Arizona-Phoenix
B.	California	California	Superior Court of California County of Los Angeles or the United States District Court Central District of California
C.	Connecticut	Connecticut	State of Connecticut Judicial Branch Hartford Judicial District or United States District Court District of Connecticut.
D.	Florida	Florida	Circuit Court of Hillsborough County Florida or the United States District Court Middle District of Florida
E.	Illinois	Illinois	Circuit Court of Cook County or Northern District of Illinois
F.	North Carolina	North Carolina	Mecklenburg Circuit Court or the U.S. District Court Western District of North Carolina
G.	Tennessee	Tennessee	Davidson County Circuit Court or the U.S. District Court Middle District of Tennessee Nashville Division
H.	Virginia	Virginia	Fairfax Circuit Court or the U.S. District Court Eastern District of Virginia
I.	All other states	Illinois	Circuit Court of Cook County or U.S. District Northern District of Illinois Eastern Division

19. ATTORNEY FEES & COSTS: In the event of litigation between the parties arising from this Proposal, Rose Paving shall be entitled to reasonable collection agency fees, attorneys fees and costs.

20. JURY WAIVER: TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, EACH PARTY WAIVES THE RIGHT TO TRIAL BY JURY IN ANY LEGAL PROCEEDING ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE TRANSACTIONS CONTEMPLATED HEREBY.

21. WARRANTY: Rose Paving will complete its work in a workmanlike manner according to standard industry practices for similar projects in the area where the work was performed. Rose Paving warrants that all labor and materials furnished will be free from defects due to defective materials or workmanship for a period of one year from the date of completion. Notwithstanding the foregoing, temporary or semi-permanent repairs such as pothole filling, crackseal, and infrared are offered with no express or implied warranties. Asphalt overlays are not warranted against reflective cracking. This warranty does not include normal wear and tear, damage caused by oil or chemical spills, snowplows, excessive weight, tire tears, lack of parking lot maintenance, and/or product abuse. Under this warranty, Rose Paving will be provided with the opportunity to have one of its representatives assess any purported defect caused by Rose Paving employees and/or material installed by Rose Paving. If Rose Paving determines the claimed defect was the fault of Rose Paving's workmanship and/or materials, Rose Paving will, at no cost to Customer, repair or replace the affected work. Rose Paving will be under no obligation to perform punch-list work until 95% of the Proposal price, as adjusted by any change orders, has been paid. Rose Paving will be under no obligation to perform warranty work, and no warranty will be valid, until 100% of the Proposal price, as adjusted by any change orders, has been paid.



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PROPOSAL

22. CONSENT TO USE OF PHOTOGRAPHS, IMAGES AND VIDEOS: Customer consents to Rose Paving using images and videos of jobsite as described in proposal or any work order, for use in Rose Paving promotional, marketing and training materials. Rose Paving shall have the right to use the name, logos, trademarks, trade names, service marks or other marks of Customer to the extent any of the foregoing appear in photographs, images and videos of the jobsite.

23. NON-DISCLOSURE: Customer acknowledges that information in this Proposal, including but not limited to pricing, determination of scope of work, method for evaluating parking lots, and methods of repair, constitute and include Rose Paving's Confidential Information. This Proposal shall not be shared, distributed, or disseminated to any other contractor and Customer acknowledges that should it violate this provision monetary damages will not be an adequate remedy and Rose Paving shall be entitled to injunctive relief in addition to any other remedy available in law or equity.

24. ALTERATIONS TO THIS PROPOSAL: Pricing is contingent on Customer accepting the Proposal as submitted. Alterations or notations on or to this Proposal will not be valid unless accepted in writing by a General Manager or Vice-President of the Rose Paving division issuing this Proposal, or an officer of Rose Paving.

25. SEVERABILITY OF TERMS: Should any part of this agreement be deemed unenforceable, the remaining terms shall be severable and separately enforceable and shall remain in full force .

26. AUTHORITY TO SIGN: The undersigned represents and warrants to Rose Paving that such individual is fully authorized to bind Customer, and has been expressly given, received, and accepted authority to enter into this binding agreement.

NOTICE TO CUSTOMERS FOR HOME IMPROVEMENTS CONTRACTS

"YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT."

As a duly authorized representative of Estes Park Golf Course, I agree to these Terms & Conditions

Solicitation Response Form

Bid Date: 01/09/2026

RFP: 2025-005

Bidding Company: Maverick Construction llc
Name of Authorized Agent Tim Abbe Email: tim@maverickconstructionllc.com
Telephone 719-460-8510 Address 2291 waynoka rd. City Colorado Springs State CO Zip 80915

The undersigned Offeror, in compliance with the RFP and having examined the Instruction to Bidders, General Contract Conditions, Statement of Work, Specifications, and other portions of the RFP, as well as any and all Addenda to the RFP, and having investigated the location of, and conditions affecting, the proposed Project work, hereby proposes to furnish all labor, materials and supplies, and to perform all work, for the Project in accordance with Project Contract, within the time set forth and at the prices stated below. These prices are to cover all expenses incurred in performing the Project work required under the Project Contract, of which the RFP and this Solicitation Response Form are a part.

The undersigned Offeror does hereby declare and stipulate that its Proposal is made in good faith without collusion or connection to any other Offerors and that its Proposal is made pursuant and subject to all terms and conditions of the RFP and any Addenda thereto, all of which have been examined by the undersigned Offeror.

The undersigned Offeror also agrees, if awarded the Project Contract, to provide insurance certificates within ten (10) working days of the date of notification of award from the District. Submission of this form with the undersigned Offeror’s Proposal will be taken by the District as a binding covenant that Offeror is and will be prepared to complete the Project in its entirety.

The District reserves the right to select a Contractor on the basis of such Contractor’s Proposal being deemed most favorable, to waive any formalities or technicalities, and to reject any or all Proposals or other offers. It is further agreed that this form may not be withdrawn by an Offeror for a period of sixty (60) calendar days after the Submission Deadline.

Submission by Offerors of clarifications and revised Proposals automatically establish a new thirty-day (30) non-withdrawal period.

Prices in the undersigned Offeror’s Proposal have not knowingly been disclosed with another Offeror and will not be disclosed prior to selection of an Offeror by the District as Contractor.

- Prices in this Proposal have been arrived at independently, without consultation, communication, or agreement for the purpose of restricting competition between Offerors.
- No attempt has been made or will be made to induce any other Offeror, whether person or firm, to submit a Proposal for the purpose of restricting competition.
- The individual signing this Proposal on behalf of Offeror certifies they are a legal agent of the Offeror, authorized to represent the Offeror, and is legally responsible for the Proposal with regard to supporting documentation and prices provided.
- Direct purchases by the District are tax exempt from Colorado sales or use taxes (Tax exempt No. 98-04118). The undersigned Offeror certifies that no federal, state, county, or municipal tax will be added to the quoted prices in the Proposal.
- The District payment terms for the Project Contract shall be Net 30 days.

RECEIPT OF ADDENDA: the undersigned Offeror acknowledges receipt of Addenda to the RFP.
State number of Addenda received: 1

It is the responsibility of Offeror to ensure all Addenda have been received and acknowledged. By signing below, the undersigned Offeror agrees to comply with all terms and conditions contained herein.

Authorized Signature:  Title: Project Director



Maverick Construction LLC

2291 Waynoka Rd. st. J.
Colorado Springs, CO
80915

Property:
80517

Operator: TIM

Type of Estimate:

Date Entered: 12/12/2025

Date Assigned:

Price List: COFC8X_DEC25

Labor Efficiency: Restoration/Service/Remodel

Estimate: ESTAS_PARK_ASPHALT

We are a small team with a diverse range of commercial and industrial construction experience. We strive to exceed project goals through our commitment to quality and time management. We get the job done right!



Maverick Construction LLC

2291 Waynoka Rd. st. J.
Colorado Springs, CO
80915

Recap by Category

O&P Items	Total	%
CONCRETE & ASPHALT	61,068.62	73.71%
GENERAL DEMOLITION	985.64	1.19%
PERMITS AND FEES	250.00	0.30%
LABOR ONLY	1,003.68	1.21%
TEMPORARY REPAIRS	420.00	0.51%
O&P Items Subtotal	63,727.94	76.92%
Overhead	9,559.19	11.54%
Profit	9,559.19	11.54%
Total	82,846.32	100.00%

This estimate represents the complete and exclusive agreement between the parties with respect to the subject matter herein. No prior or contemporaneous oral statements, representations, negotiations, or understandings shall be deemed to modify or supplement this agreement unless expressly incorporated in writing within this document. Only the goods, services, and terms explicitly set forth herein are included; any item, service, or obligation not specifically described shall be excluded. Any additions or modifications must be agreed upon in writing and signed by both parties.

Solicitation Response Form

Bid Date: 1/15/2026

RFP: 2025-005

Bidding Company: MPI, a Sunland Company
Name of Authorized Agent: Steve Martin Email: Smartin@metro-pavers.com
Telephone: 720-827-8293 Address: 7230 Gilpin Way #100 City: Denver State: CO Zip: 80229

The undersigned Offeror, in compliance with the RFP and having examined the Instruction to Bidders, General Contract Conditions, Statement of Work, Specifications, and other portions of the RFP, as well as any and all Addenda to the RFP, and having investigated the location of, and conditions affecting, the proposed Project work, hereby proposes to furnish all labor, materials and supplies, and to perform all work, for the Project in accordance with Project Contract, within the time set forth and at the prices stated below. These prices are to cover all expenses incurred in performing the Project work required under the Project Contract, of which the RFP and this Solicitation Response Form are a part.

The undersigned Offeror does hereby declare and stipulate that its Proposal is made in good faith without collusion or connection to any other Offerors and that its Proposal is made pursuant and subject to all terms and conditions of the RFP and any Addenda thereto, all of which have been examined by the undersigned Offeror.

The undersigned Offeror also agrees, if awarded the Project Contract, to provide insurance certificates within ten (10) working days of the date of notification of award from the District. Submission of this form with the undersigned Offeror's Proposal will be taken by the District as a binding covenant that Offeror is and will be prepared to complete the Project in its entirety.

The District reserves the right to select a Contractor on the basis of such Contractor's Proposal being deemed most favorable, to waive any formalities or technicalities, and to reject any or all Proposals or other offers. It is further agreed that this form may not be withdrawn by an Offeror for a period of sixty (60) calendar days after the Submission Deadline.

Submission by Offerors of clarifications and revised Proposals automatically establish a new thirty-day (30) non-withdrawal period.

Prices in the undersigned Offeror's Proposal have not knowingly been disclosed with another Offeror and will not be disclosed prior to selection of an Offeror by the District as Contractor.

- Prices in this Proposal have been arrived at independently, without consultation, communication, or agreement for the purpose of restricting competition between Offerors.
- No attempt has been made or will be made to induce any other Offeror, whether person or firm, to submit a Proposal for the purpose of restricting competition.
- The individual signing this Proposal on behalf of Offeror certifies they are a legal agent of the Offeror, authorized to represent the Offeror, and is legally responsible for the Proposal with regard to supporting documentation and prices provided.
- Direct purchases by the District are tax exempt from Colorado sales or use taxes (Tax exempt No. 98-04118). The undersigned Offeror certifies that no federal, state, county, or municipal tax will be added to the quoted prices in the Proposal.
- The District payment terms for the Project Contract shall be Net 30 days.

RECEIPT OF ADDENDA: the undersigned Offeror acknowledges receipt of Addenda to the RFP.

State number of Addenda received: 1

It is the responsibility of Offeror to ensure all Addenda have been received and acknowledged. By signing below, the undersigned Offeror agrees to comply with all terms and conditions contained herein.

Authorized Signature: [Signature] Title: ESTIMATOR

RED AREA - New/Overlay Asphalt - Remove old concrete/asphalt where necessary
BLUE AREA - New Concrete and Drainage
YELLOW AREA - New Asphalt & Striping





Estes Valley Recreation & Park District
RE: Estes Park Golf Course Maintenance – RFP 2025-005

Metro Pavers Inc. is dedicated to delivering exceptional customer satisfaction by expertly managing projects from start to finish. We view challenges as opportunities for growth, consistently providing innovative solutions that define industry standards for quality and reliability. Commitment to delivering high-quality paving solutions that meet or exceed industry standards and customer expectations. With over 50 years in the industry, we strive to be proficient in all areas of Asphalt and Concrete flatwork in and around municipal boundaries.

Principal Contact:
Steve Martin
7230 Gilpin Way #180
Denver CO 80229
Cell: 720-827-8293
Office: 303-427-5575
SMartin@Metropaversinc.com

Reference Jobs:

City Federal Heights – Jeff Hill, 970.224.0997 JHill@Fedheights.org
\$50,000

Town of Erie – Fernando Herrera, 303.926.2844, FHerrera@Erieco.gov
\$300,000

Town of Louisville – Geoff Nettleton, 303.335.4603, GNettleton@LouisvilleCo.gov
\$450,000



7230 GILPIN WAY #180 DENVER, CO 80229
 PHONE: 303.427.5575 | WWW.METROPAVERSINC.COM

To:	Estes Park Golf Course Maintenance Facility	Contact:	John Feeney
Address:	1480 Golf Course Road Estes Park, CO 80517	Phone:	970-586-8170
Project Name:	Estes Valley Recreation & Park District	Bid Number:	10112035
Project Location:	1480 Golf Course Road, Estes Park, CO	Bid Date:	1/12/2026

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Concrete Drain Pan: 560 SF (140' X 4') At 6"	560.00	SF	\$33.00	\$18,480.00
<ul style="list-style-type: none"> * Remove Approx. 560 Square Feet Of Existing Asphalt/Dirt To A Depth Of 6". * Haul Off To Landfill.. * Set Elevations/Slope And Compact Existing Base. * Form And Pour Concrete Pan Approx. 560 Square Feet To A Depth Of 6 Inches Using High Early Concrete Mix Design. 				
Concrete Pad: 437 SF (23' X 19') At 6"	437.00	SF	\$27.50	\$12,017.50
<ul style="list-style-type: none"> * Remove Approx. 437 Square Feet Of Existing Asphalt/Dirt To A Depth Of 6". * Haul Off To Landfill. * Set Elevations/Slope To Allow A Portion Of The New Pad To Sit Level For Aux Equip. * Compact Existing Base. * Form And Pour Approx. 560 Square Feet To A Depth Of 6 Inches Using High Early Concrete Mix Design. 				
Asphalt: Remove 16,386 Sf Of Asphalt And Concrete And Dirt. Then Pave 19,859 Sf Of Asphalt	577.00	TON	\$240.00	\$138,480.00
<ul style="list-style-type: none"> * Mill 16,386 Sf Asphalt And Existing Base To A Depth Of 5" * Remove 2,332 Sf Of Concrete Lot Sections. * Haul Spoils To Landfill. * Prep And Compact Base * Edge-mill 18" By Sidewalk And Street (for Front Lot). 105 Lf Overlay (front Lot) At 2", Pave (new Parking Lot Areas) At 5", And Pave (sides And Back) Of Building At 5" Depth. 				

Total Bid Price: \$168,977.50

Notes:

• **IMPORTANT NOTICE:**

Estimated material costs are included in total price. In order to hold pricing, this proposal must be signed and returned within 15 days from the bid date specified above. Due to the pricing volatility of our industry at the moment, Sunland reserves the right to update pricing at any time prior to start of work.

- Additional (downtime/mobilization) charges may result from delays beyond the control of Sunland Asphalt (or its subcontractors) which prohibit the above mentioned work from being completed as scheduled. (i.e., unmoved vehicles, disregard for Sunland traffic control, sanitation/delivery services, sprinkler runoff, etc.)
 - This bid excludes Subgrade prep.
 - Sunland Asphalt will not be held liable for any underground cables, electrical lines, water lines, irrigation lines, sensor loops or any other underground obstruction not buried to a depth less than 18" below the existing finished grade
 - There will be an extra charge based on time and material for the removal and replacement of dirt or soil if soft or frozen is found unless otherwise noted.
 - Additional cost will apply if winter protection for concrete is required. Proposal excludes any landscaping repair, backfill or repair to un-marked irrigation lines and sprinkler heads.
 - No permits, fees, bonds, prevailing wages, compaction tests, staking, layout, ADA compliance, new parking blocks, testing, utility adjustments, concrete, water/meter, weed kill, signs of any kind or offsite barricades in price unless noted in contract.
 - Sunland Asphalt warrants all labor and materials for a period of 12 months upon completion of project.
 - Sunland Asphalt is not responsible for defects in the finished pavement resulting from deficiencies in grade or base. Such deficiencies may include, but are not limited to, cracking, segregation, low areas, high areas or settling.
 - Any pre-existing ADA compliance issues are excluded from the contract unless specifically stated in the proposal. Proposal excludes any concrete or asphalt testing. Sunland Asphalt can not guarantee drainage less than 2%.

• **Sunland Asphalt Terms and Conditions:**

Contractor hereby accepts the terms of the attached Contract subject to the provisions as defined on the Contract Agreement as well as the Owner's Agreement with the terms set forth in this Addendum. This Addendum is attached hereto and incorporated herein by reference. If any of the terms of the Contract are inconsistent with the terms of this Addendum, then this Addendum shall be controlling and the parties shall be bound by the terms and conditions of this Addendum.

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p>	<p>CONFIRMED: Sunland Asphalt & Construction, LLC</p> <p>Authorized Signature: _____</p> <p>Project Consultant: Steve Martin 720-827-8293</p>
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• **Sunland Asphalt Terms and Conditions:**

Contractor hereby accepts the terms of the attached Contract subject to the provisions as defined on the Contract Agreement as well as the Owner's Agreement with the terms set forth in this Addendum. This Addendum is attached hereto and incorporated herein by reference. If any of the terms of the Contract are inconsistent with the terms of this Addendum, then this Addendum shall be controlling and the parties shall be bound by the terms and conditions of this Addendum.

• 1. **PAYMENT**

Contractor shall be paid a monthly progress payment within 15 days after receipt of the payment by the Owner for the value of work performed. Final payment, including all retention, shall be due 15 days after the work described in the Proposal is substantially completed. No provision of this agreement shall serve to void the Contractor's entitlement to payment for properly performed work.

• 2. **INTEREST AND EXPENSES**

All sums not paid when due shall bear an interest rate of 1 1/2% per month or the maximum legal rate permitted by law, whichever is less, and all costs of collection, including a reasonable attorneys' fee, shall be paid by Owner.

• 3. **ATTORNEYS' FEES**

In the event of litigation or collection efforts by Contractor, the prevailing party shall be reimbursed for its reasonable attorneys' fees, which shall include all costs that would normally be passed through to the client, specifically but not limited to research charges, travel costs, expert witness costs, copying costs, mailing costs, facsimile costs, had-delivery costs, Federal Express or Express Mail costs, taxable costs and disbursements.

• 4. **CONTINUED PERFORMANCE**

Nothing in this subcontract agreement shall require the Contractor to continue performance if timely payments are not made to Contractor for suitably performed work.

• 5. **BACK CHARGES**

No back charges or claim of the Owner for services shall be valid except by an agreement in writing by the Contractor before the work is executed, except in the case of the Contractor's failure to meet any requirement of the subcontract agreement. In such event, the Owner shall notify the Contractor of such default, in writing, and allow the Contractor reasonable time to correct any deficiency before incurring any cost chargeable to the Contractor.

• 6. **WORK AREAS**

Owner is to prepare all work areas so as to be acceptable for Contractor work under the contract. Contractor will not be called upon to start work until sufficient areas are ready to insure continued work.

• 7. **TIME FOR PERFORMANCE**

Contractor shall be given a reasonable time in which to commence and complete the performance of the contract. Contractor shall not be responsible for delays or default where occasioned by any causes of any kind and extent beyond its control, including but not limited to: delay caused by Owner, architect and/or engineers, delays in transportation, shortages of raw materials, civil disorders, labor difficulties, vendor allocations, fires, floods, accident hazardous waste or controlled substances and acts of God. Contractor shall be entitled to equitable adjustment in the subcontract amount for additional costs due to unanticipated project delays or accelerations. Contractor shall not be obligated to provide any labor or materials outside the scope of work unless Owner shall first agree in writing to equitably adjust the subcontract amount to be paid Contractor.

• 8. **WORKMANSHIP**

All workmanship is guaranteed against defects for a period of one year from the date of substantial completion of installation. This warranty is in lieu of all other warranties, express or implied, including any warranties of merchantability or fitness for a particular purpose. The exclusive remedy shall be that Contractor will replace or repair any part of its work which is found to be defective. Contractor shall not be responsible for special, incidental or consequential damages. Contractor shall not be responsible for damage to its work by other parties or for improper use of equipment by other Standard of industry practice and will override strict compliance and strict performance.

• 9. **WORK HOURS**

Work called for herein is to be performed during Contractor's regular working hours as agreed to by the Owner and the Contractor.

• 10. **NOTICE**

Any notice or written claim required by the contract documents to be submitted to the Owner, on account of charges, extras, delays, acceleration, or otherwise, shall be furnished within a time period, and in a manner to permit the Owner to satisfy the requirements of the contract documents, notwithstanding any shorter time period otherwise provided.

• 11. **LIEN RIGHTS**

Nothing in this agreement shall serve to void Contractor's right to file a lien or claim on its behalf in the event that any payment to Contractor is not timely made.

• 12. **LABOR**

Contractor shall not be bound by any of Owner's labor agreements (in whole or in part).

• 13. **LIQUIDATED DAMAGES**

The Owner shall make no demand for liquidated damages for delays in any sum in excess of such amounts as may be specifically named in this Addendum and no liquidated damages may be assessed against Contractor for more than the amount paid by the Owner for unexcused delays to the event actually caused by the Contractor.

• 14. **SCHEDULE**

Contractor shall submit a schedule to Owner, Owner will review and notify Contractor of any schedule conflict. If Contractor finds it necessary to change his schedule, owner will give his best effort to meet this change in schedule. Contractor shall not be penalized for non-performance and will be paid for work performed.

• 15. **INSURANCE RESTRICTION**

Notwithstanding any provision to the contrary, Contractor shall maintain the types and limitations on insurance as shown on the attached certificate of insurance. Contractor is not required to waive any claims or rights of subrogation against the Owner or any others for losses and claims covered or paid by Owner's workers compensation or general liability insurance. Acceptance of the Certificate of Insurance constitutes acceptance of the insurance of Contractor, including any additional insured requirements. In addition, Contractor shall not provide completed operations under an additional insured requirement.

• 16. INDEMNITY, HOLD HARMLESS RESTRICTION

Any indemnification or hold harmless obligation of the Contractor shall extend only to claims relating to bodily injury and property damage and then only to that part or proportion of any claim damage, loss or defect that results from the negligence or intentional act of the indemnitor or someone for whom it is responsible. Contractor shall not under any circumstance have a duty to defend. Nothing in this agreement shall require the Contractor to indemnify any other party from any damages including expenses and attorneys' fees to persons or property for any amount exceeding the degree Contractor directly caused such damages. Contractor shall not be responsible for fines or assessments made against Owner and Contractor. Contractor retains all rights of subrogation. Contractor will not indemnify anybody for any actions except for Contractor's own negligence and only in the proportional amount of their negligence.

• 17. RIGHT TO RELY

Contractor shall rely on plans, drawings, specifications and other information provided by Owner, Owner, Architect or representatives of each. Contractor assumes no risk for unknown or unforeseen conditions not evident from the plans, drawings, specifications or other information provided to Contractor.

• 18. HAZARDOUS WASTE

Contractor shall have no obligation to handle (that is, to remove, treat or transport) any substance which is considered hazardous waste or substance under state or federal law ("hazardous waste"). Handling hazardous waste shall be outside the scope of work of this agreement. Title to all hazardous waste shall remain with others and shall not be property of Contractor.

• 19. DISPUTE RESOLUTION

Final determination of contract compliance and all dispute resolutions shall be handled in the jurisdiction and venue of Maricopa County, Arizona, and be governed by the laws of Arizona.



Estes Valley Recreation & Park district.

CARAVEO CONSTRUCTION is pleased to offer our services through this Bid.

Since 2002 we have accompanied the development of the Denver metropolitan area by providing our services on Milling, Asphalt, Seal Coat, Demolition, Concrete, Earthwork, Directional Bore, Underground Utilities, Snow Maintenance and Power Wash cleaning, Landscape and Traffic Control.

The continuous updating and search for new construction processes, technical team Experience and Expertise are our pillars; always assisting the Engineering Department and looking for Efficiency, TOP Quality, and the Best Client-Company Relationship. Completing their projects in budget and on-time.

A handwritten signature in blue ink, consisting of a large, stylized 'M' and 'E' with a few dots to the right.

Marcelo Esmoris

Architect – Project Manager

A handwritten signature in blue ink, consisting of a large, stylized 'E' and 'S' with a few dots to the right.

BEST PRACTICES * BEST QUALITY * KEEP BUDGET *BEST PRICE * TIME FRAME * EFFICIENCY



To: Estes Valley Recreation & Park district.

The undersigned Bidder, having familiarized with the Work required by the Contract Documents, the site where the Work is to be performed, local labor conditions, and all laws, regulations, and other factors affecting performance of the Work, and having satisfied him- or herself of the expense and difficulties attending performance of the Work, CARAVEO CONSTRUCTION Inc. (Bidder) hereby proposes and agrees, if this Bid Schedule is accepted, to enter into Agreement in the form attached to perform all Work, including the assumption of all obligations, duties, and responsibilities necessary for the successful completion of the Contract and the furnishing of all materials and equipment required to be incorporated in and form a permanent part of the specified Work; tools, equipment, supplies, transportation, facilities, labor, superintendence, and services required to perform the specified Work; Bonds, insurance, and submittals; all as indicated or specified in the Contract Documents to be performed or furnished by Contractor.

Our services are Concrete work, Asphalt (Mill & Hot Asphalt), Seal Coating, Trucking, Demolition, Excavation, Directional Bore & Underground Utilities, Snow Maintenance and Power Wash cleaning, Landscape and Traffic Control.

That allows us to have all the resources to furnish this contract.



Marcelo Esmoris
Architect - Project Manager



BEST PRACTICES * BEST QUALITY * KEEP BUDGET * BEST PRICE * TIME FRAME * EFFICIENCY

1056 Knox Ct. Denver, CO. 80204 * Tel. (303)210-5205 * Mob. (719)232-0608 * Marcelo.Esmoris@CaraveoConstructionInc.com

Solicitation Response Form

Bid Date: 01/15/2026

RFP: 2025-005

Bidding Company: CARAVEO CONSTRUCTION INC

Name of Authorized Agent Efrain Caraveo

Email: Arch.Marcelo.Esmoris@gmail.com

Telephone (719)232-0608

Address 1056 Knox Court

City Denver

State CO Zip 80204

The undersigned Offeror, in compliance with the RFP and having examined the Instruction to Bidders, General Contract Conditions, Statement of Work, Specifications, and other portions of the RFP, as well as any and all Addenda to the RFP, and having investigated the location of, and conditions affecting, the proposed Project work, hereby proposes to furnish all labor, materials and supplies, and to perform all work, for the Project in accordance with Project Contract, within the time set forth and at the prices stated below. These prices are to cover all expenses incurred in performing the Project work required under the Project Contract, of which the RFP and this Solicitation Response Form are a part.

The undersigned Offeror does hereby declare and stipulate that its Proposal is made in good faith without collusion or connection to any other Offerors and that its Proposal is made pursuant and subject to all terms and conditions of the RFP and any Addenda thereto, all of which have been examined by the undersigned Offeror.

The undersigned Offeror also agrees, if awarded the Project Contract, to provide insurance certificates within ten (10) working days of the date of notification of award from the District. Submission of this form with the undersigned Offeror's Proposal will be taken by the District as a binding covenant that Offeror is and will be prepared to complete the Project in its entirety.

The District reserves the right to select a Contractor on the basis of such Contractor's Proposal being deemed most favorable, to waive any formalities or technicalities, and to reject any or all Proposals or other offers. It is further agreed that this form may not be withdrawn by an Offeror for a period of sixty (60) calendar days after the Submission Deadline.

Submission by Offerors of clarifications and revised Proposals automatically establish a new thirty-day (30) non-withdrawal period.

Prices in the undersigned Offeror's Proposal have not knowingly been disclosed with another Offeror and will not be disclosed prior to selection of an Offeror by the District as Contractor.

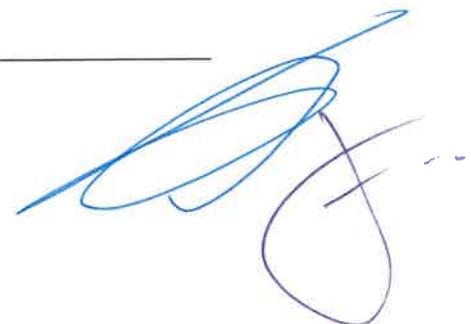
- Prices in this Proposal have been arrived at independently, without consultation, communication, or agreement for the purpose of restricting competition between Offerors.
- No attempt has been made or will be made to induce any other Offeror, whether person or firm, to submit a Proposal for the purpose of restricting competition.
- The individual signing this Proposal on behalf of Offeror certifies they are a legal agent of the Offeror, authorized to represent the Offeror, and is legally responsible for the Proposal with regard to supporting documentation and prices provided.
- Direct purchases by the District are tax exempt from Colorado sales or use taxes (Tax exempt No. 98-04118). The undersigned Offeror certifies that no federal, state, county, or municipal tax will be added to the quoted prices in the Proposal.
- The District payment terms for the Project Contract shall be Net 30 days.

RECEIPT OF ADDENDA: the undersigned Offeror acknowledges receipt of Addenda to the RFP.

State number of Addenda received: Addendum #1, 12/115/2025 EC Addendum #2 01/14/2025 EC

It is the responsibility of Offeror to ensure all Addenda have been received and acknowledged. By signing below, the undersigned Offeror agrees to comply with all terms and conditions contained herein.

Authorized Signature: Efrain Caraveo Title: President





Quote

Revised

Quote# 26-01-195

Date	Start Date
1/9/2026	

Revised By: Manuel hernandez Jr.
 Phone: (303)819-5674
 Email:Manuel.Hernandez@CaraveoConstructionInc.com

Project Name: RFP-2025-005
Estes Park Golf Course Maintenance
Estes Valley Recreation & Park District

Item	Work Scope Discription	Qty	\$ Unit	Total
	Red Area			
	4" Asphalt. Remove existing soil. Compact. HMA SX. Sqf.	6,797.00	\$ 3.97	\$ 26,984.09
	2" Mill & Overlay. TAC Oil. HMA SX. Sqf.	12,743.00	\$ 3.01	\$ 38,356.43
	Blue Area			
	Concrete V Pan. 2'. 6". Rebar #4. 4,500 PSI. Lf.	122.00	\$ 35.00	\$ 4,270.00
	Concrete Slab on grade. 6". Rebar #4. 4,500 PSI. Sqf.	224.00	\$ 10.30	\$ 2,307.20
	Yellow Area			
	4" Asphalt. Remove existing soil. Compact. HMA SX. Sqf.	2,600.00	\$ 3.97	\$ 10,322.00
	Striping. LS.	1.00	\$ 1,760.28	\$ 1,760.28
	Mobilization. LS.	1.00	\$ 3,000.00	\$ 3,000.00
	Note: WARRANTY 13 MONTHS.			
	THANK YOU FOR YOUR BUSINESS!		Total	\$ 87,000.00

RED AREA - New/Overlay Asphalt - Remove old concrete/asphalt where necessary
BLUE AREA - New Concrete and Drainage
YELLOW AREA - New Asphalt & Striping



ADDENDUM #1

[Handwritten Signature]
TRINIDAD ESMOLIS



ADDENDUM NO. 2

REQUEST FOR PROPOSALS – RFP 2025-005

Estes Park Golf Course Maintenance Facility

Asphalt and Concrete Demolition and Installation

This Addendum No. 2 is issued to clarify the bid opening process. All other terms and conditions of the Request for Proposals remain unchanged.

1. Public Bid Opening

The bid opening is open to the public. Proposals will be opened and publicly read aloud to all those present at **1:00 p.m. MST on Thursday, January 15, 2026**, at the **District Administration Office, 660 Community Drive, Estes Park, Colorado 80517**.

No proposals will be considered if received after the time indicated. Any proposals received after the stated deadline shall be returned unopened.

2. Acknowledgment

By submitting a proposal, bidders acknowledge receipt of this Addendum No. 2 and acceptance of the modifications contained herein.

Issued January 14, 2026.

Estes Valley Recreation and Park District

JACQUES BENOIST



January 20, 2026

Agenda Item: 7.C

Agenda Title: Administration – 2026 Budget, To Set Mill Levies (Discussion/Action)

Submitted by: Mary Davis, Finance Director

Background Information:

Overview of the Budget Process:

- A staff-prepared budget was delivered to the Board on October 15, 2025 and the Public Hearing was held at our October 21, 2025 Regular Board meeting.
- A Board and Managers budget work session was held October 21, 2025.
- To facilitate uninterrupted operation, the Board adopted the Budget on 11/18/2025, with the provision that minor adjustments would be necessary upon receipt of final Certifications of Valuation from the County Assessors.
- Final Certifications of Assessed Valuations have been received from Larimer and Boulder Counties.

Attached are Resolutions to set mill levies for the fiscal year 2026

- Resolution 2026-01 to Set Mill Levies for Larimer County
- Resolution 2026-02 to Set Mill Levies for Boulder County

Attachments:

- | | | |
|-------------------------------------|----------------------------------|---------------------------------|
| <input type="checkbox"/> Resolution | <input type="checkbox"/> Letter | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Report | <input type="checkbox"/> Minutes | <i>Resolutions</i> |
| <input type="checkbox"/> Contract | <input type="checkbox"/> Map | 2026-01 |
| | | 2026-02 |

Staff Recommendation:

Staff has converted the 2026 Proposed Budget from the working document to the legal requirements of the Colorado Division of Local Government. The attached Resolutions and Certifications of Mill Levies are the required documentation for implementation of the 2026 Budget.

I recommend approval of the documents and any insignificant changes due to changes in Assessor certifications of valuation.

Board Action Needed:

A motion to (approve, modify, or amend) Resolution 2026-01, 2026-02 to Set the Mill Levies for both Larimer and Boulder Counties.

**ESTES VALLEY RECREATION AND PARK DISTRICT
RESOLUTION 2026-01
TO SET MILL LEVIES LARIMER COUNTY**

A RESOLUTION LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2025 TO HELP
DEFRAY THE COSTS OF GOVERNMENT FOR THE ESTES VALLEY
RECREATION AND PARK DISTRICT, COLORADO, FOR THE 2026 BUDGET YEAR.

WHEREAS, the Board of Directors of the Estes Valley Recreation and Park District has adopted the annual budget in accordance with the Local Government Budget Law, on November 18th, 2025; and,

WHEREAS, the amount of money necessary to balance the budget for general operating expenses is \$1,040,431 with a temporary property tax credit of \$254,120, providing a net general operating expense of \$786,311; and,

WHEREAS, the amount of optional levies authorized for refund/abatement is \$32,130; and,

WHEREAS, a mill levy was approved by the electors November 4, 2008, for 1.200 mills. The amount of money approved from the election is \$701,020; and,

WHEREAS, a tax increase of up to \$1,670,000 per year for Community Center bond debt service was approved by the electors November 3, 2015. The amount of money required for debt service in 2026 is \$1,331,989; and,

WHEREAS, a tax increase of up to \$200,000 per year for Community Center operations was approved by the electors November 3, 2015. The amount of money required for operations in 2026 is \$189,275 and,

WHEREAS, the current year's net assessed valuation for the Estes Valley Recreation and Park District, as certified by the Larimer County Assessor, is \$584,183,621 for jurisdiction 091 and \$1,821,277 for jurisdiction 369; and,

WHEREAS, the combined current year's net assessed valuation of Boulder and Larimer Counties for Estes Valley Recreation and Park District as certified by the County Assessor of each County is \$597,944,946 including \$1,821,277 in Larimer County which is subject only to the levy for Community Center bond debt;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE ESTES VALLEY RECREATION AND PARK DISTRICT, COLORADO:

Section I. That for the purpose of meeting all general operating expenses of the Estes Valley Recreation and Park District during the 2026 budget year, there is hereby levied a tax of 1.781 mills, minus a temporary mill levy reduction of 0.435 mills, for a net mill levy of 1.346 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2025.

Section 2. That for the purpose of meeting the refund/abatement of the Estes Valley Recreation and Park District during the 2026 budget year, there is hereby levied a tax of 0.055 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2025.

Section 3. That for the purpose of meeting operational and trail development/maintenance needs approved in Ballot Question 4C of the November 4, 2008, election, there is hereby levied a tax of 1.200 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2025.

Section 4. That for the purpose of debt service of bonds for constructing and equipping a Community Center approved in Ballot Question 4D of the November 3, 2015 election, there is hereby levied a tax of 2.273 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2025.

Section 5. That for the purpose of Community Center operations approved in Ballot Question 4D of the November 3, 2015 election, there is hereby levied a tax of 0.324 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2025.

Section 6. That the President of the Board is hereby authorized and directed to immediately certify to the County Commissioners of Larimer County, Colorado, the total mill levy of 5.198 for the Estes Valley Recreation and Park District as hereinabove determined and set.

ADOPTED, this 20th day of January, 2026.

Heather Bradley, President of the Board

ATTEST:

Michael Fallon, Board Vice President

**ESTES VALLEY RECREATION AND PARK DISTRICT
RESOLUTION 2026-02
TO SET MILL LEVIES BOULDER COUNTY**

A RESOLUTION LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2025 TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE ESTES VALLEY RECREATION AND PARK DISTRICT, COLORADO, FOR THE 2026 BUDGET YEAR.

WHEREAS, the Board of Directors of the Estes Valley Recreation and Park District has adopted the annual budget in accordance with the Local Government Budget Law, on November 18, 2025; and,

WHEREAS, the amount of money necessary to balance the budget for general operating expenses is \$21,265 with a temporary property tax credit of \$5,194, providing a net general operating expense of \$16,071; and,

WHEREAS, the amount of optional levies authorized for refund/abatement is \$657; and,

WHEREAS, a mill levy was approved by the electors November 4, 2008, for 1.200 mills. The amount of money approved from the election is \$14,328 and,

WHEREAS, a tax increase of up to \$1,670,000 per year for Community Center bond debt service was approved by the electors November 3, 2015. The amount of money required for debt service in 2026 is \$27,140; and,

WHEREAS, a tax increase of up to \$200,000 per year for Community Center operations was approved by the electors November 3, 2015. The amount of money required for operations in 2026 is \$3,869 and,

WHEREAS, the current year's net assessed valuation for the Estes Valley Recreation and Park District, as certified by the Boulder County Assessor, is \$11,940,048; and,

WHEREAS, the combined current year's net assessed valuation of Boulder and Larimer Counties for Estes Valley Recreation and Park District as certified by the County Assessor of each County is \$597,944,946 including \$1,821,277 in Larimer County which is subject only to the levy for Community Center bond debt;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE ESTES VALLEY RECREATION AND PARK DISTRICT, COLORADO:

Section I. That for the purpose of meeting all general operating expenses of the Estes Valley Recreation and Park District during the 2026 budget year, there is hereby levied a tax of 1.781 mills, minus a temporary mill levy reduction of 0.435 mills, for a net mill levy of 1.346 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2025.

Section 2. That for the purpose of meeting the refund/abatement of the Estes Valley Recreation and Park District during the 2026 budget year, there is hereby levied a tax of 0.055 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2025.

Section 3. That for the purpose of meeting operational and trail development/maintenance needs approved in Ballot Question 4C of the November 4, 2008, election, there is hereby levied a tax of 1.200 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2025.

Section 4. That for the purpose of debt service of bonds for constructing and equipping a Community Center approved in Ballot Question 4D of the November 3, 2015 election, there is hereby levied a tax of 2.273 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2025.

Section 5. That for the purpose of Community Center operations approved in Ballot Question 4D of the November 3, 2015 election, there is hereby levied a tax of 0.324 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2025.

Section 6. That the President of the Board is hereby authorized and directed to immediately certify to the County Commissioners of Boulder County, Colorado, the total mill levy of 5.198 for the Estes Valley Recreation and Park District as hereinabove determined and set.

ADOPTED, this 20th day of January, 2026.

Heather Bradley, President of the Board

ATTEST:

Michael Fallon, Board Secretary



January 20, 2026

Agenda Item: 7.D

Agenda Title: Proposed EVRPD Holiday Policy Change (Discussion/Action)

Submitted by: Robin Fallon, HR Manager

Background Information:

The District is proposing a shift from an “automatic” holiday policy for full-time employees, which provides fixed days off on specific federal calendar holidays (such as 4th of July), to a “floating holiday” model. Under this approach, employees would receive the same amount of paid holiday hours (88) in a floating holiday absence plan. Floating holidays allow the employees to choose how they want to use their holiday hours rather than being tied to predetermined dates. This policy change is intended to enhance work-life balance, improve employee morale, and provide employees with greater flexibility to take time off that is meaningful to them. The holiday schedule for part-time employees that provides time and a half for pay for working on a holiday will not change.

Attachments: Two versions of the proposed updated Holiday Policy are attached – one with redline changes, and one “clean” version with those changes accepted.

Staff Recommendation:

Staff recommends approval of the proposed updated Holiday Policy to replace fixed-date holidays with a floating holiday model.

Board Action Needed:

A motion to (approve, deny, table) the revision of the District’s full-time holiday policy to replace fixed-date holidays with a floating holiday model as presented.

Original Policy

4.10 HOLIDAY PAY

Full-time regular year round employees who work holidays due to business needs shall be compensated at their regular rate and may accrue a floating holiday for use at a later date. All accrued time for hours worked on holidays by any employee must be used by the last working day of each calendar year. Paid time off for holidays does not count as hours worked for purposes of calculating overtime. If an employee is sick on a holiday, sick leave cannot be paid out and the holiday accumulated.

Part-time employees that must work on a holiday, will be paid one and one half (1 ½) times their regular rate of pay.

4.20 HOLIDAYS

The District provides the following paid holidays:

- New Year's Day (January 1)
- Martin Luther King Jr. Day (third Monday in January)
- Presidents' Day (third Monday in February)
- Memorial Day (last Monday in May)
- Independence Day (July 4)
- Labor Day (first Monday in September)
- Veterans' Day (November 11)
- Thanksgiving Day (fourth Thursday in November)
- Thanksgiving Friday (Friday after Thanksgiving)
- Christmas Eve (December 24)
- Christmas Day (December 25)

When a holiday falls on a Sunday, the following Monday shall be observed. When a holiday falls on a Saturday, the preceding Friday shall be observed. Employees who are normally scheduled to work on Saturdays or Sundays will observe the actual day of the holiday.

Proposed Changes to Policy

4.10 HOLIDAY PAY

~~Full-time regular year-round employees who work holidays due to business needs shall be compensated at their regular rate and may accrue a floating holiday for use at a later date. All accrued time for hours worked on holidays by any employee must be used by the last working day of each calendar year. Paid time off for holidays does not count as hours worked for purposes of calculating overtime. If an employee is sick on a holiday, sick leave cannot be paid out and the holiday accumulated.~~

~~Part-time employees that must work on a holiday, will be paid one and one half (1 ½) times their regular rate of pay.~~

4.20 HOLIDAYS- 4.10 HOLIDAYS

The District ~~provides~~ recognizes the following ~~paid~~ holidays:

- New Year's Day (January 1)
- Martin Luther King Jr. Day (third Monday in January)
- Presidents' Day (third Monday in February)
- Memorial Day (last Monday in May)
- Independence Day (July 4)
- Labor Day (first Monday in September)
- Veterans' Day (November 11)
- Thanksgiving Day (fourth Thursday in November)
- Thanksgiving Friday (Friday after Thanksgiving)
- Christmas Eve (December 24)
- Christmas Day (December 25)

~~When a holiday falls on a Sunday, the following Monday shall be observed. When a holiday falls on a Saturday, the preceding Friday shall be observed. Employees who are normally scheduled to work on Saturdays or Sundays will observe the actual day of the holiday.~~

~~Part-time employees that are scheduled on a recognized holiday, will be paid one and one half (1.5) times their regular rate of pay for hours work,~~

(NEW) 5.20 PAID HOLIDAY TIME

~~Full-time employees will be issued 88 hours of floating holiday time at the beginning of each calendar year. Employees can use holiday time according to the district holiday calendar or for alternative days that are important to the employee.~~

~~Holiday time should be planned and scheduled in advance whenever possible. To schedule planned time-off the employees should request, in writing, advance approval from their supervisor. Requests will be reviewed and approved based on multiple factors, including business needs and staffing requirements.~~

~~Holiday hours are to be used in whole-day increments (8 hours), unless business needs require any employee to work on a holiday (i.e., snow removal). In those cases, holiday hours can be used in increments of no less than 4 hours.~~

~~No more than 16 hours of holiday time can be used each month. (The exception is the month of November, which has three district holidays.) Holiday time must be taken in the calendar year in which it is issued and will not carry over to next calendar year. Holiday hours are not included in the calculation of overtime pay. Unused holiday time is not paid out upon separation of employment.~~

Proposed Policy

4.10 HOLIDAYS

The District recognizes the following holidays:

- New Year's Day (January 1)
- Martin Luther King Jr. Day (third Monday in January)
- Presidents' Day (third Monday in February)
- Memorial Day (last Monday in May)
- Independence Day (July 4)
- Labor Day (first Monday in September)
- Veterans' Day (November 11)
- Thanksgiving Day (fourth Thursday in November)
- Thanksgiving Friday (Friday after Thanksgiving)
- Christmas Eve (December 24)
- Christmas Day (December 25)

Part-time employees that are scheduled on a recognized holiday will be paid at one and one-half (1.5) times their regular rate of pay for hours worked.

5.20 PAID HOLIDAY TIME

Full-time employees will be issued 88 hours of floating holiday time at the beginning of each calendar year. Employees can use holiday time according to the District holiday calendar or for alternative days that are important to the employee.

Holiday time should be planned and scheduled in advance whenever possible. To schedule planned time-off the employees should request, in writing, advance approval from their supervisor. Requests will be reviewed and approved based on multiple factors, including business needs and staffing requirements.

Holiday hours are to be used in whole-day increments (8 hours), unless business needs require any employee to work on a holiday (i.e., snow removal). In those cases, holiday hours can be used in increments of no less than 4 hours.

No more than 16 hours of holiday time can be used each month. (The exception is the month of November, which has three district holidays.) Holiday time must be taken in the calendar year in which it is issued and will not carry over to next calendar year. Holiday hours are not included in the calculation of overtime pay. Unused holiday time is not paid out upon separation of employment.



January 20, 2026

Agenda Item: 7.E

Agenda Title: EVRPD Board Meeting Times & Locations

Submitted by: Heather Drees, Administrative Assistant

Background Information:

By law, at the first Board meeting of each calendar year, the Board must designate the official location for posting notice of its meetings at least 24 hours in advance, as required by the Open Meetings Law. The notice and agenda may be posted together and must include the meeting date, time, location, and specific agenda information.

Under the Open Meetings Law, the Board has discretion in selecting the official posting location and may designate the District's website as the official posting place.

The annual designation of the meeting notice location is accomplished through a Board motion.

Attachments:

Resolution
 Report
 Contract

Letter
 Minutes
 Map

Other: *Public Notice*

Staff Recommendation:

To approve the Regular Board Meeting date and time. (6:00pm on the third Tuesday of every month.)

Board Action Needed:

A motion to (approve, deny, modify) the 2026 Notice of Regular Board Meeting Dates as the third Tuesday of every month, beginning at 6:00pm and establishing the posting locations for Board meetings.



ESTES VALLEY
Recreation & Park District

District Administration Office

660 Community Drive, P.O. Box 1379, Estes Park, Colorado 80517

WWW.EVRPD.COM

PUBLIC NOTICE

ESTES VALLEY RECREATION AND PARK DISTRICT 2026 NOTICE OF REGULAR MEETING DATES

PUBLIC NOTICE is hereby given that beginning January 1, 2026, the regular meetings of the Board of Directors of the ESTES VALLEY RECREATION AND PARK DISTRICT will be held the 3rd Tuesday of each month at 6:00 P.M. These meetings will be held at the Estes Valley Community Center, in the downstairs meeting room, located at 660 Community Drive, Estes Park, Colorado, unless otherwise posted and until further notice.

Notices of meeting times and locations will be posted on the District website www.evrpd.com and at the District Administration Office, located in the community center at 660 Community Drive, Estes Park, Colorado.

The agenda outline of each regular Board meeting will be posted 24 hours before the meeting on the District website www.evrpd.com and at the District Administration Office, located in the community center at 660 Community Drive, Estes Park, Colorado.

DATED: January 20, 2026

ESTES VALLEY RECREATION AND PARK DISTRICT

Heather Bradley, President of the Board

Michael Fallon, Secretary of the Board

PLEASE LEAVE POSTED FOR THE ENTIRE YEAR PURSUANT TO THE SUNSHINE LAW



January 20, 2026

Agenda Item: 8.A

Agenda Title: Meetings to Schedule

Submitted by: Tom Carosello, Executive Director

Upcoming Meetings:

- Next Regular Board Meeting
Tuesday, February 17, 2026 at 6:00pm – Estes Valley Community Center (Lower Level)
- Trails Committee Meeting:
Tuesday, February 3, 2026 at 6:00pm – Estes Valley Community Center (Lower Level)