

## Regular Meeting of the EVRPD Board of Directors Tuesday, February 17, 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, February 17, 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.*

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**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. January 20, 2026 Regular Meeting of the Board of Directors

**B. Estes Valley Trails Committee**

- 1. November 4, 2025 Estes Valley Trails Committee Meeting Minutes (*Approval*)
- 2. Trails Committee Member Appointment

**C. Staff Reports:**

- 1. Golf Operations
- 2. Recreation Operations
- 3. Community Center Operations
- 4. Golf Maintenance
- 5. Marina Operations
- 6. Campground Operations
- 7. Human Resources
- 8. Marketing and Communications
- 9. Project Manager Report
- 10. District Maintenance

**D. Financial Reports**

- 1. January 2026 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. Pool Pump House and Restroom at Mary's Lake Campground (2026-001) Award (Discussion/Action)
- B. 2026 Employee Incentive Bonus (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*



February 17, 2026

Agenda Item: 2

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**Agenda Title:** Consent Agenda

**Submitted by:** Tom Carosello, Executive Director

**The Consent Agenda for the February 17, 2026 Regular Board Meeting includes:**

- A. EVRPD Board of Directors Meeting Minutes:**
  - 1. January 20, 2026 Regular Meeting
- B. Estes Valley Trails Committee:**
  - 1. November 4, 2025 Trails Committee Regular Meeting (*Approval*)
  - 2. Trails Committee Member Appointment
- C. Staff Reports:**
  - 1. Golf Operations
  - 2. Recreation Operations
  - 3. Community Center Operations
  - 4. Golf Maintenance
  - 5. Marina
  - 6. Campground Operations
  - 7. Human Resources
  - 8. Marketing and Communications
  - 9. District Maintenance
- D. Financial Reports:**
  - 1. January 2026 Consolidated FS & Disbursements

**Attachments:**

Resolution  
 Report  
 Contract

Letter  
 Minutes  
 Map

Other:

**Board Action Needed:**

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

## RECORD OF PROCEEDINGS

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

*Tuesday, January 20, 2026 –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), Suzy Blackhurst (Estes Valley Voice)

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. November 18, 2025 Regular Board 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 Operations
  6. Campground Operations
  7. Human Resources
  8. Marketing and Communications
  9. Project Management
- D. Financial Reports
  1. November 2025 Consolidated FS & Disbursements
  2. December 2025 Consolidated FS & Disbursements

Moved by Derek Vinge, 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. 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

## RECORD OF PROCEEDINGS

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- 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

Moved by Mark Moraczewski, seconded by Aaron Dorman 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, and Mary's Lake and East Portal Campgrounds closed for the season. The Community Center remains open under its regular winter schedule.

The Estes Valley Trails Committee is tentatively scheduled to meet in early February to review updates to the Trails Master Plan. The committee continues evaluating volunteer trail-maintenance opportunities and seeking at least one additional member.

Several capital and infrastructure projects are underway or planned. Altitude Athletic Surfaces is scheduled to return in May/early June to complete basketball court surfacing, install pickleball windscreens, and address minor surfacing repairs at Stanley Park. ADA improvements at Lawson Skate Park, including a connector sidewalk, shade structure foundation, and seating patio, were recently completed and are receiving positive feedback. Planning continues for phased repairs to pedestrian bridge decking and updated signage along the Lake Estes Trail, with work anticipated this spring. A meeting is scheduled with a citizen regarding a potential privately funded ADA-accessible playground at Stanley Park. The replacement bridge at the Lake Estes Golf Course sixth-green crossing is nearing completion, with installation tentatively scheduled for February and partial funding through a federal grant.

Legal counsel continues negotiations regarding the faulty lap-pool deck surfacing following third-party engineering review. Coordination remains ongoing with Town Public Works and Van Horn Engineering regarding a Community Drive sidewalk addition and potential Stanley Park parking lot paving later this year, pending estimates and contractor availability.

Grant activity includes tentative approval of \$350,000 in federal funding for the East Portal Campground utility system replacement project, pending final cost estimates. Additional grant applications remain pending for operational support, youth sports equipment, water safety programming, permaculture, lighting and equipment replacement at Stanley Park, and outdoor education programming. Staff continue coordination with the Bureau of Reclamation on the 2026 work plan, capital improvement grants, signage updates, and approval of the federally funded marina ANS decontamination station, with construction anticipated next year.

Staffing levels remain steady during the winter season, with recruitment ongoing for parks and trails maintenance staff and lifeguards. Laura Shepard has been hired as Recreation Coordinator, and Isaac Tibbetts has been hired as EVCC Facility Maintenance Manager.

Policy efforts continue related to salary survey refinement, personnel handbook updates, workers' compensation mitigation, and compliance with evolving state property tax, CORA, and youth recreation legislation. The Estes Valley Recreation and Park Foundation's next meeting is tentatively scheduled for mid-February and continues providing fee assistance for qualifying community members.

#### ***Discussion:***

Board President Bradley inquired about the process followed if an individual is hired as a lifeguard, completes certification, and subsequently does not begin employment. Human Resources Manager Robin Fallon explained that candidates sign an agreement at the time of offer and certification requiring reimbursement to the District for the cost of certification if they fail to start employment.

Board Member Fallon asked whose idea initiated the "Realtors Promotion 2026," which offers a free one-month membership to individuals who purchase a new home through an Estes Valley District realtor, redeemable within three months of the closing date. Executive Director Carosello responded that he believed the promotion originated with Guest Services Manager Carly Paxton but would confirm with Amy and report back as needed.

## RECORD OF PROCEEDINGS

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### **Finance Director Report**

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

Finance Director Mary Davis submitted a report noting the 2026 Budget and 2025 Audit will be addressed under a separate agenda item for ratification of the final 2026 mill levies. Audit fieldwork for 2025 is scheduled for the week of April 6. Auditors will be granted advance access to the District's accounting system, allowing most documentation to be reviewed electronically rather than through paper files.

Ms. Davis reported that the Finance Department will meet on January 22 to establish 2026 department goals in support of overall District goals.

Total Operating Revenues, prior to final year-end adjustments, are at 99.9% of the annual budget and \$323,983 higher than 2024. Campground operating revenue is \$31,864 lower than 2024. Community Center revenue is \$72,026 higher than 2024; Golf revenue is \$201,498 higher; and Marina revenue is \$66,901 higher. Parks operating revenues are up \$8,244 compared to 2024, while Recreation revenues are down \$367.

Annual operating expenses, prior to final year-end adjustments, are 93.4% of budget and \$376,663 higher than 2024. The preliminary favorable operating loss variance from the original budget, for purposes of employee bonus consideration, is just over \$500,000. Staff anticipate having sufficient information available at the February Board meeting to request Board approval of a bonus payout.

Non-operating revenues and expenses reflect property tax collections at 100.3% of budget. Intergovernmental revenue is at 113.6% of budget, including \$52,106 in FEMA project close-out receipts. One Bureau of Reclamation cost-shared project was delayed due to conditions impacting heavy equipment access on the golf course. Interest income is 101.6% of budget but \$48,892 lower than 2024 due to reduced rates. Capital lease proceeds of \$227,096 were received from USBank for turf equipment and a truck. A \$4,700 gain on disposal of assets includes proceeds from the sale of a pontoon boat and treadmill.

In 2025, the District invested \$1,463,018 (92.2% of budget) in capital purchases and incurred \$1,633,603 (100% of budget) in capital leases and bond interest.

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

#### *Discussion:*

Board Member Fallon asked whether the \$200,000+ payment to the Colorado Special District Property and Liability Pool was unusually high. Finance Director Mary Davis responded that the payment is a standard annual expense, fully budgeted and expected.

### **OLD BUSINESS**

### **NEW BUSINESS**

#### **Hangar Restaurant Concessionaire (2025-004) Award (Discussion/Action)**

*Tom Carosello, Executive Director, introduced the action item.*

On November 10, 2025 EVRPD released an RFP soliciting proposals from suitably qualified and experienced individuals/firms/vendors/concessionaires desiring to provide restaurant, banquet, and bar concession operations for the Hangar Restaurant, located in the clubhouse of 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 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%

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 committee recommends awarding the contract to Fire Dragon LLC (Outlaws and Legends)

#### *Discussion:*

Board members discussed the results of the RFP process for restaurant, banquet, and bar concession operations at the Hangar Restaurant. Board Member Moraczewski praised Fire Dragon LLC for their professionalism, enthusiasm, and proposed menu, noting they demonstrated a clear understanding of the golf business. Board Member Fallon asked whether staffing would be a concern, and Moraczewski responded that it would not, as Fire Dragon LLC already has an established team. Board President Bradley commented that the quality of all proposals received was outstanding.

## RECORD OF PROCEEDINGS

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Moved by Mark Moraczewski, seconded by Aaron Dorman, to approve awarding the Concessionaire Agreement to Operate the Hangar Restaurant to Fire Dragon LLC (Outlaws and Legends) subject to final contract terms.

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

### **Demolition and Installation of Asphalt and Concrete at the Estes Park Golf Course Maintenance Facility (2025-005) Bid Award (Discussion/Action)**

*Tom Carosello, Executive Director, introduced the action item.*

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:

<b>Bidder: Company / Contractor</b>	<b>Base Bid</b>
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

After reviewing the proposals, staff finds that Rose Paving and A-One to be the two best overall values, with Rose Paving recommended as the top choice. Both firms conducted site visits and demonstrated familiarity with the project scope and existing drainage issues. The primary distinction between the two proposals is the approach to the work. Rose Paving proposes milling and replacing all existing pavement, while A-One proposes milling and replacing only the most deteriorated areas.

While Rose Paving's proposal is slightly higher in cost, staff finds it to be more straightforward and comprehensive. The Rose proposal offers a simpler, uniform approach to the pavement refresh, as opposed to A-One's proposal, which utilizes multiple repair methods depending on location (overlay in some areas, shaping and paving in others, and full removal in select areas). Staff believes the Rose approach provides greater clarity, consistency, and long-term value for the District.

Moved by Aaron Dorman, seconded by Derek Vinge, award the bid for the Demolition and Installation of Asphalt and Concrete at the Estes Park Golf Course Maintenance Facility to Rose Paving LLC, subject to final contract terms.

No discussion. Ayes – 5. Motion carried unanimously.

### **Administration – 2026 Budget. To Set Mill Levies (Discussion/Action)**

*Mary Davis, Finance Director, introduced the action item.*

Mary Davis, Financial Director, reported to facilitate uninterrupted operation, the Board adopted the 2026 Budget on November 18, 2025, with the provision that minor adjustments could be necessary upon receipt of final Certifications of Valuation from the County Assessors.

Staff has received the final Certifications of Valuation from both Larimer and Boulder County and has converted the 2026 Proposed Budget from the working document to the legal requirements of the Colorado Division of Local Government. Resolutions 2026-01 and 2026-02 to set the Mill Levies are required for implementation of the 2026 Budget.

*Discussion:*

None

Moved by Derek Vinge, seconded by Mark Moraczewski, to approve Resolutions 2026-01, 2026-2 to Set the Mill Levies for both Larimer and Boulder Counties.

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

## RECORD OF PROCEEDINGS

### **Proposed EVRPD Holiday Policy Change (Discussion/Action)**

*Robin Fallon, HR Manager, introduced the action item.*

HR Manager Robin Fallon stated that staff 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 the balance of 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. *The Board was provided the current and proposed policies for review prior to the meeting.*

Staff recommends approval of the proposed updated Holiday Policy to replace fixed-date holidays with a floating holiday model.

#### *Discussion:*

Board members discussed several aspects of the proposed policy. They asked what authority managers have to deny a requested holiday, and Ms. Fallon clarified that managers may deny requests based on operational needs. Questions were also raised about how the policy would apply when facilities are closed; Ms. Fallon explained that employees would need to submit for holiday pay in those circumstances.

Moved by Mark Moraczewski, seconded by Aaron Dorman to approve the revision of the District’s full-time holiday policy to replace fixed-date holidays with a floating holiday model as presented.

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

### **2026 EVRPD Board Meeting Date/Times (Discussion/Action)**

*Heather Drees, Senior Administrative Assistant, introduced the action item.*

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.

Staff recommends keeping the current Regular Board Meeting dates and times as 6:00pm on the third Tuesday of the month and current posting locations.

#### *Discussion: None*

Moved by Derek Vinge, seconded by Micheal Fallon to approve 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.

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

### **FURTHER BUSINESS**

Board Member Moraczewski noted that during the 2025 SDA Conference, it was recommended that the Board of Directors review the District Bylaws annually. He proposed placing this item on the agenda for review in April, with anticipated approval in May 2026.

#### **Meetings to Schedule**

- **Next Regular Board Meeting:**  
Tuesday, February 17, 2026 at 6:00 pm. – Estes Valley Community Center, Lower-level meeting rooms
- **Trails Committee Meeting:**  
Tuesday, February 3, 2026 at 6:00 pm – Estes Valley Community Center, Lower-level meeting rooms

### **ADJOURNMENT**

*Meeting adjourned at 6:57 p.m.*

\_\_\_\_\_  
Heather Bradley, Board President

\_\_\_\_\_  
Michael Fallon, Board Secretary

## ESTES VALLEY TRAILS COMMITTEE MEETING MINUTES

Tuesday, November 4, 2025

6:00 PM

Estes Valley Community Center – Classroom  
660 Community Drive, Estes Park, CO 80517

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### **PRESENT:**

**Voting Members:** Amy Plummer, Danny Basch, Joe Pullen, Ed Hayek, Hal Dalzel

**Non-voting Members:** Mark Maraczewski (*EVRPD Board Liaison*), Trevor Wittwer (*Town of Estes Park Liaison*)

**EVRPD Staff:** Heather Drees (*EVRPD Administrative Assistant*), John Peterson (*EVRPD Parks & Trails Supervisor*)

### **ABSENT:**

**Voting Members:** Brent Rochambeau, Kim Langford (*Excused Absences*)

**Non-Voting Members:** None

**GUESTS:** Frank Theis

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*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.*

*Trails Committee President, Amy Plummer, called the meeting to order at 6:02 pm*

President Amy Plummer asked each committee member and guests to introduce themselves.

### **APPROVAL OF MEETING MINUTES**

Moved by Joe Pullen, seconded by Danny Basch to approve the August 5, 2025 Regular Meeting minutes of the Estes Valley Trails Committee with minor clerical corrections are presented

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

### **TREASURERS REPORT**

The Trails Fund Activity Report YTD 2025 was provided to the committee.

#### *Discussion:*

Committee members asked why capital expenses are listed so low at this time. Heather Drees explained that the report reflects expenditures through September 2025 and that additional capital expenses are expected to appear by year end. She also noted that she will follow up with Executive Director Tom Carosello to confirm the timing and completeness of the remaining expenses.

Moved by Ed Hayek, seconded by Joe Pullen to approve the YTD 2025 Trails Fund Activity Report as presented.

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

### **EVRPD UPDATES – EXECUTIVE DIRECTOR REPORT**

*Tom Carosello, EVRPD Executive Director, provided a written report prior to the meeting.*

Mr. Carosello was unable to attend; therefore, John Peterson, EVRPD Parks and Trails Supervisor, presented an overview of the report, which included updates on:

- Operational Updates
- Capital Projects/Infrastructure
- Grants
- Estes Valley Recreation and Park Foundation
- Bureau of Reclamation Updates
- Staffing
- Policy

## **Recreation and Trails Update**

John Peterson, Parks and Trails Supervisor, provided an update on recent and upcoming trail maintenance and improvements. He reported that maintenance on the Homer Rouse Trail has been completed, including raising a portion of the trail, rebuilding the bridge, and installing a new picnic table at the bottom of the trail. At Fisherman's Nook shoreline, rock has been placed in areas where the trail was experiencing erosion.

Upcoming improvements include replacing lumber on the bridge at Wapiti on the Lake Estes Trail, as well as drainage improvements around the entire Lake Estes Trail planned for this fall.

Mr. Peterson asked the Committee if there were any trail improvement or maintenance suggestions. Committee members identified drainage issues at the Highway 36 underpass. Mr. Peterson stated that Kim Slininger, EVRPD Project Manager, is currently working on a permanent solution, which will require concrete work.

## **TOWN OF ESTES PARK LIAISON UPDATES**

*Trevor Witter, Town Engineer - Estes Park Public Works provided a written report prior to the meeting.*

Trevor Wittwer provided updates on several Town trail projects:

**Fall River Trail:** Approximately \$600,000 was cut from the MMOF program for the Fall River Trail project in September. Public Works successfully applied for and has been awarded the same amount through the CMAQ grant program. The creation and execution of the intergovernmental agreement (IGA) is expected to take several months and is anticipated in Q1 or Q2 of 2026. As a result, construction is now expected to begin in fall 2026, with completion anticipated by May 2027.

**Moraine Avenue Trail Improvements:** Public Works is currently awaiting execution of the IGA in order to issue a request for proposals (RFP) for a design consultant. Light public outreach may begin soon to explore options for trail alignment away from Moraine Avenue. Design is expected to take approximately one year, with construction unlikely to begin until 2027.

**US 34 and CO 7 Trails:** The Town's design consultant has completed 30% design plans for both the CO 7 and US 34 trail projects. Public Works will be scheduling two separate open house meetings or online surveys to gather public feedback on each design prior to advancing further in the design process.

**Matthew Circle / Community Drive Trail:** The Town's Streets crew will be replacing deteriorated asphalt trail segments along Community Drive, Matthew Circle, and near the Golf Course with 8-foot or 10-foot-wide concrete trail. This work will occur incrementally over the winter months, beginning at Brodie Avenue and moving south toward the golf course.

### *Discussion:*

Committee Member Pullen asked about the US 34 Trail. Mr. Wittwer stated that the Town is planning to replace the existing asphalt trail and make additional improvements as part of the project.

Committee Member Hayek thanked the Town for the repairs on the Fish Creek and Fall River Trail.

## **OTHER BUSINESS**

### **Discussion / Guest Presentation**

Local builder Frank Theis addressed the Committee and encouraged the Trails Committee to take a more active role in making recommendations to the Town of Estes Park on trail-related policy issues. He emphasized the importance of increased communication between the Trails Committee and the Town, with the goal of ensuring that EVRPD policies and Town policies are as complementary as possible to support long-range, community-wide planning.

Mr. Theis noted that the Town is currently in the process of rewriting its Development Code, making this an opportune time for the Committee to provide input. He explained that the Public Works Department currently sets policy and enforces requirements for trail design, location, and maintenance within Town limits, while the Community Development Department reviews open space requirements, including trails, and is leading the Development Code update. He suggested that involvement from both departments in trail policy discussions would be productive.

Mr. Theis further suggested that these discussions could lead to consideration of updating the Trails Master Plan in coordination with the Development Code update, which he believes would benefit overall community-wide planning efforts.

*Discussion:*

Trails Committee members agreed that it is time to review the Trails Master Plan, including revisiting priorities, trail specifications, and other related elements. The Committee discussed that updating the Plan would be a project for 2026. Heather Drees stated she will send a link to the Trails Master Plan, including the maps, to Committee members.

**Estes Valley Trails Committee Meeting Times and Locations**

*Heather Drees, EVRPD Senior Administrative Assistant, introduced the Agenda Item.*

The Estes Valley Trails Committee (EVTC) is an advisory committee to the Board of Directors, and as such, the District formally posts meeting notices and agendas 24 hours before Trails Committee meetings. In 2026, it is proposed that the committee 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 EVTC 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 EVTC meetings – which are the same as EVRPD Board meeting posting locations. Committee approval of the annual meeting notice is accomplished via a motion.

**(Proposed) 2026 Meeting Schedule (Quarterly)**

- February 3, 2026
- May 5, 2026
- August 4, 2026
- November 3, 2026

Moved by Amy Plummer, seconded by Joe Pullen to approve the 2026 Notice of Trails Committee Meetings with the following dates, February 3, 2026, May 5, 2026, August 4, 2026, and November 3, 2026, beginning at 6:00pm.

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

**FURTHER BUSINESS**

Trevor Wittwer gave the Committee an update on the Annexation on Phase II of the Elkhorn Lodge noting that this would be going to the Town Trustees for a vote in 2026.

\*The next Estes Valley Trails Committee Meeting is scheduled for Tuesday, February 3, 2026, at 6:00 p.m.

***Meeting adjourned at 7:00 p.m.***



Amy Plummer, President



Date



February 17, 2026

Agenda Item: 2.B.2

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**Agenda Title:** Board Approval of Estes Valley Trails Committee Members

**Submitted by:** Heather Drees, Administrative Assistant

**Background Information:**

Committee Members are appointed by the EVRPD Board of Directors.

**Estes Valley Trails Committee Member Appointment**

As the Estes Valley Trails Committee had multiple seats available. Potential committee candidates Steve Johnson and Robert Franken attended the February Regular Trails Committee meeting and introduced themselves and gave an overview of their skills, qualifications, and experience and interest in the committee.

A motion was made by Amy Plummer, seconded by Danny Basch at the February 3, 2026 meeting to recommend to the EVRPD Board of Directors the appointment of Steve Johnson and Robert Franken to serve on the Estes Valley Trails Committee for a three-year term expiring in May 2029, the motion carried unanimously.

**Staff Recommendation:**

To approve the Trails Committee's recommendations.

**Board Action Needed:** *Appointment is completed with the approval of the Consent Agenda*

1. Appointment of Steve Johnson and Robert Franken to serve on the Estes Valley Trails Committee for a three-year term expiring in May 2029.



February 17, 2026

Agenda Item: 2.C

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**Agenda Title:** Staff Reports

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

**Attachments:**

Resolution  
 Report  
 Contract

Letter  
 Minutes  
 Map

Other:



February 17, 2026

Agenda Item: 2.C.1

**Agenda Title:** Staff Reports – Golf Operations

**Submitted by:** Austin Logan, Golf Operations Manager

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### **Estes Park Golf Courses – January 2026 Board Report**

Prepared by: Austin Logan, PGA – Golf Operations Manager

#### **Overview**

January 2026 marked an eventful and productive start to the year for Golf Operations. Season pass sales launched successfully, staffing efforts are well underway, tournament bookings are strong, and major progress has been made on the restaurant concession at the 18-hole course. The department remains focused on enhancing customer experience, strengthening financial performance, and preparing for a successful May 1 season opening.

#### **Season Pass Sales & Birdie Alliance Program**

Season passes went on sale January 2, and sales have exceeded expectations. To date, 47 of the 50 promotional passes tied to the Birdie Alliance program have been sold.

The Birdie Alliance is a reciprocal program with Fort Collins Golf Courses and Greeley Golf Courses that provides:

- Free rounds at participating Front Range courses
- One complimentary guest pass at Estes Park Golf Course

This program has proven effective in generating early enthusiasm, encouraging early pass purchases, and producing notable early-season cash flow. Financially, golf operations are ahead of last year's pace in pass sales, with several customers upgrading to Full Passes and Unlimited Passes, both of which are eligible for the Birdie Alliance promotion.

#### **Staffing & Customer Experience Focus**

Golf staff has been actively recruiting, interviewing, and vetting candidates for the 2026 season. A strong emphasis is being placed on customer experience, which will be a central theme throughout 2026.

Several upcoming projects are aimed directly at improving the golfer experience:

- **18-Hole Driving Range Improvements** – new practice targets and enhanced range amenities
- **9-Hole Course Patio Expansion/Improvements** – creating a more inviting space for lunch or drinks
- Exploration of **food truck partnerships** at the 9-hole course during the summer season

These initiatives are designed to elevate the overall atmosphere and make both facilities more enjoyable destinations for guests.

#### **Merchandise**

Merchandise for the 2026 season has begun arriving. One of the department's primary focuses this year is maximizing the merchandise budget through a refined product mix that delivers:

- High-quality golf merchandise
- Competitive and affordable pricing
- Strong alignment with customer demand

This strategy is intended to improve both guest satisfaction and merchandise performance.

## Tournaments & Outings

Tournament bookings are off to a strong start, with many annual and returning events already secured for the 2026 calendar. Confirmed events include:

- Chamber of Commerce Tournament
- iTec Tournament
- Police Chiefs Tournament
- Several smaller corporate and company outings

Early bookings provide confidence in event revenue and continued community engagement.

## Restaurant Concession Update

The most significant project in January was the restaurant concession at the 18-hole course. After determining that the initial selected concessionaire was not the right fit, EVRPD has since moved forward with Gafner Hospitality, which has signed a contract and already begun work.

Sean Gafner, owner of Gafner Hospitality, has demonstrated exceptional enthusiasm, expertise, and commitment. His team has already started making improvements to the kitchen, and the partnership is expected to modernize the restaurant operation significantly.

Looking ahead, EVRPD will need to evaluate potential capital improvements to the kitchen and equipment, as there are several long-standing needs in this area. Sean has already surpassed prior concessionaires in terms of energy, professionalism, and culinary expertise. While Gafner Hospitality will be the primary beneficiary in year one, the district stands to gain a greatly improved and modernized food and beverage asset.

Golf staff is enthusiastic about this partnership and anticipates a dramatically improved and largely unrecognizable restaurant experience—for the better—in 2026.

## Looking Ahead

As operations move into February and the spring months, preparation for a **May 1 opening** will intensify. Key priorities include:

- Continued kitchen improvements and coordination with Gafner Hospitality
- Finalizing staffing and training plans
- Ongoing merchandise planning and inventory management
- Final operational preparations for the upcoming season

Overall, Golf Operations is well-positioned heading into spring, with strong early momentum and several impactful improvements on the horizon.

## Sales Summary for 18-Hole and 9-Hole Golf Courses

Sales		
Description	Item Count	Amount
Accessories	1.00	20.00
Apparel	4.00	139.82
Equipment	3.00	1,261.60
Golf Balls	9.00	45.55
Green Fees & Carts	1.00	210.00
Headwear	6.00	75.34
Pass Play	52.00	60,977.00
Range Token	9.00	2,095.00
Service Fee	1.00	10.00



February 17, 2026

Agenda Item: 2.C.2

**Agenda Title:** Staff Reports – Recreation Operations

**Submitted by:** Chris Layton, Recreation Manager

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## Recreation Department Updates

**New Staff:** Laura Shepard has started as Recreation Coordinator. Tuesday February 10<sup>th</sup> was her first day – welcome Laura! Current Recreation department full-time staff are below:

Chris Layton – *Recreation Manager*

Laura Shepard – *Recreation Coordinator*

Chase Whitman – *Recreation Specialist*

We also have 15 part-time staff consisting of Recreation Attendants, Sports Officials and Specialty Instructors.

## Youth Programs Update

**Youth Basketball Jr. Nuggets** – Our winter Jr. Nuggets season has concluded. We had 4 teams in our “Little Hoopsters” program and 12 youngsters in our “Little Dribblers” program.

**Travel Basketball** – Our travel basketball season ends on February 28<sup>th</sup>. We have 3 teams that play in the Longmont Recreation Basketball league.

**Youth Cooking** – Our next class is “Heart Shaped Pizzas” on February 27<sup>th</sup>. This class is taught by Heaven Belle

**Youth Gymnastics** – Kara Baker is teaching three gymnastics classes that start on February 17<sup>th</sup>. We have also purchased two more specialty tumbling pads as the gymnastics programs has started to gain more participation.

**Night at the Rec** – Our next Night at the Rec is planned for Friday February 13<sup>th</sup>, and is a “Superhero” theme.

**‘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** – We started play on February 1<sup>st</sup> and we have 8 teams this season.

**Intermediate Pickleball Tournament** – This tournament was cancelled due to low registrations. We have a beginner pickleball clinic. Scheduled for February 22<sup>nd</sup> and registration is already full.

**Simulator golf League** – Our Semi-annual simulator golf league started again on January 27<sup>th</sup>. We have a Men’s league and a Women’s league this year both with 9 participants. They play 10 weeks and accumulate points based on finishing positions. The leader after 10 weeks receives a golf-related prize.



February 17, 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**

#### **RESULTS | 25% OFF MEMBERSHIPS, LOCKER RENTALS & MERCHANDISE PROMOTION | Jan 2 - 11**

Memberships	= \$144,589
Projected Annual Month-to-Month	= \$34,909
<b>Membership Total</b>	<b>= \$179,498</b>
Locker Rentals	= \$4,757
Merchandise	= \$946

#### **VALENTINES DAY PROMOTION | February 14**

- 25% off Couples memberships
- New or expired members
- One membership purchase per couple

#### **FOOD TRUCK RALLY | Feb 25 & April 28 | 5p – 8p**

Join us for a great lineup of food and treats from: Glacier Ice Cream, Crêpes on Wheels, Johnny's Good Eatin', Lulu's Taters, Mangia Mangia, The Kissing Moose, Wes Tex BBQ. Plus, the Girl Scouts of America will be on-site selling cookies

#### **TUESDAY NIGHT LIVE | June 9, August 11, July 14 | 6p – 8p**

We have raised \$16,300 towards the 2026 TNL sponsorships. Mark your calendars and come join us this summer for an unforgettable time.

#### **PERSONAL TRAINING PROMOTIONS | 2026**

- New Clients: Receive one free hour when you purchase your first personal training package
- Existing Clients: Receive 10% off when you purchase your third personal training package within 12 months

#### **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 MEETINGS | January 2026**

Jan 6	MegaMover transport unit   Carly
Jan 13	JAN – MAY programming & review CR docs part 1   All Staff
Jan 20	5 stages of team development   Bethany
Jan 27	CPRS facilities operations meeting in Windsor   All Staff

### **FINANCIAL HIGHLIGHTS | January 2026**

#### **In January 2026,**

→ Memberships	↑ \$15,747 vs. Jan 2025	YTD ↑ \$15,747
→ Day Pass	↑ \$1,570 vs. Jan 2025	YTD ↑ \$1,570
→ Merchandise & Locker Rentals	↑ \$3,670 vs. Jan 2025	YTD ↑ \$3,670
→ Facility Rentals	↑ \$1,963 vs. Jan 2025	YTD ↑ \$1,963
→ Swim Lessons/Team & Aquatic Classes/Rentals	↑ \$4,401 vs. Jan 2025	YTD ↑ \$4,401
→ Personal Training & Fitness/Adult Activities	↑ \$826 vs. Jan 2025	YTD ↑ \$826
→ Adult/Youth Sports & Youth Activities	↑ \$3,095 vs. Jan 2025	YTD ↑ \$3,095

**EVCC FINANCIALS - ORIGINAL BUDGET NUMBERS | January 2026**

<b>DEPARTMENT</b>	<b>ORIGINAL BUDGET</b>	<b>1 MONTH GOAL</b>	<b>YTD REVENUE   1.31.26</b>
Memberships	\$830,000	<b>\$69,167</b>	<b>\$188,979</b>
Health Plan Reimbursement	\$125,000	\$10,417	\$10,186
Merchandise/Locker Rentals	\$62,000	<b>\$5,167</b>	<b>\$8,535</b>
Facility Rentals	\$183,000	\$15,250	\$14,225
Swim Lessons/Team	\$55,000	<b>\$4,583</b>	<b>\$5,925</b>
Aquatic Classes/Rentals	\$26,000	<b>\$2,167</b>	<b>\$5,185</b>
Personal Training	\$50,000	<b>\$4,167</b>	<b>\$4,637</b>
Adult/Fitness Classes	\$28,000	<b>\$2,333</b>	<b>\$3,095</b>
Adult Sports	\$22,500	<b>\$1,875</b>	<b>\$2,780</b>
Youth Sports/Activities	\$71,000	<b>\$5,917</b>	<b>\$8,601</b>
Aquatic Sponsorship	\$4,500	<b>\$375</b>	<b>\$1,600</b>
Recreation Sponsorship	\$26,400	<b>\$2,200</b>	<b>\$8,050</b>
TNL Sponsorship, Parking	\$24,000	<b>\$2,000</b>	<b>\$16,300</b>

<b>DEPARTMENT</b>	<b>2025 JAN</b>	<b>2026 JAN</b>	<b>2026 MONTH GOAL</b>	<b>2026 YTD 1.31.26</b>	<b>2025 ACTUALS</b>	<b>2026 ORIGINAL BUDGET</b>
<b>MEMBERSHIP   Carly Paxton</b> daily, weekly, monthly, annual, punch pass	\$139,430	<b>\$188,979</b>	<b>\$69,167</b>	\$188,979	\$794,901	\$830,000
<b>HEALTHCARE REIMBURSEMENT   Carly Paxton</b> silver sneakers, renew active, silver & fit	\$10,488	\$10,186	\$10,417	\$10,186	\$123,385	\$125,000
<b>MERCHANDISE/LOCKER RENTALS   Carly Paxton</b> merchandise/concessions, locker rentals	\$4,865	<b>\$8,535</b>	<b>\$5,167</b>	\$8,535	\$50,074	\$62,000
<b>FACILITY RENTALS   Bethany Paul</b> evcc rentals, stanley, pavilion, lake shelters	\$12,262	\$14,225	\$15,250	\$14,225	\$157,912	\$183,000
<b>SWIM LESSONS/TEAM   Nani Couwenberg</b> private, semi-private, group, rec team	\$4,075	<b>\$5,925</b>	<b>\$4,583</b>	\$5,925	\$47,223	\$55,000
<b>AQUATIC   Nani Couwenberg</b> aquatic classes, aquatic rentals	\$3,883	<b>\$5,185</b>	<b>\$2,167</b>	\$5,185	\$21,226	\$26,000
<b>PERSONAL TRAINING   Julie Bunton</b> private, semi-private, group	\$4,937	<b>\$4,637</b>	<b>\$4,167</b>	\$4,637	\$40,454	\$50,000
<b>ADULT/FITNESS CLASSES   Julie Bunton</b> adult & fitness classes	\$1,969	<b>\$3,095</b>	<b>\$2,333</b>	\$3,095	\$31,124	\$28,000
<b>ADULT SPORTS   Chris Layton</b> adult sports	\$2,385	<b>\$2,780</b>	<b>\$1,875</b>	\$2,780	\$19,252	\$22,500
<b>YOUTH SPORTS/CLASSES   Chris Layton</b> youth sports & classes	\$6,051	<b>\$8,601</b>	<b>\$5,917</b>	\$8,601	\$61,328	\$71,000
<b>AQUATIC SPONSORSHIP   Nani Couwenberg</b> sponsorship banners	\$350	<b>\$1,600</b>	<b>\$375</b>	\$1,600	\$3,550	\$4,500
<b>RECREATION SPONSORSHIP   Chris Layton</b> sponsorship banners	\$7,900	<b>\$8,050</b>	<b>\$2,200</b>	\$8,050	\$27,729	\$26,400
<b>TUESDAY NIGHT LIVE   Julie Bunton</b> sponsorships, food permits, parking	\$1,000	<b>\$6,000</b>	<b>\$2,000</b>	<b>\$16,300</b>	\$32,666	\$24,000

## Guest Services

Carly Paxton, Guest Services Manager

### OVERVIEW

Guest Services began the new year with a successful promotion offering 25% off all membership types for both new and existing members from January 2–11. First introduced in January 2025, the promotion was expanded this year to include 25% off locker rentals for new and existing enrollments.

Between January 2-11, \$144,589.37 in membership revenue was generated, with an additional \$34,909.27 in projected revenue from annual month-to-month payments. A total of 689 discounted memberships were sold, compared to 436 during the same

period last year. Additionally, 151 new members joined, up from 96 the previous year.

Membership Revenue			
Membership Type	01/01/2025 - 01/31/2025	01/01/2026 - 01/31/2026	1 Month Goal
Annual	\$112,893.77	\$156,747.83	\$37,500.00
Punch Pass	\$8,081.25	\$11,509.50	\$4,750.00
Monthly	\$8,764.64	\$9,641.52	\$10,417.00
Weekly	\$792.50	\$611.75	\$1,917.00
Daily Admissions	\$8,898.10	\$10,468.50	\$14,583.00
<b>Totals</b>	<b>\$139,430.26</b>	<b>\$188,979.10</b>	<b>\$69,167.00</b>

During the January 2-11 promotion, 53 lockers were sold, generating \$4,632.50 in revenue. Of these, 35 members added an additional locker to their existing rental, while 18 members enrolled in a locker rental for the first time.

Merchandise & Lockers Revenue			
Revenue Type	01/01/2025 - 01/31/2025	01/01/2026 - 01/31/2026	1 Month Goal
Merchandise Sales	\$3,050.40	\$2,900.26	\$3,500.00
Locker Rentals	\$1,815.00	\$5,635.00	\$1,667.00
<b>Totals</b>	<b>\$4,865.40</b>	<b>\$8,535.26</b>	<b>\$5,167.00</b>

## LOOKING AHEAD

On Saturday, February 14, we will offer 25% off all Couple's memberships for new and expired members, providing an additional opportunity for those who missed the January promotion to take advantage of discounted rates.



In 2026, we are partnering with the Estes Valley Board of Realtors to offer new homeowners within the Estes Valley Recreation & Park District boundary a complimentary one-month membership, redeemable within 90 days of their closing date. These memberships will be tracked to help evaluate their effectiveness as we hope to attract a variety of new members.



Fitness Instructor and Guest Services Attendant Kelly Mann is February's Employee Spotlight. She teaches



### Employee Spotlight

*Kelly Mann*

Group Fitness Instructor

**"I love helping new friends be healthy in a fun way!"**

Dance Cardio, Total Body, and frequently helps in other classes and activities at the Community Center. Kelly's positive energy and engaging teaching style keep members motivated and coming back for more fun.

## **Aquatics**

*Nani Couwenberg, Aquatics Manager*

### **SCHEDULE**

- The pools were closed on 1/1 due to the New Year's Day holiday.
- The operating schedule for the pools returned to regular off-season hours on Monday 1/5.
- Swim lessons and Rec Swim Team practices began on 1/6.
- The lap pool and hot tub were closed on Wednesday, 1/28 due to maintenance to the main pumps.

### **PERSONNEL**

- January in-service occurred on Saturday, 1/10 where staff practiced water rescue and CPR skills.
- Adriana H. began working as a Lifeguard on Sunday, 1/11 and will be working consistent hours after the HS Girls Swim & Dive team concludes for the season.
- Gabe S. was promoted to Head Lifeguard after completing his WSI certification in December. His first Head Lifeguard shift was on Saturday, 1/17.
- Eva C. was hired as an Aquatics Instructor after obtaining her WSI certification in December and began shadowing to teach swim lessons on Saturday, 1/31.
- 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](mailto:swim@evrpd.com).

### **EPSD SWIM & DIVE**

- The High School Girls Swim & Dive Team is well on their way through their season, completing two home meets at EVCC on Wednesday, 1/21 and Tuesday, 1/27.
- The team celebrated their Senior Night at their final home meet on Tuesday, 1/27, honoring seniors Grace Aldridge, Lucy Franklin, and Maylie Gay. The pool was decorated for the event and the team will be featured in the newspaper.
- The team hosted their second fundraiser at the EVCC Lap Pool on 1/23. The Swim-A-Thon raised almost \$1,000 for season operations, including equipment purchases and state meet travel/lodging.
- Athletes Lian Applegate, Mya Brese, Shaylee Yager, and Adriana Hernandez have qualified for the 3A State Meet in the 200 Medley Relay and 200 Freestyle Relay on 2/13-2/14. Lian has also qualified individually in the 50 Freestyle, 100 Freestyle, 200 Freestyle, and 100 Butterfly events at this meet.

### **PROJECTS**

- The filter pump for the Hot Tub and main pump for the Lap Pool began to leak and were repaired on Wednesday, 1/28. Thank you, Zach and Isaac!
- The seals in the pump for the Hot Tub chlorinator were repaired on Friday, 1/30. Thank you, Isaac!

### **REVENUE as of January 31, 2026**

Aquatics Classes & Events	Budget: \$9,000	YTD: \$704.00	7 percent
Swim Lessons/Team	Budget: \$55,000	YTD: \$5,925.87	10 percent
Aquatics Rentals	Budget: \$17,000	YTD: \$4,481.00	26 percent
Aquatics Sponsorships	Budget: \$4,500	YTD: \$1,600.00	35 percent
1/31/2026	Total: \$85,500	YTD: \$12,710.87	14 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

- Participation in the Aqua Circuit Training class instructed by Kassi F. has been consistent with 6-8 people in class each week. We've had inquiries from participants to add a second day for this class and we are considering scheduling a second offering for Thursdays at 8am starting Thursday, 3/5.

#### - Paid Programming Coming Up

➤ Tu/Th Swim Lessons	2/3-2/26, T/TH	2:30pm-6pm	\$95-380pp
➤ Rec Swim Team	2/3-2/26, 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 many of the swimmers from our swim lesson program have graduated into the Rec Swim Team.
- Eva C. began to shadow Kassi F. at swim lessons on Saturday, 1/31 and will take over Saturday swim lessons beginning in March.
- Rec Swim Team returned on Tuesday, 1/6 with 23 athletes on the roster. Participants are continuing to work towards stroke improvement to prepare themselves for their next intrasquad meet on Tuesday, 4/2.

### **AQUATICS RENTALS**

- January held the following rentals:
  - 4 non-private pool parties
  - 1 private pool party rental
  - 1 private leisure pool rental
  - 1 non-private lap pool & dive well rental
  - 3 EPSD class parties, including the Options homeschool group

### **AQUATICS SPONSORSHIPS & DONATIONS**

- This is the second year we have begun to generate sponsorship revenue for Aquatics. Revenue from this month consisted of 1 new banner sale and 6 banner renewals from 2025 sponsors.
- For inquiries regarding AQ sponsorship banners or donations to AQ programming such as the Rec Swim Team, please contact [swim@evrpd.com](mailto:swim@evrpd.com)

## **Fitness and Adult Activities**

*Julie Bunton, Fitness and Programs Manager*

### **Current Programs**

#### **Fitness**

- **Fitness Inclusion Classes** – 3 Pilates classes, Zumba Gold, Total Body+, Silver Sneakers Circuit and Boom (2 classes), Zumba, 3 Intermediate Yoga classes, 15-15-15, Dance Cardio, 2 Gentle Yoga classes, 2 Cycling classes, Bollywood.
- **Specialty Fitness Classes** – Heels Confidence, Senior Strength, Stretch & Balance, Core Challenge, TRX & Golf Fitness.
- **New Trainers: Heaven (shadowing Cree), Eli (teaching Senior class)**



#### **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 – Bollywood.

#### • **90's 2 Now**

Program for those in their 20's – 30's

#### • **Gen X Connect**

Program for those in their 40's – 60's



**Spanish**

**Core Challenge**

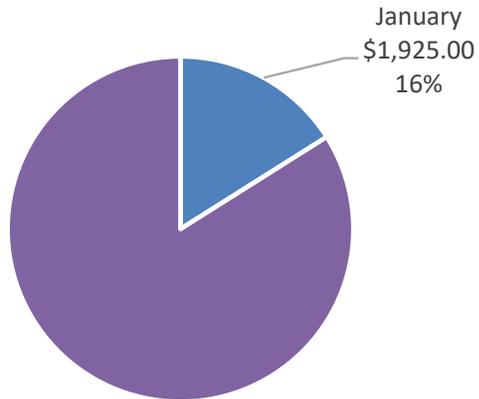
**Voyages Poetry**



**Travel Series:** Italy (Becky talked about travel through Italy, made gelato to share and we made masks for Carnival!

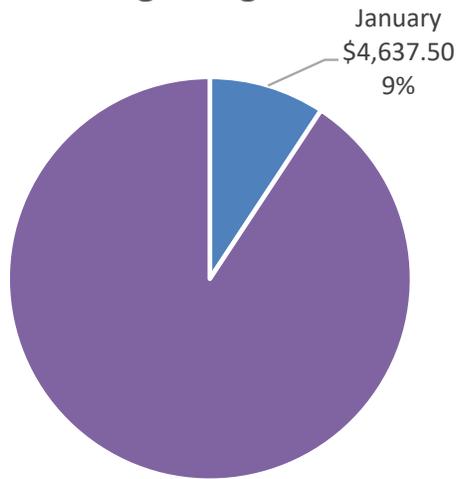
### Adult Activities- Progress to Goal 2026

**Remaining Goal**  
10,075.00  
83.96%



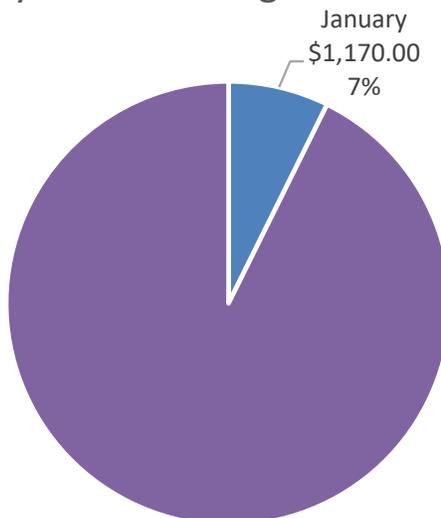
### Personal Training- Progress to Goal 2026

**Remaining Goal**  
\$45,362.50  
91%



### Specialty Classes - Progress to Goal 2026

**Remaining Goal**  
\$14,830.00  
93%



# Facility Rentals

Bethany Paul, Venue Rental Manager

## February 2026 Board Report

### January Summary (Finalized)

#### Financials

- Total Facility Rental Revenue (Month): \$14,225.00
- Total Facility Rental Revenue (YTD): \$14,225.00
- Overall % of Annual Goal Achieved (YTD): 7.8%

#### Highlights

- Exceeded monthly Community Center goal by 25%
- 7.7% Year-over-Year growth rate at the Community Center for January (higher than national average)

#### Department Notes

- Began conversations with Access Fund - a nationwide climbing nonprofit – to discuss a large-scale event to potentially be held at Stanley Park later this year
- Initiated negotiations with Larimer County regarding new fees for 2026 election cycles

### February (Anticipated)

#### Bookings

- Total Events: 36
- Private Events: 3
- Community/Nonprofit Events: 30
- Free/No-Charge Events: 3
- February's free events:
  - **Paramedic training (2/2-2/6): Adams, Bighorn, & Chiquita from 6:30am-5:30pm**
  - Chamber of Commerce Wedding Alliance meeting (2/12): Chiquita from 7am-12pm
  - EPSD Girls Swim Banquet (2/25): Chiquita from 6pm-9pm

#### Department Notes

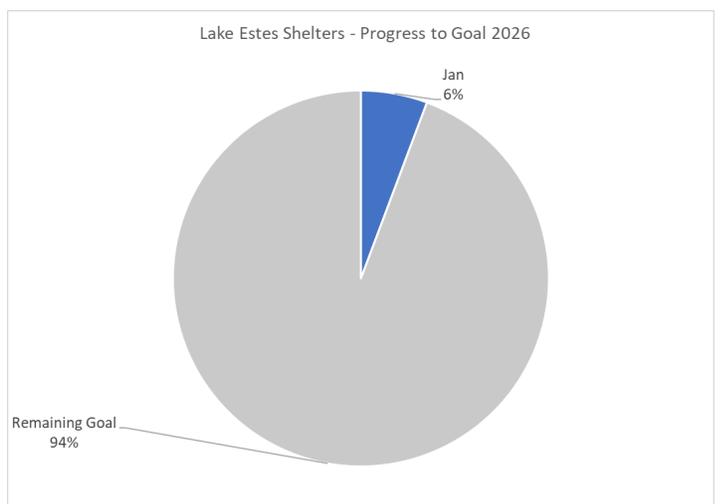
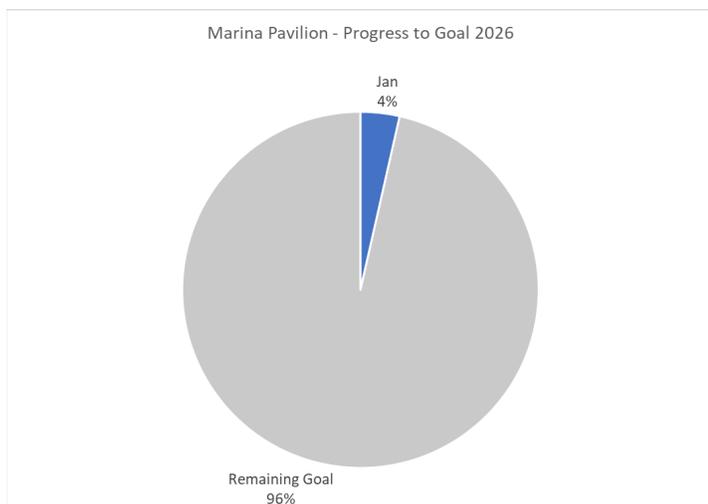
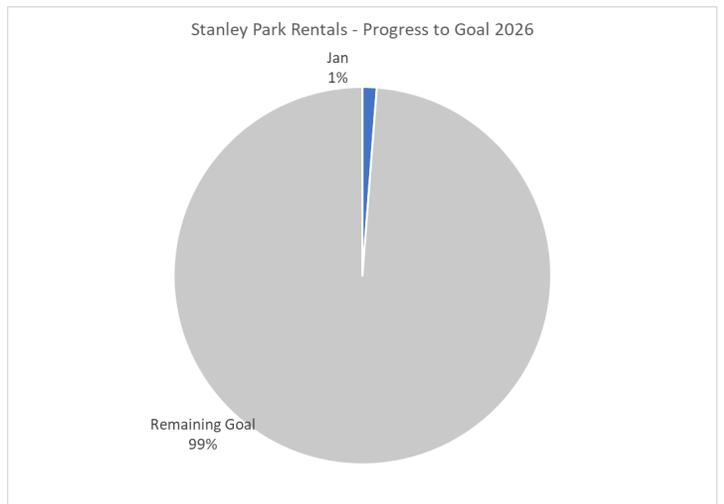
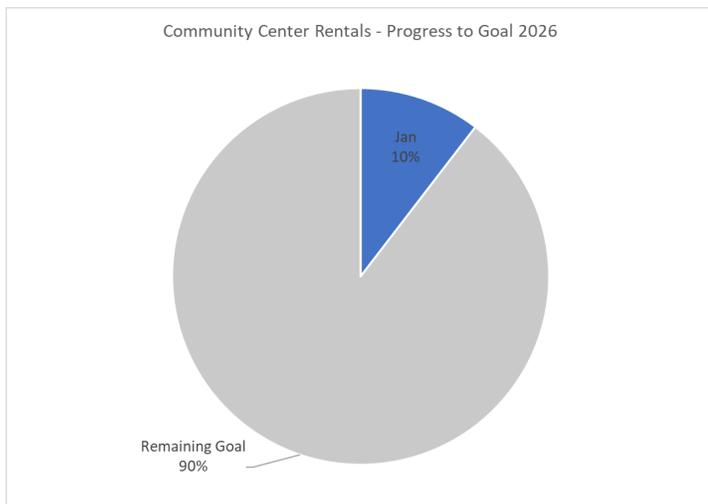
- The number of rentals in February will be directly impacted by a free event held in Adams/Bighorn/Chiquita for five days
- Eagle Rock School will be hosting a dance club in Upper Fitness for 3 Saturdays this month
- The contract with Larimer County should be finalized within the first week of February

# Revenue Snapshot

Facility	Revenue (January '26)	% of Annual Goal	YTD Status
Estes Valley Community Center	\$12,505.00	10%	10%
Stanley Park	\$425.00	1%	1%
Marina Pavilion	\$495.00	4%	4%
Lake Estes Shelters	\$800.00	6%	6%

## Notes:

- Stanley Park, Marina Pavilion, & Lake Estes Shelters closed for the season
- EVCC closed on 1/1 (New Year's Day)
- Adams, Bighorn, & Chiquita closed 1/5-1/7 for new floors
- Classroom closed 1/8-1/9 for new floors



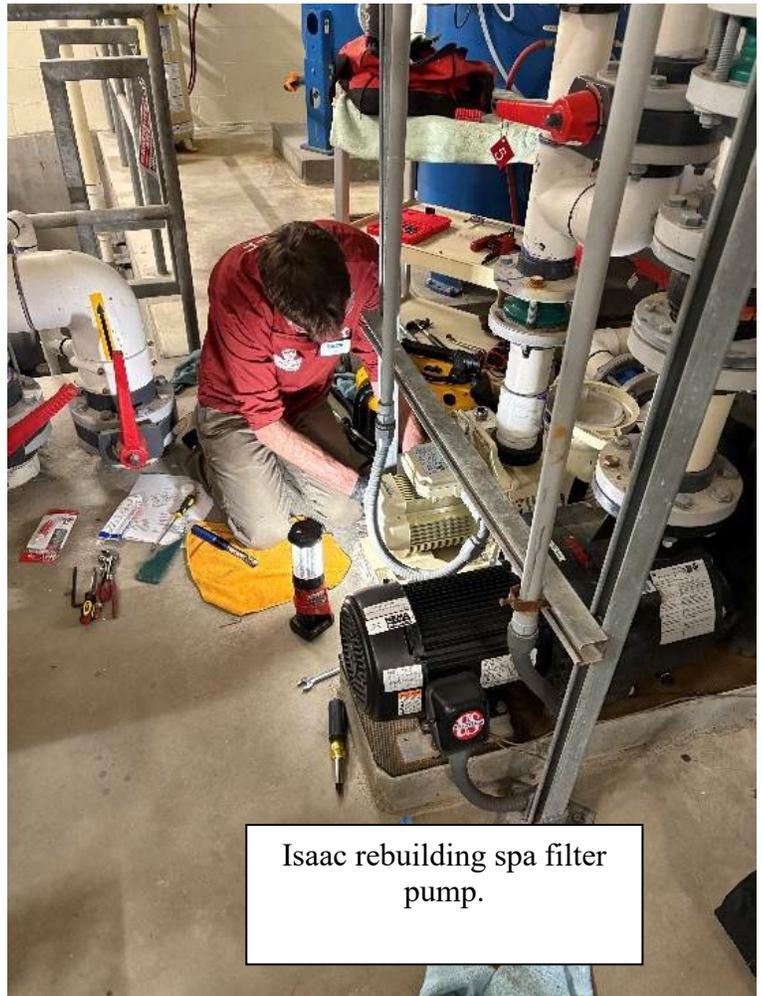
## Facility Maintenance

*Zachary Zeschin, District Maintenance Manager*

We continue to push through major transitions while accomplishing goals and starting off our season on a strong note. Both Community Center Maintenance as well as Parks and Trails have seen movement and progress on pending action items. In addition to pursuing current action items, significant effort is being put into prepping for the coming months, including staff hiring, training and development, project planning,

The Community Center maintenance programs are going smoothly. While faced with several significant repairs over the past month, we are still focusing on Isaac's training program. To date, we have looked at general building knowledge, HVAC systems, and aquatic pump rooms. Isaac and Zach are registered for CPO certification in April.

Major repairs over the past month include complete replacement of the lap pool filter pump and motor, rebuilding the spa filter pump, replacing the spa chlorinator pump, installation of miscellaneous trim and fixtures, purchasing of replacement fans for the cardio area, A/V system core repair, rooftop unit VFD replacement and reconfiguration, complete repainting of stairwells and other areas, and more exterior siding repairs. Planned maintenance items and projects include lighting repairs, roof leak repairs, the 2026 Leisure Pool maintenance closure, new fan installations, exterior signage repairs, and other small items.



Isaac rebuilding spa filter pump.

## FEBRUARY 2026 GOLF COURSES

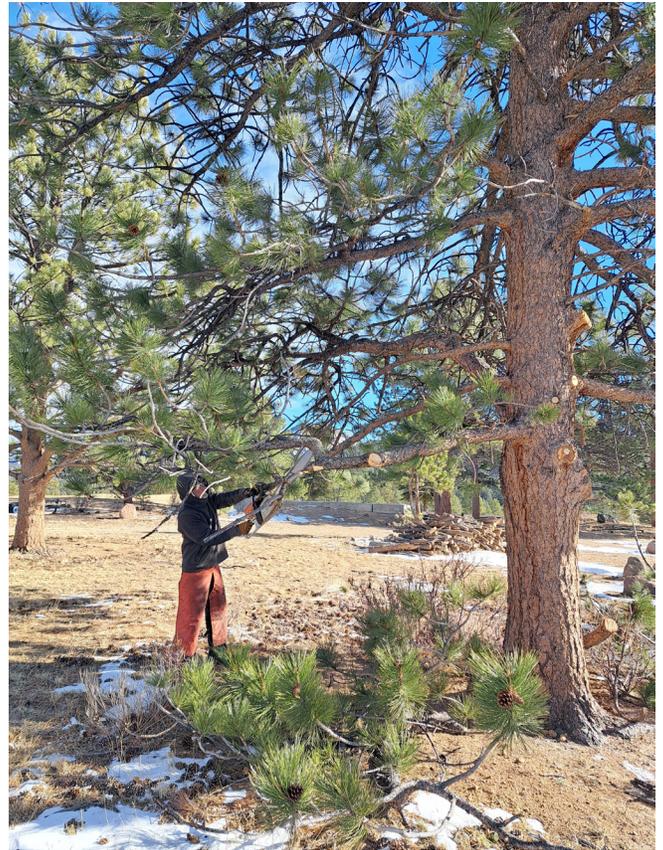
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Tree care is another important task that takes place on the golf courses throughout the winter. In addition to watering and fence repair, pruning becomes a priority.

Staff generally targets low hanging dead branches. By removing the dead branches the tree can redirect its energy and nutrients to healthy branches.

Winter is the best time to prune Ponderosa Pines in Colorado. Dormant conifer pruning is less likely to attract disease and insects and allows the tree to conserve its energy for spring growth, rather than reacting to the pruning.

The limited winter staff and equipment requires staff to prioritize which of the hundreds of trees will receive winter care.

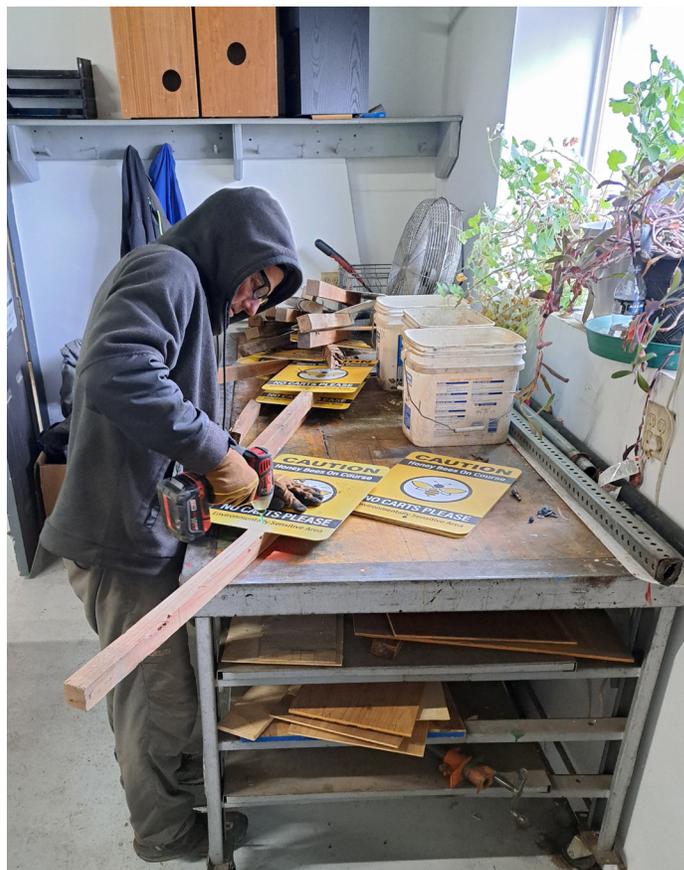


## FEBRUARY 2026 GOLF COURSES

Clearing snow drifts is a good opportunity for equipment operation training for our Zec Moss, our AIT.



RIGHT: More traffic control work this off season. Here, Tom Leba prepares pollinator habitat protection signage to be reinstalled along holes 12,13 and 14.



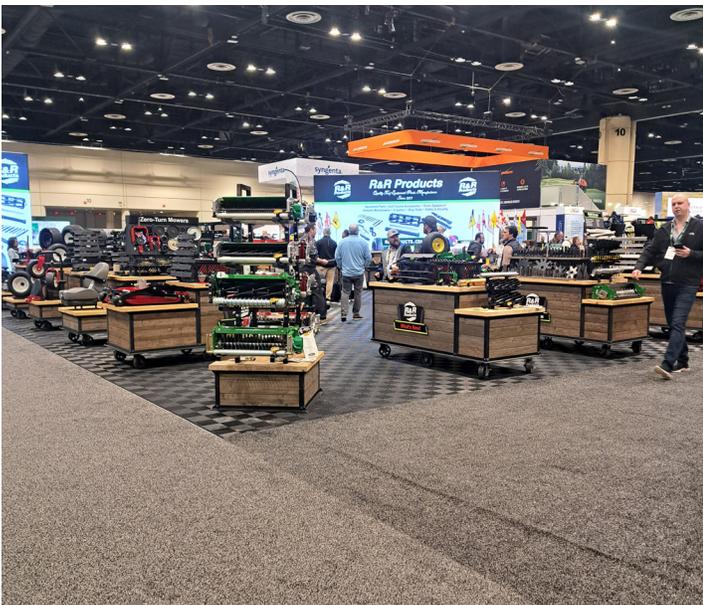
## FEBRUARY 2026 GOLF COURSES

I was able to attend the 2026 GCSAA conference and trade show in Orlando Feb 2nd – 5th . this year the GCSAA celebrated our 100th year of “Keeping the Game on Course.”

This annual event offers a wide range of educational sessions, workshops, seminars and the four-acre trade floor. The trade floor is always impressive with hundreds of exhibitors showcasing the latest tools, equipment, products, and services designed to increase efficiencies in the turf management industry. Autonomous equipment is the future of the industry, each course however will have a different return on investment.

Some educational topics attended included:

- “Sustainable by Design: Smarter Plants, Healthier Courses” This course reaffirmed the value of our turf reduction areas and offered tips on establishing former turf areas to lower input plants.
- “Data Driven Turf Management: Actionable information from Remote Sensing.” This course discussed technology such as drone imagery, remote sensing, and passive microwave radiometry and how some courses are using this information to dictate irrigation cycles. While Estes Park Golf Courses are not yet able to embrace this technology, some remote sensing devices such as portable moisture meters could be implemented to aid in more water conservation efforts.
- “Beyond Turf: Building People, Culture and Purpose” This seminar focused on best practices for mentoring apprentices. University of Wisconsin professors, USGA representatives and consulting firms shared information that will have a direct impact on our Assistant in Training program.



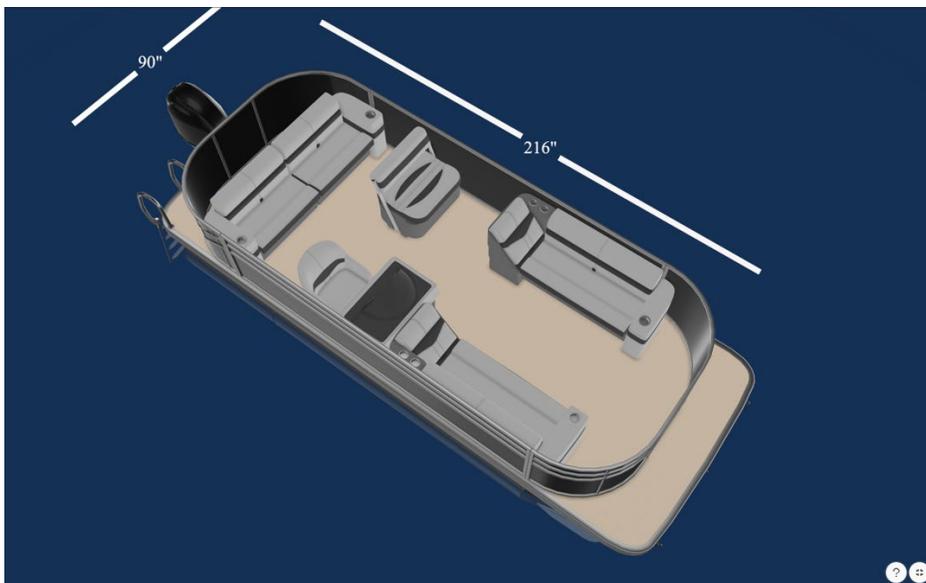


**Agenda Title:** Staff Reports – Marina Operations  
**Submitted by:** Keith Williams, Marina Manager

### MARINA OVERVIEW

Two new T2 Parking Kiosks have been ordered. We were able to negotiate a 59% discount on the kiosks. The substantial discount allows us to essentially purchase two kiosks for the price of one. This additional kiosk will accept cash, cards and tap-to-pay and will be located at or near the entrance to the marina store. We will also have a unit with solar power, tap-to-pay and mobile/cellular data located at the entrance to Wapiti. With the additional unit at the marina store, as well as coverage at Wapiti, we now have full automated vehicle permits at all parking areas. This streamlines the permit and patrol process for customers and staff.

The process for designing the Lippert interior for our 10-passenger pontoon boat is very simple and convenient. Lippert has a 3D builder which shows the complete configuration before placing the order. This image shows the layout. The total price is less than \$4500 for a complete brand new interior for this boat which should extend its useful life several more years and command a higher selling price when it comes time to replace the boat.



### 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.



February 17 2026

Agenda Item: 2.C.6

**Agenda Title:** Staff Reports – Campground Operations

**Submitted by:** Zenda Smith, Campgrounds Manager

## February 2026

During January and early February, I have been continuing to work on our planned capital improvement projects. One of our biggest projects this season is the replacement of the pool pump house/restroom building at the Mary's Lake Campground. The RFP for this project was released on January 12<sup>th</sup>. The pre-bid meeting on January 26<sup>th</sup> attracted 11 companies, which made me very hopeful that the competition would encourage reasonable bids. Numerous questions from potential bidders were submitted in the following week, and 3 addendums were issued on February 5<sup>th</sup>. Unfortunately, many of the interested companies ended up being too busy to fit the project into their schedules, and only 4 companies submitted bids before the deadline on February 9<sup>th</sup>. To our surprise, the bids we received were astronomically higher than what we anticipated. We had budgeted \$86,500 which seemed more than reasonable for the construction of a 10' x 16' shed with a toilet and sink. The bids received were:

TCC Corporation – Loveland	\$201,029.00
Spire Building Group – Littleton	\$278,300.00
Ranack Corporation – Loveland	\$165,706.91
KR Construction – Colorado Springs	\$292,766.00

I know ... shocking. The proposed costs ranged between \$1,035 and \$1,829 /square foot. I swear I did not specify gold-plated fixtures and imported marble floors! So, if the board decides after discussion not to approve one of these bids, I will begin exploring other options to replace the non-ADA compliant restroom with perhaps a stand-alone prefabricated building that can be installed next to the current building at a more reasonable cost. We can also continue reaching out to local builders who didn't participate in the bidding process to see if any of them can complete the project within our real-world budget.

Truckloads of boxes will begin arriving over the next few weeks that are packed full of new store inventory. We evaluate sales statistics and then plan accordingly so that most items arrive long before we re-open for the season. Processing inventory, adding each new item to the POS system, pricing each item, and redesigning displays is tedious process, but is fun and really satisfying. Each year, we also try to find a few new vendors who have camping-related items that diversify our camp store's selection even more. We will be working closely with Mary Davis to ensure that we are monitoring our inventory levels throughout the season.

Other mid-winter tasks that have been completed include:

- Completing the hiring process for new Workcampers
- Scheduling an AED/CPR training course for Workcampers
- Scheduling propane dispensing training course for Workcampers
- Updating and ordering campground maps
- Updating site descriptions and information on reserveamerica.com
- Securing a new contract with our cleaning company
- Updating staff training materials
- Corresponding with the incoming Workamper staff
- Ordering staff uniforms and nametags
- Completing routine maintenance on our tractor and skid steer

The revenue report below has been adjusted from previous reports to reflect net revenue instead of gross revenue. Aspira fees and lodging taxes have been deducted. Also, you will notice that no revenue is reported in November and December. Camping revenue generated in these two months is now added into the January revenue since it applies to the succeeding budget year. We are indeed off to a slow start... could be due to the re-opening of the Moraine Park campground, which was closed for an infrastructure improvement project in 2024 and 2025, but that is just a guess. Reservations usually pick up as we get closer to the season.

Thank you for your continued support,

Zenda Smith  
Campgrounds Manager

### Mary's Lake Campground

	2022	2023	2024	2025	2026
January	137,314.06	122,261.36	110,208.52	117,996.41	79,335.45
February	74,648.35	83,468.20	76,744.41	70,174.60	
March	69,780.97	83,759.93	83,164.09	62,730.11	
April	63,973.71	57,405.25	59,035.79	35,850.80	
May	65,520.36	62,119.78	68,854.00	72,242.77	
June	128,980.18	97,623.26	108,155.36	115,056.68	
July	129,046.14	99,629.92	105,540.48	117,293.73	
August	104,560.01	80,996.58	72,283.15	85,112.37	
September	39,437.19	35,759.03	36,290.18	26,032.35	
October	187.77	160.91	-86.84	29.04	
November					
December					
	<b>\$ 813,448.74</b>	<b>\$ 723,184.22</b>	<b>\$ 720,189.14</b>	<b>\$ 702,518.86</b>	<b>\$ 79,335.45</b>

<b>Total To Date</b>	<b>\$137,314.06</b>	<b>\$122,261.36</b>	<b>\$110,208.52</b>	<b>\$117,996.41</b>	<b>\$79,335.45</b>
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### East Portal Campground

	2022	2023	2024	2025	2026
January	40,623.24	64,892.30	52,842.29	69,319.00	48,738.25
February	26,912.00	48,285.28	45,880.68	44,273.85	
March	27,207.04	55,353.20	46,406.65	32,070.85	
April	25,131.44	33,567.35	28,966.40	27,328.93	
May	25,028.77	31,436.11	35,327.79	31,846.38	
June	28,617.85	38,318.88	50,313.40	47,945.28	
July	34,764.39	38,120.26	46,909.51	41,088.74	
August	25,144.57	31,353.83	22,654.59	24,215.70	
September	9,692.93	11,619.00	8,959.63	5,818.43	
October	-308.00			-123.70	
November					
December					
	<b>\$ 242,814.23</b>	<b>\$ 352,946.21</b>	<b>\$ 338,260.94</b>	<b>\$ 323,783.46</b>	<b>\$ 48,738.25</b>

<b>Total To Date</b>	<b>\$ 40,623.24</b>	<b>\$ 64,892.30</b>	<b>\$ 52,842.29</b>	<b>\$ 69,319.00</b>	<b>\$ 48,738.25</b>
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	2022	2023	2024	2025	2026
Totals To Date	\$ 177,937.30	\$ 187,153.66	\$ 163,050.81	\$ 187,315.41	\$ 128,073.70
Annual Total	\$ 1,056,262.97	\$ 1,076,130.43	\$ 1,058,450.08	\$ 1,026,302.32	\$ 128,073.70
Annual Budget	\$ 1,222,260.00	\$ 1,173,550.00	\$ 1,134,350.00	\$ 1,047,750.00	\$ 1,032,300.00
over/under	\$ (165,997.03)	\$ (97,419.57)	\$ (75,899.92)	\$ (21,447.68)	\$ (904,226.30)



**Agenda Title:** Staff Reports – Human Resources

**Submitted by:** Robin Fallon, Human Resource Manager

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## February 2026

### HR Goals/Projects

#### Employee Engagement

- For the January Manager's Meeting the team went bowling. Everyone had a great time, and Austin had the best punching bag score!
- In January we celebrated International Sweatpants Day on January 21<sup>st</sup> by allowing employees to wear their sweatpants to work.

#### Safety

- At the January Safety Meeting, we had a presentation by our SDA Safety Team, Kyle Brown and Hunter Freeman on EVRPD's experience modification (emod) and workers compensation metrics compared to other districts in the pool. We also set the date for our District Safety Walk which will take place on April 21, 2026. The next meeting is scheduled for February 17, 2026, at 9:00am.

#### Other Projects for 2026

- Employee Handbook revision. *Update: Handbook still in process completion is a top priority for Q1 2026.*
- Learning Management System Role Out: Selected Traliant LMS System. Configuring system and will roll out in Q1. All employees will be required to take the Sexual Harassment course. Anyone who processes credit cards will be required to take the PCI compliance class. All full-time employees will have access to the entire library, which includes leadership, soft skills, compliance, AI, and health and safety courses.
- Recruiting has been a focus since December.
  - Three of the four positions have been filled. The EVCC Facility Manager and Recreation Coordinator have already started, and the Parks and Trails Maintenance Technician will start at the beginning of March. We are still sourcing candidates and interviewing for the Assistant Marina Manager.
  - All Workcamper positions have been filled and making offers for returning seasonal employees begins in February.
- 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.

## Workers' Compensation

January no injuries reported: Two open claims: Campground

## Turnover Statistics

### Staffing/Turnover Summary

Jan-26	Active Employees	Terms	New Hires	Monthly Turnover	Q1 Turnover	YTD Turnover
FT	32	0	1	0.00%	0.00%	0.00%
PT	63	5	4	7.94%	7.94%	7.94%
Seasonal	0	0	0	0.00%	0.00%	0.00%
Total	95	5	5	5.26%	5.26%	5.26%

There was no full-time employee turnover in January 2026 or 2025. In 2024 the monthly turnover for January was 3.23%.

Turnover for Part-time employees in January 2026 was 7.94%; compared to January 2025, which was 5.08% and January 2024 was 1.64%. We had five (5) part-time employees leave the organization in January. Four (4) were from Aquatics, two (2) of them left due to their school schedules and will be back in the summer, two (2) of them were hired and failed to start due to issues with their I9 verification. The other resignation was from our Adult Programs department. The instructor left because she was commuting from Loveland and it wasn't enough hours/pay for the commute.

There are no seasonal employees active for January 2026, 2025, or 2024.

## Recruitment

### Positions filled

Full-time Parks and Trails Maintenance Technician – Hired Payton Zelle who will start in March

All workcamper positions are filled for Campgrounds, Golf Operations, Golf Maintenance and Parks and Trails.

### Open Positions January 2026

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

Part-time Marketing Assistant -position posted and advertised, reviewing resumes

Always accepting applications for additional Lifeguards, Personal Trainers, Sports Officials and Specialty Instructors. Reviewing seasonal rehires.

All seasonal positions for 2026 are posted.



**ESTES VALLEY**  
Recreation & Park District

# Marketing and Communications Board Report – February, 2026

It's time to update rate cards, info banners and webpages with 2026 info and prices and new photos!

*Lisa VanBuren*

## BIKE & PEDAL CART RENTALS



**Cruiser Bike: \$15/hr. Pedal Carts: \$35-\$45/hr.**



**LAKE ESTES MARINA AND TACKLE**  
ESTES VALLEY RECREATION AND PARK DISTRICT

1770 Big Thompson Avenue • 970-586-2011 • marina@evrpd.com

### BOAT RENTAL RATES PER HOUR

<b>evrpd.com</b>	Pontoon Boat	10 guests	\$110
	Pontoon Boat	9 guests	\$100
	Pontoon Boat	8 guests	\$90
	Pontoon Boat	7 guests	\$80
	Fishing Boat	4 guests	\$70
	Paddle Boat	4 guests	\$40
	Canoe	3 guests	\$30
	Single Kayak	1 guest	\$30
	Tandem Kayak	2 guests	\$35
	Deluxe SUP/YAK	1 guest	\$35
Standard SUP	1 guest	\$25	

### BIKE AND PEDAL CART RATES PER HOUR

	Pedal Cart	3 adults/2 kids	\$35
	Limo Pedal Cart	6 adults/2 kids	\$45
	Cruiser Bicycle	1 guest	\$15

Vehicle permits are required. Permits may be purchased at the lot entrance kiosk.

### MARINA ONLINE RESERVATIONS



### LAKE ESTES MARINA RENTAL POLICIES

**RENTALS SUBJECT TO AVAILABILITY; NO RENTALS ON TUESDAYS.**

#### REFUND/CANCELLATION POLICY:

- Guests will receive a full refund/credit if reservation is modified or cancelled 48 hours prior to the reservation date/time.
- There are no refunds or modifications for late arrivals, no-shows or inclement weather.
- Please check the forecast five days prior to your reservation!

#### SEVERE WEATHER/UNFORESEEN CIRCUMSTANCES POLICY:

- Guests will receive a full refund/credit if Lake Estes Marina cancels the reservation due to unforeseen circumstances; severe weather such as lightning strikes, high wind or unsafe conditions.

Visit all our properties!  
Schedules and rates available [evrpd.com](http://evrpd.com).



Community Center



Golf Courses



Campgrounds



Stanley Park



### Employee Spotlight

*Kelly Mann*

Group Fitness Instructor

**"I love helping new friends be healthy in a fun way!"**



**Agenda Title:** Staff Reports – District Maintenance

**Submitted by:** Zachary Zeschin, District Maintenance Manager

## February 2026

As our season approaches, Parks and Trails are in preparation for an efficient and productive summer. We have accepted a candidate for the Full-Time Parks and Trails Technician position and have also secured two work campers. We aim to hire one more part-time seasonal employee. In addition to staffing, we are pursuing open projects including contracted mulch spreading, bridge repair, building maintenance repairs, tree and shrub pruning around the Lake Estes trail, and ballfield season turnover including rebuilding of pitching mound and batter's boxes. Our cleaning contract with Magic Rose, who provides cleaning services to restrooms throughout the year, was finalized for the coming season. This will be evaluated on an annual basis. Training materials and programs are being developed for Parks and Trails positions, which will be utilized this coming season. Trail and trash runs are being completed 3-4 times per week, with that number increasing to 7-14 times per week shortly. A major cleanup of the Stanley Park maintenance yard was completed with close to two full roll-off dumpsters filled. Lastly, tree work and pruning continues around Cherokee Draw and the Lake Estes trail aimed at aesthetic improvements.

District Maintenance is also making progress on open items, both with new projects, and in support of current open projects. In the coming months we look to complete installation of the skate park shade shelter, pad preparation for a new ballfield storage shed, plumbing repairs at Lake Trail restroom facilities, pursuit of Stanley Park paving and playground donation possibilities, and evaluation of portable restroom contracts. Support is being provided as needed for the Mary's Lake pumphouse project and the golf course paving project.

Over the next month we will continue to focus on systems, processes, and implementation. That will be a key theme going forward for this season. We are confident in our labor numbers and will continue to focus on how to use this labor effectively. Another consistent aim will be maintaining and uplifting our current facilities. While there are some major improvements planned, it will be important to focus efforts on our current facilities and changing needs with increased traffic all throughout the district.



Golf Course monument solar system repair.



Rebuilt spa pump and motor.



February 17, 2026

Agenda Item: 2.D

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**Agenda Title:** Financial Reports

**2.D.1 January 2026 Consolidated FS & Disbursements**

**Attachments:**

Resolution  
 Report  
 Contract

Letter  
 Minutes  
 Map

Other:

**Estes Valley Recreation and Park District**  
**YTD Income Statement 01/31/2026 (8.3% of Year)**

	2026 YTD Actual	\$ Change from Last Year	2026 Annual Budget	Actual as % of Budget
<b>Operating Revenues</b>				
Administration	\$ 74	(2,488)	13,700	0.5%
Campgrounds	128,074	\$(59,344)	\$ 1,062,300	12.1%
Community Center	248,322	\$ 64,440	\$ 1,338,950	18.5%
Golf	70,511	17,813	2,531,400	2.8%
Marina	9,417	4,150	896,500	1.1%
Parks	425	440	41,000	1.0%
Recreation	21,649	4,152	122,300	17.7%
<b>Total Operating Revenues</b>	<b>478,470</b>	<b>29,163</b>	<b>6,006,150</b>	<b>8.0%</b>
<b>Operating Expenses</b>				
Personnel	352,226	11,537	4,195,768	8.4%
Utilities & Fuel	43,019	12,997	583,804	7.4%
Operating Supplies	27,970	7,696	458,704	6.1%
Repairs & Maintenance	36,596	15,893	458,700	8.0%
Merchandise Purchases	42,789	3,922	414,800	10.3%
Contract & Professional Services	4,710	(582)	163,402	2.9%
IT & Communications	25,033	5,968	273,871	9.1%
P&L Insurance	13,064	578	155,172	8.4%
Credit Card Fees	5,973	2,186	132,931	4.5%
Other Operating Expenses	10,156	4,810	121,300	8.4%
<b>Total Operating Expenses</b>	<b>561,537</b>	<b>65,005</b>	<b>6,958,453</b>	<b>8.1%</b>
<b>Income (Loss) from Operations</b>	<b>(83,066)</b>	<b>(35,842)</b>	<b>(952,303)</b>	
<b>Non-Operating Revenues</b>				
Property Taxes	-	-	3,280,762	0.0%
Intergovernmental Revenue	-	-	227,500	0.0%
Interest Income	28,821	(4,069)	374,000	7.7%
Transfers from Reserves	-	-	1,073,138	0.0%
<b>Total Non-Operating Revenues</b>	<b>28,821</b>	<b>(4,069)</b>	<b>4,955,400</b>	<b>0.6%</b>
<b>Non-Operating Expenses</b>				
Capital Outlay	38,617	(24,625)	2,091,000	1.8%
County Tax Collection Exp	-	-	62,135	0.0%
Debt Service	96,644	15,627	1,632,442	5.9%
Maint. & Contingency Reserves	-	-	157,077	0.0%
<b>Total Non-Operating Expenses</b>	<b>135,262</b>	<b>(8,998)</b>	<b>3,942,654</b>	<b>3.4%</b>
<b>Net Income/(Loss)</b>	<b>\$ (189,507)</b>	<b>\$ (30,913)</b>	<b>\$ 60,443</b>	

**Estes Valley Recreation and Park District**  
**Balance Sheet as of 01/31/2026**

	<b>2026</b>	<b>2025</b>
<b>Current Assets</b>		
Cash - Operating Accounts	\$ 252,587	\$ 270,733
Cash - Investment Pools	8,805,799	8,526,684
Property Taxes Receivable	3,102,790	2,915,166
Accounts Receivable	121,012	170,955
Inventory	138,283	130,104
Prepaid Expenses	202,000	186,872
Total Current Assets	\$ 12,622,471	\$ 12,200,515
<b>Property and Equipment</b>		
Work in Progress	544,409	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	47,193,727	46,683,419
Accumulated Depreciation	(14,039,095)	(12,830,825)
Total Property and Equipment	36,380,475	36,671,056
Other Assets - Deferred Amount on Debt Refunding	60,313	66,348
<b>Total Assets</b>	<b>\$ 49,063,259</b>	<b>\$ 48,937,919</b>
<b>Current Liabilities</b>		
Accounts Payable	\$ 211,300	\$ 176,108
Current Portion, Long-Term Debt	1,375,873	1,325,183
Gift Certificates and Customer Funds on Account	19,374	25,278
Accrued Payroll and Compensated Leave Payable	256,977	243,989
Deferred/Unearned Revenue	76,248	87,084
Deferred Property Taxes Receivable	3,102,790	2,915,166
Other Current Liabilities	42,738	37,623
Total Current Liabilities	5,085,299	4,810,430
<b>Long-Term Liabilities</b>		
Leases Payable	2,211,485	2,261,820
Bonds Payable	11,415,000	12,555,000
Total Long-Term Liabilities	13,626,485	14,816,820
<b>Total Liabilities</b>	<b>18,711,783</b>	<b>19,627,249</b>
<b>Net Position</b>		
Beginning Balance	30,540,983	29,469,264
Current Year Net Income/(Loss)	(189,507)	(158,594)
<b>Total Net Position</b>	<b>30,351,476</b>	<b>29,310,670</b>
<b>Total Liabilities and Net Position</b>	<b>\$ 49,063,259</b>	<b>\$ 48,937,919</b>

**Estes Valley Recreation and Park District**

**Check register**

**January 1-31, 2026**

<b>Bank</b>	<b>Date</b>	<b>Vendor</b>	<b>Document no.</b>	<b>Amount</b>
<b>Operating Account</b>	1/2/2026	V01315--Paycor, Inc.		2,652.07
	1/7/2026	V01315--Paycor, Inc.		1,022.40
	1/8/2026	V01005--Ace Hardware	154421	35.62
	1/8/2026	V01013--Air-O-Pure	154422	600.00
	1/8/2026	V01024--Amazon Capital Services	154423	499.67
	1/8/2026	V01625--AYG Service LLC	154424	156.00
	1/8/2026	V01056--BluGuard Security LLC	154425	34.99
	1/8/2026	V01061--Briggs Carpet Care of Estes Park, LLC	154426	1,800.00
	1/8/2026	V01493--CEBT	154427	40,837.62
	1/8/2026	V01135--DigiQuatics	154428	563.43
	1/8/2026	V01137--DIRECTV	154429	299.98
	1/8/2026	V01161--Estes Park Lumber	154430	84.00
	1/8/2026	V01166--Estes Park Sanitation	154431	445.50
	1/8/2026	V01180--foreUP Golf Software	154432	1,230.00
	1/8/2026	V01520--Gempler's Inc.	154433	1,128.19
	1/8/2026	V01194--Golf & Sport Solutions	154434	11,304.17
	1/8/2026	V01626--Gregory Quigley	154435	28.02
	1/8/2026	V01255--Lisa Von Bargaen	154436	28.01
	1/8/2026	V01286--NAPA	154437	287.57
	1/8/2026	V01288--Natural Structures	154438	13,125.00
	1/8/2026	V01352--R&R Products, Inc	154439	555.60
	1/8/2026	V01357--Range View Security, Inc.	154440	120.00
	1/8/2026	V01366--Robin Fallon	154441	15.70
	1/8/2026	V01371--Rocky Mountain Dumpsters	154442	1,290.00
	1/8/2026	V01413--Syndeo LLC aka Yiptel	154443	1,015.04
	1/8/2026	V01421--The Aqueous Solution, Inc.	154444	2,494.94
	1/8/2026	V01432--Titleist	154445	755.17
	1/8/2026	V01442--Trailblazer Broadband	154446	2,638.80
	1/8/2026	V01628--Sylvia Riffle	154447	640.80
	1/8/2026	V01624--Todd Owen	154448	60.00
	1/22/2026	V01013--Air-O-Pure	154449	600.00
	1/22/2026	V01030--Apex Roofing Co.	154450	7,899.25
	1/22/2026	V01061--Briggs Carpet Care of Estes Park, LLC	154451	300.00
	1/22/2026	V01104--Colorado Dept of Revenue	154452	346.25
	1/22/2026	V01114--Copoco's Honey	154453	1,815.80
	1/22/2026	V01153--Enviropest	154454	177.00
	1/22/2026	V01162--Estes Park News	154455	1,424.00
	1/22/2026	V01167--Estes Park School District R-3	154456	648.86
	1/22/2026	V01211--High Plains Excavation & Haulin, LLP	154457	180.00
	1/22/2026	V01240--Keith Williams	154458	676.00
	1/22/2026	V01335--Prairie Mountain Media	154459	23.00
	1/22/2026	V01356--Range Servant	154460	1,332.50
	1/22/2026	V01380--Safeway Stores, Inc	154461	97.93
	1/22/2026	V01631--Tamara Glessner	154462	54.06
	1/22/2026	V01529--The UPS Store #2526	154463	32.51
	1/22/2026	V01435--Town of Estes Park-other	154464	503.00
	1/22/2026	V01545--Umpqua Feather Merchants	154465	1,205.73

Bank	Date	Vendor	Document no.	Amount
	1/22/2026	V01454--Universal Controls Solution LLC	154466	1,161.52
	1/22/2026	V01457--US Postal Service	154467	332.00
	1/22/2026	V01573--Altitude Athletic Surfaces, LLC	154468	32,146.44
	1/22/2026	V01048--Bank of The San Juans	154469	80,617.51
	1/22/2026	V01629--GreenONE Industries, Inc.	154470	11,939.00
	1/22/2026	V01630--INTELLID Inc.	154471	26,011.65
	1/22/2026	V01612--Meyer Skidmore & Company	154472	19,501.99
	1/22/2026	V01455--Upper Thompson Sanitation District	154473	10,030.37
	1/28/2026	V01425--The Lifeguard Store, Inc.	Voided - 154405	-285.52
	1/29/2026	V01024--Amazon Capital Services	154474	2,441.29
	1/29/2026	V01137--DIRECTV	154475	201.98
	1/29/2026	V01504--Harlequin's Warehouse	154476	2,103.00
	1/29/2026	V01272--Mary Davis	154477	1,611.57
	1/29/2026	V01292--NLD Graphics & Printing	154478	1,183.80
	1/29/2026	V01305--O'Reilly Auto Parts	154479	169.88
	1/29/2026	V01330--Pomp's Tire Service, Inc.	154480	672.68
	1/29/2026	V01349--Push Pedal Pull, Inc.	154481	6,180.00
	1/29/2026	V01413--Syndeo LLC aka Yiptel	154482	100.72
	1/29/2026	V01425--The Lifeguard Store, Inc.	154483	285.52
	1/29/2026	V01451--UMB Bank, N.A.	154484	400.00
	1/29/2026	V01462--Verizon Wireless	154485	185.12
	1/29/2026	V01478--Wickham Tractor Co.	154486	535.40
	1/29/2026	V01436--Town of Estes Park	154487	16,411.03
<b>Electronic Payments</b>	1/2/2026	V01065--Callaway Golf		2,105.99
	1/2/2026	V01111--Connecting Point		3,750.84
	1/2/2026	V01360--Red Rocket Web Specialists		199.00
	1/2/2026	V01412--Symmetry Energy Solutions, LLC		7,551.89
	1/2/2026	V01473--West Chem		149.00
	1/2/2026	V01476--Western Paper Distributors Inc.		405.56
	1/2/2026	V01595--Van Horn Engineering & Surveying, Inc.		4,925.00
	1/7/2026	V01315--Paycor, Inc.		-1,022.40
	1/7/2026	V01315--Paycor, Inc.		1,022.40
	1/9/2026	V01072--CenturyLink		260.48
	1/9/2026	V01111--Connecting Point		22,714.98
	1/9/2026	V01149--Eldorado Artesian Springs		23.50
	1/9/2026	V01196--Golf Safety		285.00
	1/9/2026	V01213--Hillyard Industries, Inc.		878.34
	1/9/2026	V01329--Polar Gas		43.97
	1/9/2026	V01343--Primos Garage Doors		3,815.82
	1/9/2026	V01476--Western Paper Distributors Inc.		218.09
	1/9/2026	V01483--Xcel Energy		966.27
	1/9/2026	V01544--Wilson Sporting Goods Co.		1,216.76
	1/9/2026	V01595--Van Horn Engineering & Surveying, Inc.		1,640.00
	1/9/2026	V01627--Evergreen Surety		140.00
	1/22/2026	V01002--7522 Electric LLC		100.00
	1/22/2026	V01014--Air-Systems Engineering, Inc.		6,209.34
	1/22/2026	V01017--All Copy Products Inc.		127.70
	1/22/2026	V01072--CenturyLink		104.23
	1/22/2026	V01087--CivicPlus LLC		4,617.27
	1/22/2026	V01091--ClearStar Inc.		225.40

Bank	Date	Vendor	Document no.	Amount
	1/22/2026	V01095--CO Spec Districts Prop & Liab Pool		806.28
	1/22/2026	V01264--Lyons Gaddis		63.20
	1/22/2026	V01293--Northend Self Storage		255.00
	1/22/2026	V01451--UMB Bank, N.A.		-400.00
	1/22/2026	V01451--UMB Bank, N.A.		400.00
	1/22/2026	V01472--Waste Management-Estes Park		1,202.76
	1/22/2026	V01476--Western Paper Distributors Inc.		269.56
	1/22/2026	V01483--Xcel Energy		691.47
	1/22/2026	V01492--Visa-Bank of Colorado		10,046.20
	1/22/2026	V01543--T2 Systems, Inc.		315.00
	1/22/2026	V01622--Gordon Electric Supply, Inc.		2,940.00
	1/30/2026	V01014--Air-Systems Engineering, Inc.		1,683.30
	1/30/2026	V01072--CenturyLink		261.17
	1/30/2026	V01138--Discount Playground Supply		4,354.70
	1/30/2026	V01199--Grainger		1.30
	1/30/2026	V01324--Pitney Bowes Postage By Phone		100.00
	1/30/2026	V01338--Prestige Flag		4,326.39
	1/30/2026	V01360--Red Rocket Web Specialists		199.00
	1/30/2026	V01465--Virtual Tee Systems LLC		250.00
	1/30/2026	V01473--West Chem		149.00
				<b>407,589.89</b>

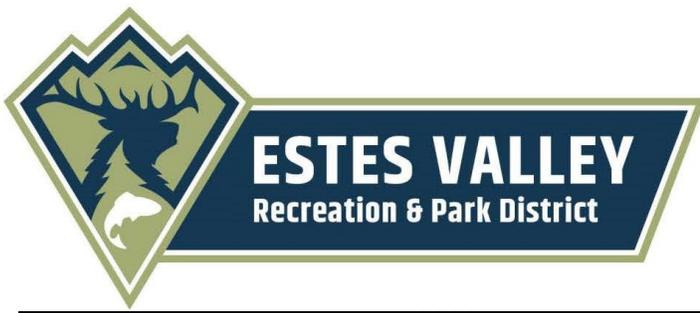
Electronic/Other Transactions:

Transfer to Csafe Debt Service Account	5,711.23
Transfer to A/P Electronic Pymt Account	71,501.48
Transfer to Project Account	139,739.50
Payroll & Payroll Taxes	307,874.84
NSF returned check	85.00
Consumer Use Tax Remittance	76.00
Sales Tax Remittance	505.08
Marketing Tax Remittance	-
Voided checks	1,707.92

**Total Disbursements from Operating & Electronic Accounts** 934,790.94

Transfer to Csafe Debt Service Account	(5,711.23)
Transfer to A/P Electronic Pymt Account	(71,501.48)
Credit Card Fees withdrawn from CC account	5,358.19

**Total Disbursements** 862,936.42



February 17, 2026

Agenda Item: 3

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**Agenda Title:** Regular (Action) Agenda

**Submitted by:** Tom Carosello, Executive Director

**The Action Agenda for the February 17, 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. Pool Pump House and Restroom at Mary's Lake Campground (2026-001)  
Award (Discussion/Action)
- B. 2025 Employee Incentive Bonus (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.



February 17, 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.



February 17, 2026

Agenda Item: 5

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**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:



Feb. 17, 2026

Agenda Item: 5.A

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**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 met Feb. 3 to update priorities in the Trails Master Plan and hear briefings on trail financials, staffing and project initiatives from administrative and parks and trails staff.

The committee continues to evaluate volunteer opportunities to assist with trail-maintenance projects and is tentatively scheduled to next meet in early June.

**Capital Projects/Infrastructure** – Rose Paving has been awarded the contract for asphalt and concrete reconstruction/installation at the 18-hole golf course maintenance facility and will begin work as soon as temperatures are high enough to permit paving (May?). On a related note, Apex Roofing is expected to begin work on the cart barn roofs at the same location within the next few weeks, weather permitting.

Zach Zeschin and I recently met again with a family wishing to fund a comprehensive, ADA-accessible playground in Stanley Park. Barring any major geotechnical limitations, it appears as if an undeveloped tract just north of the existing zipline will work for evaluation purposes. Progress updates will follow accordingly.

Bids for the “reconstruction” of the Mary's Lake Campground pool pumphouse and restroom came in significantly (and curiously) higher than what is budgeted for the project. As a result, we will be discussing alternatives with our contact at the Bureau of Reclamation, as the project was to be partially funded with a federal T-28 grant. It is possible the pool will be unavailable for a portion or all of the camping season this year if we can't expedite a solution.

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 continues to consult with a third-party engineering firm to determine what is causing/has caused the surface to deteriorate. To date, we have not received the results of testing performed in mid-December or further correspondence, but legal counsel will continue to negotiate a “settlement” with the contractor/insurance firm, 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 for the addition of a sidewalk on the east side of Community Drive and a paving plan for the parking lot at Stanley Park. While no exact timeframe has been set for this project, Van Horn Engineering is currently developing a drainage plan – the last piece needed for a complete design – and indications are paving could occur in mid-September, if not sooner. Material quantities and a cost estimate should be available in early March, and if they “fit the budget” we will move forward on an IGA with the town to formalize plans/logistics.

A recent update from Kinley Built LLC indicated the fabrication of the new bridge for the “sixth green” at Lake Estes Golf Course will not be completed until late March. Federal T-28 grant funding will cover approximately half of the cost of the project, and even though the revised timeline is not preferable, we are confident installation can still occur this spring.

**Grants** – Staff is working on preliminary cost estimates for the East Portal Campground water, electric and sewer line project to satisfy requirements for a tentative award of \$350,000 in federal grant funding earmarked for the project. Grant applications are also pending for general operating costs (foundation), youth sports equipment, community center programming, the permaculture program and outdoor-education programming.

**Bureau of Reclamation Updates** – We were informed this week of Reclamation’s preliminary approval of the specifications for the marina aquatic nuisance species (ANS) decontamination station. This project is being fully funded by a federal grant, with construction anticipated this year, pending final approval.

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).

**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, golf pro shop personnel and lifeguards. We are also currently accepting applications for a part-time, social-media marketing specialist, with hopes of filling that post in early March. On a related note, we are excited to announce that Payton Zelle has accepted an offer to become the full-time Parks and Trails Technician; Payton is “moving over” from the marina and will officially begin later this month and report to John Peterson.

**Policy** – Focus areas currently include refinement of the community 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-March. 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](mailto:tomc@evrpd.com)) with questions, comments or suggestions.



February 17, 2026

Agenda Item: 5.B

**Agenda Title:** Finance Director's Report

**Submitted by:** Mary Davis, Finance Director

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## January/February 2026

**2025 Audit:** Audit fieldwork for 2025 is scheduled during the week of April 6.

### **Finance Department Goals:**

Aligning with the District goal of long-term financial sustainability and transparency, the finance team has developed the following supporting goals for 2026:

- Enhance effectiveness of Sage Intacct by leveraging built-in processing/reporting capabilities and available integrations with other District applications, systems and tools. *We are currently testing a new credit card provider (Ramp) which auto-syncs with Intacct, saving entry time and providing cardholders with more user/account management support than our current card issuer.*
- Continue to train and support department managers - both for use of Intacct, and financial literacy in general.
- Focus finance team professional development on automation/AI tools and methods.

### **Operating Revenues and Expenses**

At the 1-month/8.3% mark, operating revenues are 8.0% of the annual budget and \$29,163 more than January 2025.

- Campgrounds operating revenue continues a downward trend at \$59,344 less than 2025.
- Community Center operating revenue is \$64,440 more than 2025.
- Golf operating revenue is \$17,813 more than 2025.
- Marina operating revenue is \$4,150 more than 2025.
- Parks and Recreation operating revenues compared to 2025 are up by \$440 and \$4,152 respectively.

Operating expenses are 8.1% of budget overall and \$65,005 higher than 2025. Categories notably exceeding the 8.3% budget mark include:

- Merchandise purchases are at 10.3% due to pre-season purchasing.
- IT/Communications are at 9.1% due to annual payment of a license fee and some necessary hardware (laptop/desktop) purchases.

### **Non-Operating Revenues and Expenses**

- No property taxes or intergovernmental revenues have been received yet for 2026.
- Interest income is \$4,069 less than 2025 due to lower rates; and is 7.7% of the annual budget amount.
- The District invested \$38,617 in capital purchases (1.8% of annual budget) in January, including flooring replacement at the Community Center, downpayment on the roof for a cartbarn at the 18-hole course, and purchase of picnic tables and trash receptacles for the new pickleball/basketball courts at Stanley Park.
- \$96,644 in capital lease payments were made in January.



February 17, 2026

Agenda Item: 7.A

**Agenda Title:** Demo and Construction of Pool Pump House and Restroom at the Estes Park Campground at Mary’s Lake Facility (2026-001) Bid Award (Discussion/Action)

**Submitted by:** Zenda Smith, Campgrounds Manager

**Background Information:**

On January 12,2026 the Estes Valley Recreation and Park District (EVRPD) issued a Request for Proposals (RFP) seeking proposals from qualified contractors to remove the current pool pump house and restroom building and replace it with a new ADA accessible building at the Estes Park Campground at Mary’s Lake.

A total of four (4) proposals were received and formally opened on February 9, 2026.

The bid totals are as follows:

Bidder: Company / Contractor	Base Bid
KR Construction Group	\$ 292,766.00
Ranack Corporation of Colorado	\$ 165,706.91
TCC Corporation	\$ 201,029.00
SPIRE Building Group	\$ 278,300.00

**Attachments:**

- Resolution
- Report
- Contract

- Letter
- Minutes
- Map

Other: Proposals

**Staff Recommendation:**

Staff recommends that the Board of Directors reject all bids received for the reconstruction of the Mary’s Lake Campground pool pumphouse and restroom and direct staff to close the current procurement process.

Bids received for the project came in significantly higher than the approved project budget. Due to the substantial discrepancy between the estimate/budgeted amount and the submitted bids, staff does not recommend awarding the contract at this time.

The project was anticipated to be partially funded through a federal T-28 grant administered by the Bureau of Reclamation. Staff will be consulting with our Bureau contact to discuss potential alternatives, including possible scope adjustments, rebidding options, or funding modifications.

**Board Action Needed:**

A motion to (approve, modify, or deny) award the bid for the Demo and Construction of Pool Pump House and Restroom at the Estes Park Campground at Mary’s Lake Facility to \_\_\_\_\_, subject to final contract terms.

**Or**

A motion to (approve, modify, or deny) reject all bids received in response to RFP 2026-001 Demo and Construction of Pool Pump House and Restroom at the Estes Park Campground at Mary’s Lake Facility, as each proposal exceeds the approved budget, and direct staff to formally close the procurement process.



# BID TAB SHEET

## ESTES VALLEY RECREATION & PARK DISTRICT

Demo and Construction of Pool Pump House and Restroom  
at the Estes Park Campground at Mary's Lake

Solicitation Number # 2026-001

Bidder: Company / Contractor	Date Submitted	Time Submitted	Base Bid	Other
KR Construction Group Inc.	2/9/2026	FedEx 11:14am	292,766. <sup>00</sup>	
Roneach Corporation of CO.	2/9/2026	3:40pm	165,706. <sup>91</sup>	
TCC Corporation	2/9/2026	3:43pm	201,029. <sup>00</sup>	
SPiRE Building Group	2/9/2026	3:50pm	278,300. <sup>00</sup>	

**BID OPENING: Monday, February 9, 2026 @ 4:00pm**

**LOCATION: EVRPD Administration Office, 660 Community Drive, Estes Park, CO 80517**

Bids Opened by:

Witnessed by:

Date:

2/9/2026

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.

# KR Construction Group

1029 S Sierra Madre, STE A., Colorado Springs, CO 80903  
Notice: 2026-001 - Pool Pump House and Restroom and the Mary's Lake  
Campground | 2/9/2026



KR Construction Group Inc. is pleased to submit this Letter of Interest in response to RFP 2026-001, Demo and Construction of the Pool Pump House and Restroom at the Estes Park Campground at Mary's Lake. We appreciate the opportunity to be considered by the Estes Valley Recreation and Park District (EVRPD) for this important facility improvement project and recognize the value it will provide to campground visitors, staff, and the broader Estes Park community.

KR Construction Group Inc. is enthusiastic about the opportunity to support EVRPD in delivering a new, accessible, and long-lasting building that enhances the functionality of the Mary's Lake campground. Projects that strengthen public recreation facilities are central to our work, and we take pride in helping agencies maintain safe, welcoming spaces that serve both residents and the high volume of seasonal visitors in the Estes Valley.

With more than 23 years of experience providing general contracting services for public-sector clients across Colorado, KR Construction Group Inc. brings proven expertise in delivering high-quality construction in mountain and recreational environments. Our team has experience working in Estes Park and surrounding areas where logistics, weather conditions, seasonal schedules, and site access require careful planning and dependable execution. We understand the importance of completing work efficiently while maintaining the standards expected in highly visible community settings.

KR Construction Group Inc. is fully prepared to dedicate the appropriate level of leadership, supervision, and skilled personnel to complete this project successfully. We have the internal capacity and qualified subcontractor support to assign key project staff who will remain engaged throughout all phases of demolition, construction, and installation, ensuring consistent oversight, coordination, and accountability from start to finish.

We are able to commit key personnel for the full duration of EVRPD's required construction window between March 1 and May 1, 2026, and will ensure the project is completed safely, professionally, and on schedule. KR Construction Group Inc. appreciates your consideration, and we look forward to the opportunity to partner with EVRPD in delivering a successful project at the Estes Park Campground at Mary's Lake.

KR Construction Group Inc.  
Khawkins@krconstructiongroupinc.com  
(720) 441-6965

  
\_\_\_\_\_  
Kim Hawkins, CEO



# KR Construction Group

KR Construction Group Inc., with over 20 years of experience, is a nationwide leader in design-build commercial construction. Headquarters in Colorado, we specialize in new builds, ground-up projects, and renovations, delivering quality and innovation across educational, government, hospitality, retail, and restaurant sectors. Our expertise includes navigating complex regulatory requirements, particularly in educational and government contracts, ensuring projects are completed on time and within budget. We offer comprehensive services covering project planning, construction management, and value engineering, ensuring efficiency and flawless execution from start to finish. Our approach is built on communication, collaboration, and competency. We maintain open lines of communication to understand and bring our clients' visions to life. Collaboration is key as we engage closely with clients, partners, and stakeholders to align our efforts with shared goals. Our team's expertise guarantees efficient project management and consistently high-quality outcomes.

CAGE Code: 9VFQ1 SAM UEI:  
ZMTLQHU9SAE5

Core Competencies:

General Contracting · Construction  
Management · Project Planning · Design /  
Build · Value Engineering

Differentiators:

Self-Performance · Diverse & Experienced  
Staff · Client-Centric Approach · Tech  
Forward Solutions

NAICS Codes:

Primary - 236220 | 236116 | 236210 |  
238350 | 445110 | 721110

Certifications:

Licensed General Contractor · Licensed  
Master Electrician · OSHA 30 Certified



MISSION



VISION



VALUES

# KR Construction Group Standard

At KR Construction Group, our mission is to deliver exceptional quality and service in every project we undertake, transforming visions into functional realities. We are dedicated to enhancing the functionality and efficiency of spaces through thoughtful demolition, remodeling, and construction practices. Our work often involves projects requiring seamless coordination to ensure uninterrupted access to essential operations. Guided by meticulous planning, innovation, and sustainability, we prioritize safety, meet timelines, and stay within budget. Our approach emphasizes teamwork, collaboration, and clear communication to deliver results that exceed expectations while minimizing disruptions.

We are committed to fostering partnerships with local suppliers and subcontractors to support community engagement and regional values. By leveraging these relationships, we deliver modern, efficient, and functional environments that align with the goals of our clients and their communities.

Our vision is to transform spaces into cornerstones of operational excellence, seamlessly integrating modern functionality with thoughtful design. By fostering collaboration with stakeholders, utilizing advanced construction methods, and prioritizing sustainability, we aim to set new benchmarks for facility renovations. We strive to create environments that meet operational needs while enhancing efficiency and safety for all users. Each project serves as a durable, energy-efficient, and community-focused improvement, reflecting a commitment to superior infrastructure and sustainable practices.

## The “KR Way”

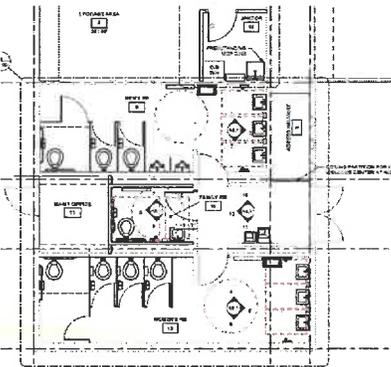
**Communicate:** We believe in transparent and proactive communication, ensuring that all stakeholders are informed, engaged, and aligned throughout the project. By fostering open dialogue, we build trust and eliminate surprises, paving the way for seamless project execution.

**Collaborate:** We bring together diverse perspectives, including community members, design partners, and project teams, to achieve shared goals. Our collaborative approach drives creativity and innovation, delivering exceptional results that reflect the collective vision.

**Cultivate:** Our commitment to quality, safety, and sustainability is unwavering. We cultivate excellence by approaching every challenge with passion and focus, continuously striving to exceed expectations and deliver long-lasting value.

**Conquer:** Challenges inspire us. We face obstacles with determination and transform them into opportunities for growth and success. Through innovation and resilience, we conquer complexity and deliver impactful solutions.

Colorado Department of Transportation  
**Fruita Welcome Center**



Renovation of the Fruita Welcome Center will include modernizing the restroom areas to ensure ADA compliance, including the addition of a new family restroom for improved accessibility and visitor convenience.

The visitor areas will be significantly upgraded with state-of-the-art technology, including large interactive displays, integrated audio-visual systems, and strategically placed speakers to provide an immersive experience for guests. Touch-screen kiosks will replace paper brochures and handouts, creating a more sustainable approach that reduces printed materials and waste while also offering real-time updates and multilingual options. The AV system will also support dynamic video content, regional tourism features, and educational programming, ensuring that visitors receive engaging, up-to-date information about Colorado's attractions and history.

Exterior improvements will include multiple digital displays, upgraded signage, new artwork installations, and the addition of a children's play area to create a more welcoming and family-friendly environment. Together, these enhancements will transform the Welcome Center into a modern, interactive hub that better serves the needs of travelers while promoting environmental responsibility and long-term efficiency.

CDOT | Karim Wahab, RA | 720.648.0141

karim.wahab@state.co.us

Timeframe: Active Project

Size: 3,000 SF

Contractor: KR Construction Group Inc.

Initial Design Contract: \$185,530.00

Final Design Contract: TBD

Initial Budget: \$ 2.5 Million

**DESIGN/BUILD PROJECT**

## Highline Hotel - Vail, CO (2023)



KR Construction Group Inc. successfully completed the Highline Hotel Employee Housing Renovation in Vail, CO—a fast-tracked project in a mountain town that demonstrated our ability to deliver high-quality results under strict time and budget constraints. The renovation was completed on time and within the original budget, ensuring housing units were ready for occupancy before the ski season and allowing uninterrupted hotel operations. Our detailed conceptual estimating established a solid foundation for budgeting and scheduling, while value analysis and strategic scope reductions prioritized critical upgrades without compromising functionality or quality. A key feature of the renovation was the installation of a new elevator, which improved accessibility and ensured full ADA compliance.

Sustainability was integral to our approach. We utilized low-VOC adhesives and coatings for healthier indoor air, installed energy-efficient LED lighting, and incorporated water-saving plumbing fixtures to reduce environmental impact. A proactive waste management plan focused on recycling and landfill diversion, and we chose to retrofit existing structures where feasible to minimize material waste.

By maintaining tight coordination with subcontractors and in-house crews, we executed phased construction with minimal disruption—reinforcing KR Construction Group’s reputation for excellence in hospitality renovations.

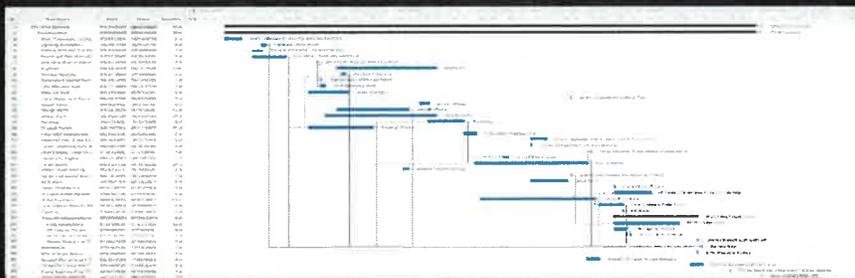
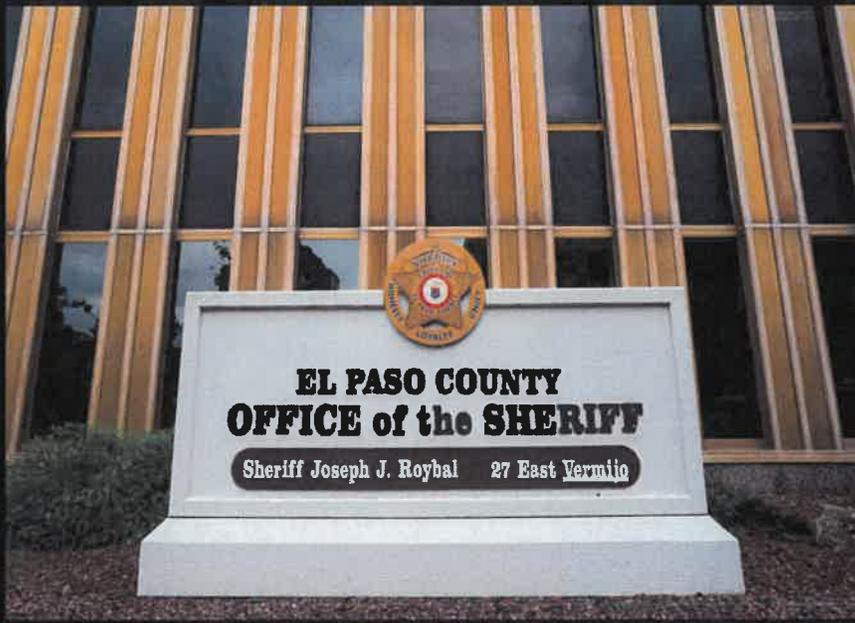
\$2,620,759.00

2211 North Frontage Road, Vail, CO 81657

Sam Oliasami

[soliasami@darallc.com](mailto:soliasami@darallc.com)

## Office of the Sheriff (OTS) Communications Center Expansion



Renovation of the OTS Office of the Sheriff will remodel the fourth-floor emergency services dispatch center and convert the existing basement offices into a modern dispatch training area. The scope of work includes demolition of existing interior walls, relocation of door and window units, construction of new walls, and full reconfiguration of power, lighting, data, and HVAC systems to support an updated and more efficient layout.

The upgrades will provide expanded personnel workspaces and enhanced training areas, directly improving the efficiency and comfort of 911 dispatchers. A major focus of the project is the integration of advanced audio-visual (AV) and communications systems, including interactive display technology, upgraded soundproofing, and state-of-the-art consoles designed for continuous operations. These improvements will strengthen real-time communication capabilities, streamline dispatch workflows, and improve the quality of both live response coordination and staff training. The AV system enhancements will also ensure interoperability with regional emergency services, creating a more resilient and future-ready dispatch environment.

**Client Contact:** Davod Manzanilla  
**Phone:** 719-602-9178  
**Email:** DavidManzanilla@elpasoco.com  
**Timeframe:** Active Project  
**Contractor:** KR Construction Group Inc.  
**Contract Value:** \$550,000

Weld County

## Weld County N Jail Unit Renovation (2025)



KR Construction Group Inc. successfully completed a comprehensive renovation within an active detention facility, involving the full demolition and reconstruction of secure inmate housing areas. The scope included removal of existing cells, finishes, VCT flooring, ceilings, wall cladding, and detention equipment, all performed under controlled conditions to maintain safety and minimize operational disruptions. Working within a restricted and highly secure environment, our team implemented phased demolition sequencing and coordinated access with facility staff to ensure ongoing operations continued uninterrupted.

New construction included installation of CMU walls, detention-grade doors and frames, ADA-compliant showers and toilets, gypsum partitions, suspended ceilings, and fully integrated detention/security systems. KR Construction Group Inc. worked closely with CML Security to coordinate the installation and testing of all security components, ensuring seamless integration with the facility's existing infrastructure. Additional work across concrete, masonry, mechanical, electrical, and plumbing (MEP) trades was executed with precision and adherence to safety and scheduling standards. The project was completed on schedule, demonstrating our ability to deliver high-quality renovations in secure, operational environments while maintaining the highest levels of safety, efficiency, and craftsmanship.

\$395,260.85  
2110 O St, Greeley, CO, 80631  
Will Hopkins

Douglas County Government

## Robert A. Christensen Justice Center (2025)



KR Construction Group Inc. successfully completed the Horseshoe/Reception Remodel Project at the Robert A. Christensen Justice Center in Castle Rock, Colorado. The renovation was performed within an active justice facility, requiring daily coordination with County staff, strict security compliance, and precise scheduling to maintain uninterrupted operations. With minimal space available for staging and material storage, our team implemented a phased construction plan with just-in-time deliveries and detailed logistical sequencing to ensure safe, efficient progress within confined work zones.

Comprehensive preconstruction planning provided accurate cost modeling and constructability reviews to align with project goals and schedule constraints. The scope included selective demolition, new interior walls and finishes, lighting upgrades, HVAC modifications, and security enhancements—all executed while maintaining public access and minimizing disruption to ongoing courthouse operations. Regular coordination meetings with County representatives ensured transparent communication and adaptive sequencing throughout construction.

Safety and quality control remained top priorities. We employed enhanced site protection, noise and dust mitigation measures, and continuous monitoring to uphold building standards and occupant comfort. Despite operational and spatial limitations, KR Construction Group Inc. achieved timely completion with exceptional results, reinforcing our reputation for delivering complex, high-quality renovations within secure, fully occupied environments.

\$437,237.50

4000 Justice Way, Castle Rock, CO 80109

Troy Bahr

tbahr@douglas.co.us

Weld County

## SHOOTING RANGE BUILDING ADDITION AND NEW WATER TREATMENT SYSTEM



The Weld County Sheriff's Office Shooting Range Expansion in Carr, CO, enhanced the department's operational capacity through a ground-up building addition, installation of a water treatment system, and comprehensive site improvements. KR Construction Group Inc. managed all phases of construction, including site preparation, foundations, framing, wall finishing, and painting. The project was completed with strict adherence to regulatory standards, ensuring high-quality and compliant results.

Located in a rural area with limited resources, the project demanded careful coordination of materials, equipment, and subcontractor scheduling. Through collaboration with local partners and application of value-engineering strategies, KR Construction optimized efficiency, resolved logistical challenges, and maintained clear communication with Weld County stakeholders to ensure timely and cost-effective delivery.

The completed expansion underscores KR Construction Group's ability to manage complex facility projects requiring precise integration of new infrastructure, regulatory compliance, and adherence to specialized operational standards. The result is a durable, high-performance facility that supports law enforcement training, operational readiness, and community safety.

Contract Value: \$172,000  
Address: 58336 County Road 23, Carr, CO 80612  
Client Contact: Alex Engelbert  
Email: aengelbert@weld.gov



**VP of Business Development**  
Jacky Arce-Castro



**CEO**  
Kim Hawkins

# Organizational Chart

## Pre-Construction



**Pre-Construction Coordinator**  
Demarques Barros



**Estimator**  
Nathan Stubblefield



**Estimator**  
Samantha Isaacs



**Project Manager**  
Sam Backiewicz



**Superintendent**  
Bob Reitsma



**Superintendent**  
Michael Hodges



**Project Coordinator**  
Jenny Rivera-Mirabel



**Project Manager**  
Sabrina Ysabel



**Superintendent**  
Woody Jimboy



**Superintendent**  
Randy Ysabel



**Self-Performance Team**



**Project Manager**  
Omar Williams



**Superintendent**  
Albert Wolf



**Superintendent**  
Frederik Ramirez

## Project Team

## Administration



**Office Manager**  
Alice Olson



**Office Manager**  
Ellen Cantfio

## Corporate HQ

1029 S. Sierra Madre St, Colorado Springs, CO

## Northeast Office

33 Aberdeen Rd. Moscow PA 18444

# Project Team



**CEO**  
Kim Hawkins

## **Kim Hawkins – Chief Executive Officer**

As Chief Executive Officer, Kim Hawkins provides executive oversight and strategic leadership for KR Construction Group Inc.'s projects. He ensures alignment with owner objectives related to safety, schedule, budget, and quality while supporting timely decision-making and proactive risk management throughout both preconstruction and construction. Kim's extensive experience delivering work in occupied educational and public facilities brings a high level of leadership, accountability, and resource support, particularly on projects requiring phased construction and continuous operations.



**Project Manager**  
Sam Backiewicz

## **Sam Backiewicz – Project Manager**

Sam Backiewicz serves as the day-to-day Project Manager, leading coordination among owners, design teams, consultants, and subcontractors. His responsibilities include cost control, schedule management, constructability reviews, and proactive issue resolution to maintain project momentum and minimize disruptions. Sam's background managing complex projects in active, operational environments supports effective planning, logistics coordination, and clear communication across all stakeholders.



**Project Engineer**  
Marisabel Jane

## **Marisabel Jane – Project Engineer**

Marisabel Jane supports the project team through detailed coordination, document control, and compliance tracking during both preconstruction and construction. She manages submittals, RFIs, inspections, and schedule updates to ensure accurate documentation and effective communication among all trades and consultants. Her experience on complex education and institutional projects brings strong attention to detail and consistency, supporting efficient execution and smooth project coordination.



**Superintendent**  
Bob Reitsma

## **Bob Reitsma – Superintendent**

Bob Reitsma serves as the on-site Superintendent, overseeing daily field operations, trade coordination, safety enforcement, and quality control. With extensive experience supervising work in occupied and regulated facilities, Bob leads implementation of phased work plans that maintain safe separation between construction activities and ongoing operations. His hands-on leadership ensures compliance with safety standards, efficient sequencing, and high-quality execution in demanding project environments.



**Project Coordinator**  
Jenny Rivera-Mirabel

## **Jenny Rivera – Project Coordinator**

Jenny Rivera provides administrative and logistical support to the project team, ensuring efficient information flow and consistent communication throughout the project lifecycle. Her responsibilities include document management, meeting coordination, tracking submittals and closeout documentation, and supporting collaboration between project leadership and field staff. Jenny's experience on education-sector and public projects supports organized execution and helps ensure schedule, documentation, and compliance requirements are consistently met.



KIM HAWKINS  
CEO  
KR CONSTRUCTION GROUP

# Kim HAWKINS

Kim Hawkins brings more than 30 years of experience in the construction industry, guiding KR Construction Group with excellence, innovation, and integrity. His passion began at age 12 in his uncle's masonry business, shaping a career grounded in craftsmanship and strategic growth. Over the years, he has earned multiple certifications, general contractor licenses across states and counties, and A1 supervisor licenses in several jurisdictions. Skilled in tools like Microsoft Project and Procore, Kim ensures efficiency, precision, and successful project execution.

720-792-5955

khawkins@krconstructiongroupinc.com

1029 S. Sierra Madre, Colorado Springs,  
CO 80903

www.krconstructiongroupinc.com

30+ YEARS OF EXPERIENCE

As a seasoned general contractor, Kim's leadership combines deep technical expertise, strategic foresight, and a strong commitment to collaboration and teamwork. Over the years, he has guided KR Construction Group in building a solid reputation for delivering exceptional, high-quality projects that consistently meet and exceed client expectations. Under his direction, the company has successfully integrated advanced construction practices and cutting-edge technologies, expanded its market presence, and strengthened long-term industry partnerships. Kim places a strong emphasis on continuous improvement, ensuring that every project benefits from lessons learned and innovative approaches. His dedication to client satisfaction, operational efficiency, and professional integrity has positioned KR Construction Group as a trusted industry leader, recognized for its commitment to innovation, quality, and excellence.

PERCENTAGE OF TIME COMMITTED TO PROJECT: 10%





**Sam Backiewicz**  
Project Manager  
KR Construction Group Inc.

*Sam*  
**Backiewicz**

Sam Backiewicz is a highly motivated Project Manager with a diverse background in management, carpentry, and healthcare. Known for his exceptional interpersonal skills, organizational leadership, and ability to make quick decisions under pressure, Sam thrives in high-stress environments with tight deadlines. His strong communication and problem-solving abilities allow him to effectively collaborate with team members, clients, and subcontractors, ensuring all stakeholders are aligned and informed throughout the project lifecycle..

📞 720-783-8076

✉️ sbackiewicz@krconstructiongroupinc.com

📍 1029 S. Sierra Madre, Colorado Springs, CO

🌐 www.krconstructiongroupinc.com

**10 YEARS OF EXPERIENCE**

**Education**

A.S., Construction Management – Columbus State Community College  
B.S., Psychology – Columbus State Community College

**Certifications / Skills**

Field Supervision Certified  
ACI Concrete Field-Testing Technician – Grade 1  
Procore® Certified  
Microsoft Project® Certified



As the Project Manager for the proposed project, Sam will oversee all project management activities, ensuring smooth progression from planning to completion. His responsibilities will include progress reporting, subcontractor management, and efficient materials management, guaranteeing that resources are utilized effectively to meet project timelines and budget constraints. Additionally, Sam will conduct architectural plan reviews to ensure design integrity and functionality, evaluate bids to identify cost-effective solutions without compromising quality, and lead vendor negotiations to secure favorable terms. His strategic approach and attention to detail will play a crucial role in mitigating risks and addressing challenges proactively, ultimately driving the project's success through meticulous planning, resource optimization, and leadership. With his proven ability to coordinate multidisciplinary teams and maintain clear communication among stakeholders, Sam ensures projects are delivered seamlessly and with the highest standards of quality and professionalism.

PERCENTAGE OF TIME COMMITTED TO PROJECT: 35%

Project Experience	Contract Value
Highline Hotel Employee Housing Renovation	\$2,700,000
Burger King Polaris Pointe	\$2,500,000
El Centro Recreational Center Kitchen Renovation	\$640,000
Fruita Welcome Center Improvements	\$2,500,000
Munroe Elementary School Renovation	\$250,000
OTS Communication Center Expansion	\$550,000



BOB REITSMA  
SUPERINTENDENT  
KR CONSTRUCTION GROUP

# Bob REITSMA

Bob Reitsma serves as Superintendent at KR Construction Group, overseeing daily field operations to ensure projects are delivered safely, efficiently, and to the highest standards. He manages trade coordination, schedule adherence, safety enforcement, and regulatory compliance across all phases of construction. Bob also leads quality assurance and EH&S oversight, applying expertise in risk mitigation and operational management to drive consistent results. His leadership, attention to detail, and commitment to excellence make him a key contributor to KR Construction Group's trusted reputation.

📞 719-922-0824

✉️ breitsma@krconstructiongroupinc.com

📍 1029 S. Sierra Madre, Colorado Springs, CO  
80903

🌐 www.krconstructiongroupinc.com

## 50 YEARS OF EXPERIENCE

Bob brings extensive experience in construction management, quality assurance, and EH&S compliance, enabling him to oversee on-site operations with precision while ensuring projects meet the highest standards of safety, performance, and client satisfaction. He excels in field supervision, logistics coordination, and risk mitigation, aligning deliverables with client expectations while maintaining budget and schedule discipline. His expertise in compliance, safety enforcement, and quality assurance is supported by a hands-on approach to inspections, audits, and continuous improvement initiatives that drive accountability across every construction phase. Bob also fosters collaboration among subcontractors, vendors, and project teams, ensuring effective communication and problem-solving under pressure. At KR Construction Group, his leadership and results-driven mindset reinforce the company's reputation for operational excellence, quality, and reliable project delivery.

PERCENTAGE OF TIME COMMITTED TO PROJECT: 100%

### Certifications

Procore® 40-Hour HAZWOPER Certified  
 EM 385-1-1 Certified  
 OSHA Certified  
 192-Hour OSHA Safety Professional Certified  
 PMP Certified



Project Experience	Contract Value
Highline Hotel Employee Housing Renovation	\$2,700,000
Burger King Polaris Pointe	\$2,500,000
El Centro Recreational Center Kitchen Renovation	\$640,000
Fruita Welcome Center Improvements	\$2,500,000
Munroe Elementary School Renovation	\$250,000
OTS Communication Center Expansion	\$550,000



# Project Approach

KR Construction Group Inc. will provide complete general contracting services for the demolition and construction of the new pool pump house and restroom facility at the Estes Park Campground at Mary's Lake. Our project approach is focused on delivering a safe, efficient, and high-quality facility that meets EVRPD's goals for improved functionality, accessibility, and long-term durability. Throughout the project, our team will provide direct supervision, clear communication, and coordinated scheduling to ensure successful execution from start through final completion.

The project will begin with the demolition of the existing storage building, including the excavation and demolition of site work where the old building pad remains. All demolition activities will be carefully managed to maintain a clean and secure work area, with proper removal and disposal of materials. This phase will allow the site to be fully prepared for new construction while ensuring the transition into rebuilding is efficient and well organized.

Following demolition, KR Construction Group Inc. will proceed with the structural foundation scope, including the form and pour of new building footings. At the same time, our team will coordinate all necessary utility work for the new sewer adjustments to support the updated facility layout. These underground improvements will be completed early to ensure all infrastructure is properly installed and inspected prior to moving forward with slab placement and vertical construction.

Once foundations and utilities are complete, the project will advance into final earthwork and grading, followed by the slab pour for the new building pad. Rough framing will then begin for the new storage building, and the structure will be enclosed promptly to protect the work and allow interior activities to proceed on schedule. Interior construction will continue with the start of interior finishes as the building becomes weather-tight and fully secured.

Final project deliverables will include completion of the building, closeout of all remaining site work, and restoration of the surrounding campground area. KR Construction Group Inc. will landscape final disturbed areas, reset the metal fence back to accommodate the new building footprint, and ensure the site is left in a clean, professional, and fully operational condition. All work will be completed within the required 60-day construction window, with activities performed between March 1 and May 1, 2026.

# Sustainability Approach

KR Construction Group Inc. approaches sustainability as an integrated commitment that begins in preconstruction and carries through construction and closeout. We work collaboratively with owners and design teams to align sustainability goals with program requirements, budgets, and schedules. Through constructability reviews, value analysis, and lifecycle cost evaluations, we help inform practical strategies that improve energy efficiency, durability, and long-term operational performance without adding unnecessary complexity or risk.

Sustainable material selection is a core component of our business practices. We partner with designers, suppliers, and subcontractors to evaluate materials based on durability, lifecycle performance, and environmental impact. Where applicable, we support responsible sourcing initiatives such as Buy Clean Colorado and assist project teams in identifying materials with documented environmental performance and lower embodied carbon, while maintaining constructability, availability, and cost control.

Sustainability and social equity are incorporated into everyday operations through inclusive subcontractor outreach, fair workforce practices, and a commitment to delivering safe, accessible improvements in occupied public facilities. We support local participation whenever possible and remain focused on minimizing disruption to staff and the public during construction. Throughout the full scope of on-call services, we will continue to emphasize equitable, community-conscious delivery practices that align with Larimer County's goals.

To minimize environmental impacts during construction, we maintain clean and organized job sites with responsible waste disposal and recycling practices. Materials such as metal, cardboard, and clean wood are separated for recycling whenever feasible, and licensed hauling partners are utilized to ensure proper disposal. We also seek opportunities for material reuse and salvage when appropriate to reduce landfill waste.

In addition, we implement efficient site logistics to reduce transportation impacts, congestion, and equipment idling. Our teams utilize energy-efficient tools and methods where practical, and we focus on reducing rework through accurate planning and quality control. By embedding sustainability into planning, construction practices, and closeout documentation, KR Construction Group Inc. delivers projects that balance environmental responsibility with resilience, performance, and long-term value for Larimer County and the communities it serves.

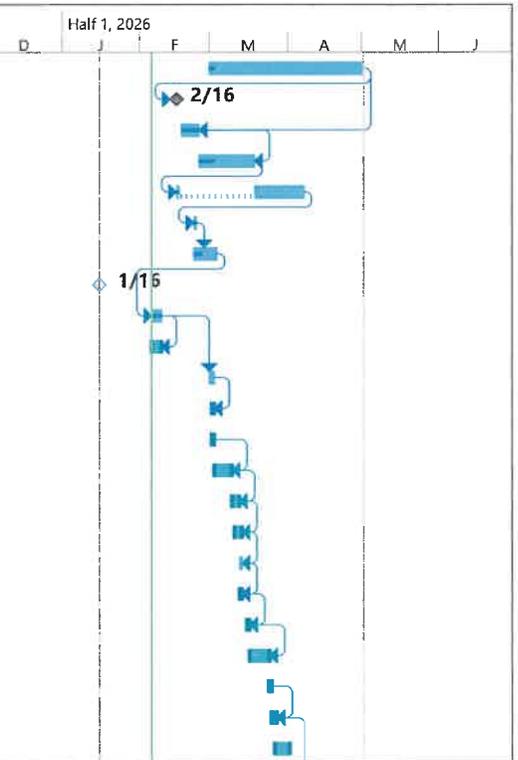


**IX. BID FORM**

**Estes Park Campground at Mary's Lake Demo and Construction of Pool Pump House and Restroom Project**

Item	Quantity	Unit Price	Cost
Deconstruction and disposal of existing building	1	\$	\$ 10,285.00
Demolition and disposal of existing concrete slab	1	\$	\$ 7,865.00
Surveying and Excavation	1	\$	\$ 18,956.00
Salvage and storage of existing pool equipment/fixtures	1	\$	\$ 1,980.00
New footings and slab with sewer line modifications	1	\$	\$ 25,146.00
Construction of new building	1	\$	\$ 116,244.00
Installation of restroom fixtures and lights		\$	\$
Replumb pool pump, filter, Clear Comfort, chlorinator, automated chemical feeder controller and heater (work performed by certified pool company)	1	\$	\$ 7,865.00
Modification of fence	1	\$	\$ 1,842.00
Restoration of disturbed areas	1	\$	\$ 6,500.00
General Conditions	1	\$	\$ 65,575.00
OH&P	1	\$	\$ 12,776.00
		\$	\$
		\$	\$
<b>PROJECT TOTAL</b>			<b>\$ 292,766.00</b>

ID	Task Name	Duration	Start	Finish	
1	<b>Mary's Lake Campground Pool Pump House Reno</b>	45 days	Sun 3/1/26	Fri 5/1/26	
2	Receive notice to proceed	0 days	Mon 2/16/26	Mon 2/16/26	
3	Document Review	5 days	Wed 2/18/26	Tue 2/24/26	
4	Contractor/Vendor Buyout	16 days	Wed 2/25/26	Wed 3/18/26	
5	Obtain Building Permit	15 days	Mon 2/16/26	Tue 4/7/26	
6	Call for Locates	1 day	Mon 2/23/26	Mon 2/23/26	
7	Finalize Schedule	7 days	Mon 2/23/26	Tue 3/3/26	
8	<b>Long Lead Procurement</b>	<b>0 days</b>			
9	Submit drawings for MEPS	2 days	Fri 2/6/26	Mon 2/9/26	
10	Design, review & comments	2 days	Fri 2/6/26	Mon 2/9/26	
11	<b>Mobilize</b>	1 day	Sun 3/1/26	Mon 3/2/26	
12	Set up office	1 day	Mon 3/2/26	Mon 3/2/26	
13	<b>Construction begins</b>	1 day	Mon 3/2/26	Mon 3/2/26	
14	Demolition of existing building/site work	5 days	Tue 3/3/26	Mon 3/9/26	
15	Excavation	3 days	Tue 3/10/26	Thu 3/12/26	
16	Sanitary/Water	3 days	Wed 3/11/26	Fri 3/13/26	
17	Backfill	1 day	Fri 3/13/26	Fri 3/13/26	
18	Concrete footing placement	1 day	Fri 3/13/26	Fri 3/13/26	
19	Footing inspection	1 day	Mon 3/16/26	Mon 3/16/26	
20	Concrete pour/cure	6 days	Tue 3/17/26	Tue 3/24/26	
21	Backfill foundation	1 day	Wed 3/25/26	Wed 3/25/26	
22	Rough Carp/ framing	2 days	Thu 3/26/26	Fri 3/27/26	
23	Rough MEPS	4 days	Fri 3/27/26	Wed 4/1/26	



Project: Marys Lake Pool Pump Date: Fri 2/6/26	Task		Inactive Summary		External Tasks	
	Split		Manual Task		External Milestone	
	Milestone		Duration-only		Deadline	
	Summary		Manual Summary Rollup		Progress	
	Project Summary		Manual Summary		Manual Progress	
	Inactive Task		Start-only			
	Inactive Milestone		Finish-only			

ID	Task Name	Duration	Start	Finish	Half 1, 2026						
					D	J	F	M	A	M	J
24	Inspection	1 day	Wed 4/1/26	Wed 4/1/26							
25	Insulation	1 day	Thu 4/2/26	Thu 4/2/26							
26	Roofing	1 day	Fri 4/3/26	Fri 4/3/26							
27	Drywall	3 days	Mon 4/6/26	Wed 4/8/26							
28	Flooring	2 days	Wed 4/8/26	Thu 4/9/26							
29	Painting	2 days	Fri 4/10/26	Mon 4/13/26							
30	Ceiling	1 day	Mon 4/13/26	Mon 4/13/26							
31	FRP	1 day	Tue 4/14/26	Tue 4/14/26							
32	Doors	1 day	Wed 4/15/26	Wed 4/15/26							
33	Finish meps	3 days	Thu 4/16/26	Mon 4/20/26							
34	Restroom fixtures/accessories install	1 day	Mon 4/20/26	Mon 4/20/26							
35	KR punch list	3 days	Mon 4/27/26	Wed 4/29/26							
36	Owner Punch	1 day	Wed 4/29/26	Wed 4/29/26							
37	Complete Punch list	3 days	Mon 4/27/26	Wed 4/29/26							
38	Final inspection	1 day	Wed 4/29/26	Wed 4/29/26							
39	Owner sign off	1 day	Thu 4/30/26	Thu 4/30/26							
40	Demobilize	1 day	Thu 4/30/26	Thu 4/30/26							
41	Final Site clean	1 day	Thu 4/30/26	Thu 4/30/26							
42	Contract Closeout	2 days	Thu 4/30/26	Fri 5/1/26							
43	Issue As Builts	1 day	Fri 5/1/26	Fri 5/1/26							
44	Obtain Cert. of Occupancy	1 day	Fri 5/1/26	Fri 5/1/26							

Project: Marys Lake Pool Pump  
Date: Fri 2/6/26

Task		Inactive Summary		External Tasks	
Split		Manual Task		External Milestone	
Milestone		Duration-only		Deadline	
Summary		Manual Summary Rollup		Progress	
Project Summary		Manual Summary		Manual Progress	
Inactive Task		Start-only			
Inactive Milestone		Finish-only			

**SOLICITATION RESPONSE FORM**

Bid Date: 2/09/2026

**RFP: Demo and Construction of Pool Pump House and Restroom at the Estes Park Campground at Mary's Lake**

Bidding Company: KR Construction Group Inc.  
Name of Authorized Agent Kim Hawkins  
Telephone 720-441-6965 Email khawkins@krconstructiongroupinc.com  
City Colorado Springs State CO Zip 80903

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 based on 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 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 regarding 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: No. 1, 2, 3

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: CEO

# AIA® Document A310™ – 2010

## Bid Bond

### CONTRACTOR:

*(Name, legal status and address)*  
KR Construction Group Inc  
1029 S Sierra Madre St, Suite A,  
Colorado Springs, CO 80903

### SURETY:

*(Name, legal status and principal place of business)*  
Philadelphia Indemnity Insurance Company  
One Bala Plaza, Suite 100,  
Bala Cynwyd, PA 19004-0950

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

### OWNER:

*(Name, legal status and address)*  
The Estes Valley Recreation and Park District  
660 Community Drive,  
Estes Park, CO 80517

**BOND AMOUNT:** Five Percent (5%) of Total Amount Bid

### PROJECT:

*(Name, location or address, and Project number, if any)*

Estes Park Campground at Mary's Lake Demo and Construction of Pool Pump House and Restroom Project

Project Number, if any: 2026-001

2120 Mary's Lake Road, Estes Park, Colorado 80517

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

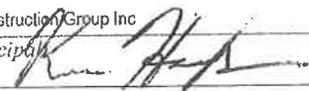
If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 5th day of February, 2026

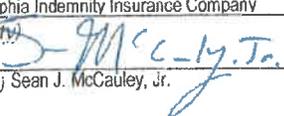
  
*(Witness)* Alice Olson

KR Construction Group Inc  
*(Principal)*

  
*(Title)* Kim Hawkins, CEO

Philadelphia Indemnity Insurance Company  
*(Surety)*

  
*(Witness)* Colin Foster

  
*(Title)* Sean J. McCauley, Jr.



*(Seal)*

, Attorney in Fact

PHILADELPHIA INDEMNITY INSURANCE COMPANY  
One Bala Plaza, Suite 100  
Bala Cynwyd, PA 19004-0950

Power of Attorney

KNOW ALL PERSONS BY THESE PRESENTS: That PHILADELPHIA INDEMNITY INSURANCE COMPANY (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint Sean J. McCauley, Jr., Sam C. Duckett, Bridget Truxillo, Ashlyn Simchik, Jarrod Yost or Sarah Timmons of McCauley Bonding Agency LLC, its true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed \$50,000,000.

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY on the 14<sup>th</sup> of November 2016.

**RESOLVED:** That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

**FURTHER RESOLVED:** That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 5TH DAY OF OCTOBER 2024.

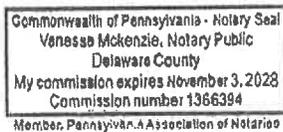


(Seal)

John Glomb, President & CEO  
Philadelphia Indemnity Insurance Company

On this 5<sup>th</sup> day of October, 2024 before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the PHILADELPHIA INDEMNITY INSURANCE COMPANY; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.

Notary Public:



residing at:

Bala Cynwyd, PA

My commission expires:

November 3, 2028

I, Edward Sayago, Corporate Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and the Power of Attorney issued pursuant thereto on the 5<sup>th</sup> day October 2024 are true and correct and are still in full force and effect. I do further certify that John Glomb, who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 5th day of February, 2026.



Edward Sayago, Corporate Secretary  
PHILADELPHIA INDEMNITY INSURANCE COMPANY



## Division of Insurance

DEPARTMENT OF REGULATORY AGENCIES  
CERTIFICATE OF AUTHORITY

This is to Certify that the

**Philadelphia Indemnity Insurance Company,**

organized under the laws of Pennsylvania,

subject to its Articles of Incorporation or other fundamental organizational documents and in consideration of its compliance with the laws of Colorado, is hereby licensed to transact business as a

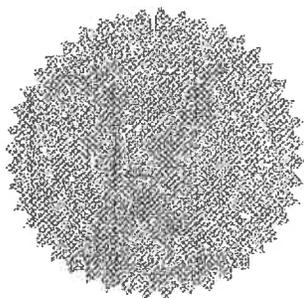
**Multiple Line**

insurance company, for the lines of business designated below:

Accident & Health  
Credit (Casualty, A&H)  
Fidelity & Surety  
General Casualty

General Property  
Motor Vehicle (Casualty)  
Motor Vehicle (Property)  
Professional Malpractice

as provided by the Insurance Laws of Colorado, as amended, so long as the insurer continues to conform to the authority granted by its Certificate and its corporate articles, or its Certificate is otherwise revoked, cancelled or suspended.



In Witness Whereof, I have hereunto  
set my hand and caused the official  
seal of my office to be affixed at the  
City and County of Denver, this  
26th Day of July 2010

  
COMMISSIONER OF INSURANCE

**SOLICITATION RESPONSE FORM**

Bid Date: 2-9-2026

RFP: **Demo and Construction of Pool Pump House and Restroom at the Estes Park Campground at Mary's Lake**

Bidding Company: Ranack Corporation of Colorado General Contractors  
Name of Authorized Agent ALAN RANKIN  
Telephone 970-567-8664 Email alan@ranack.com  
City Lafayette State CO Zip 80537

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 based on 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 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 regarding 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 & 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: [Signature] Title: Secretary

**IX. BID FORM**

**Estes Park Campground at Mary's Lake Demo and Construction of Pool Pump House and Restroom Project**

<b>Item</b>	<b>Quantity</b>	<b>Unit Price</b>	<b>Cost</b>
Deconstruction and disposal of existing building		\$	\$ 6,000.00
Demolition and disposal of existing concrete slab		\$	\$ 6,000.00
Surveying and Excavation		\$	\$ 18,200.00
Salvage and storage of existing pool equipment/fixtures		\$	\$ 2,000.00
New footings and slab with sewer line modifications		\$	\$ 27,400.00
Construction of new building		\$	\$ 43,380.00
Installation of restroom fixtures and lights		\$	\$ 1,500.00
Replumb pool pump, filter, Clear Comfort, chlorinator, automated chemical feeder controller and heater (work performed by certified pool company)		\$	\$ 4,400.00
Modification of fence		\$	\$ 4,724.00
Restoration of disturbed areas		\$	\$ 6,000.00
General Conditions & Labor		\$	\$ 24,500.00
OH & P		\$	\$ 14,777.41
Labor burden		\$	\$ 6,825.00
		\$	\$
		<b>PROJECT TOTAL</b>	<b>\$ 165,706.91</b>



**RANACK**

**General Contractors**

*"Working together from Planning to Premiere"*

February 9, 2026

Estes Valley Recreation & Park District  
660 Community Drive  
P.O. Box 1379  
Estes Park, CO 8051

Re: Demo and Construction of Pool Pump House and Restroom at the Estes Park  
Campground at Mary's Lake

To Whom It May Concern,

RANACK Corporation of Colorado expresses its interest in undertaking the referenced project.

Our team is fully staffed and prepared to manage the project from initiation to completion.

Alan Rankin, Project Manager, is authorized to present our proposal to the district.  
Contact: 652 S. County Road 9E, Loveland, CO 80537. (970) 567-8664.

For further inquiries, please contact our office.

Kind Regards,

Alan Rankin, VP & PM

RANACK CORPORATION OF COLORADO, GENERAL CONTRACTORS



**RANACK**

**General Contractors**

*"Working together from Planning to Premiere"*

**General Company Information**

**Project:** Demo and Construction of Pool Pump House and Restroom  
at the Estes Park Campground at Mary's Lake

**Owner:** Estes Valley Recreation & Park District

**Respectfully Submitted**

**By Contractor:** Ranack Corporation of Colorado

**Established:** 1986

**Insurance:** Flood and Peterson – Amerisure

**Insurance Agent:** Sean Gingerich  
(970) 506-3205 Office

**Bonding Company:** Surescape Insurance Services  
7800 E. Elati Street, Suite 100  
Littleton, CO 80120

**Bonding Agent:** Wesley J. Butorac (Attorney-in-Fact)  
(303) 225-8030 Office  
(303) 225-8034 Fax

Project Experience in attached Resumes



# RANACK

## General Contractors

*"Working together from Planning to Premiere"*

### Qualifications & Quality Control

- **Initial Assessment:**  
Ranack has thoroughly assessed the project scope and reviewed all plans to ensure completeness and accuracy, making sure nothing is overlooked.
- **Project Management & Communication:**  
This project will have a dedicated Project Manager and Superintendent. Weekly teams' meetings will be held with all parties to discuss progress, delivery timelines, upcoming requirements, and schedule updates.
- **Project Closeout:**  
At project completion, all closeout items and warranties will be provided to the owner both in book form and electronically, including a contact list of all involved parties.
- **Teamwork & Value:**  
Ranack emphasizes teamwork and cost savings, aiming to make each project successful for both the RFP 2026-001 and the contractor.



# RANACK

## General Contractors

"Working together from Planning to Premiere"

Past Project Experience: with-in 3-5 years

	Project 1	Project 2	Project 3
<b>Project Name:</b>	<b>Gateway Services-Pet Cremation</b>	<b>Estes Park Water Division</b>	<b>Trailblazer Remodel - Phase 2</b>
<b>Project Location:</b>	1122 N. Denver Ave. Loveland, CO 80537	1360 Brook Drive Estes Park, CO 80517	1180 Woodstock Drive Estes Park, CO 80517
<b>Project Type:</b>	Remodel/Renovation	Remodel	Exterior Remodel
<b>Owner:</b>	Anthony Disacre	Estes Park Water	City of Estes Park
<b>Architecture:</b>	Kenney Lee Architecture	Interstice Architectural Studio, LLC	Spaceintoplace Architecture & Design
<b>Project Manager</b>	Alan Rankin (VP)	Doug Shirack (VP/Project Manager)	Doug Shirack (VP/Project Manager)
<b>Subcontractor Teams:</b>	Dickinson Electric Freeds Plumbing Homolka Painting	Air Comfort, No Shorts Elec., Neuworks Mechanical, Homolka Painting, Advantage Drywall, Sound and Security	Cornerstone Concrete, Ticos Roofing, Dryland Stucco, Commercial Glass, Work-A-Haulics
<b>Key Personnel:</b> (include titles)	Alan Rankin (Project Manager/Owner) Dakota Shirack & Landon Rankin (Superintendents)	Doug Shirack (Project Manager/Owner)	Doug Shirack (Project Manager/Owner)
<b>Project Details:</b> Per projects listed - Estimated contract completed per schedule	Contract Amount: \$776,987.00 Completion Date: December 2025 % Self-Performed Work %10.00	Contract Amount: \$1,466,422.00 Completion Date: February 2021 % Self-Performed Work %10.00	Contract Amount: \$170,233.00 Completion Date: February 2021 % Self-Performed Work %10.00
<b>Project Delivery Method:</b>	<input type="checkbox"/> Design-bid Build <input type="checkbox"/> Design Build <input type="checkbox"/> CM constructor <input type="checkbox"/> CM Advisor <input checked="" type="checkbox"/> Other <b>Negotiated</b>	<input type="checkbox"/> Design-bid Build <input type="checkbox"/> Design Build <input type="checkbox"/> CM constructor <input type="checkbox"/> CM Advisor <input checked="" type="checkbox"/> Other <b>Hard-Bid</b>	<input type="checkbox"/> Design-bid Build <input type="checkbox"/> Design Build <input type="checkbox"/> CM constructor <input type="checkbox"/> CM Advisor <input checked="" type="checkbox"/> Other <b>Negotiated</b>
<b>Sustainability Certifications:</b>	None	None	None
<b>References</b>	Anthony Dicesare 1122 N. Denver Ave. Loveland, CO 80537 (520) 993-5203 <a href="mailto:adicesare@gatewayservice.com">adicesare@gatewayservice.com</a> <a href="http://sinc.com">sinc.com</a>	Chris Eshelman 2515 Tunnel Road Estes Park, CO 80511 (970) 412-2533 <a href="mailto:info@ymcarockies.org">info@ymcarockies.org</a>	Linda Swoboda P.O. Box 1200 Estes Park, CO 80517 (970) 577-4790 <a href="mailto:lswoboda@estes.org">lswoboda@estes.org</a>



# ALAN RANKIN

## Vice President/Project Manager

### PROFILE

Alan launched Ranack Corporation in 2013 as Vice President and Project Manager, continuing a family legacy of excellence in the construction industry. As project manager, Alan negotiates, bids, and manages projects from start to finish and leads the on-site crew to completion, on time and within budget.

### CONTACT

PHONE:  
970-667-3698

WEBSITE:  
[www.ranack.com](http://www.ranack.com)

EMAIL:  
[alan@ranack.com](mailto:alan@ranack.com)

### EDUCATION

Loveland High School, Loveland, CO  
1982

### WORK EXPERIENCE

Ranack Corporation of Colorado, Loveland, CO  
Vice President/Project Manager

2013–Present  
2025

Gateway Services Phase 1 & 2 – Pet Cremation, Loveland, CO

2024

Harkins Theatre, Denver, CO  
North Plains 7 Theatre, Clovis, NM

2023

Animas 10, Farmington, NM

2022

Lake Loveland Sewing, Loveland, CO  
Best Western in Firestone, Firestone, CO  
Aviator – Luxury Stadium Seating, Alamogordo, NM  
Loveland Ruza Remodel, Loveland, CO

2021

CinePort 10 VIP Seating, Las Cruces, NM

2013-2020

Fox Theatre, Laramie, WY  
Roswell VIP Seating, Roswell, NM  
Tel Shore VIP Seating, Las Cruces, NM  
Hobbs VIP Seating, Hobbs, NM  
CinePort 10 Theatre, Las Cruces, NM  
Aviator 10 Theatre, Alamogordo, NM  
Animas 10 Theatres, Farmington, NM  
Galaxy 8, Roswell, NM  
North Plains Cinema, Clovis, NM  
High Five Theatre, Durango, CO  
Hobbs Cinema Retrofit, Hobbs, NM  
Red Rock Cinema, Gallup, NM  
Metrolux Stadium Retrofit, Loveland, CO



## REFERENCES

Mr. Russell Allen  
**Allen Theatres, Inc.**  
P.O. Box 2279  
133 Wyatt #1  
Las Cruces, NM  
(575) 527-9060

Mr. Anthony Archibeque  
**LA Limited**  
7038 2nd Street N.W.  
Albuquerque, NM  
(505) 344-9494

Mr. Thad Tobaben  
**Reward Wall Systems**  
9931 S. 136th St. Ste 100  
Omaha, NE 68138  
(800) 468-6344

### **Ranack Constructors, Inc., Loveland, CO** **Project Manager**

Varsity Remodel, Ames, IA  
Mall 5 Theatres, Ames, IA  
Sun Valley Cinema, Sun Valley, ID  
Columbus 6 Plex, Columbus, NE  
Cinema 12 Plex, Loveland, CO  
Westland Mall Theatre, West Burlington, IA

### **Ranack Constructors, Inc., Loveland, CO** **Superintendent**

Terrace Cinema 6, Rancho Palos Verdes, CA  
Diamond Bar Cinema 8, Diamond Bar, CA  
Gateway Movies 12, Springfield, OR  
Blackhawk Movies 7, Danville, CA  
Super Savers 8, Aurora, CO  
Plaza 8 Theatre Expansion, St. Joseph, MO  
Columbus 4 Plex, Columbus, NE  
Century Three Theatres, Ames, IA  
Fox Theatre Addition, Laramie, WY  
Eastpoint Village 12, El Paso, TX  
Theatre Addition, Garden City, KS

## **WORK EXPERIENCE CONTINUED**

---

Movies 1/Add and Remodel, Lancaster, CA  
Cinemark Movies 8, Redding, CA  
El Monte Split and Remodel, El Monte, CA  
Northglenn 6 Plex, Northglenn, CO  
K Theatres/ Fire Remodel, Longmont, CO  
Courtyard 4 Plex, Longmont, CO

### **Rankin & Associates, Inc., Loveland, CO** **Carpenter**

Rangely Water Treatment Plant, Rangely, CO  
Englewood Water Treatment Plant, Englewood, CO  
Snake River Wastewater Treatment Plant, Dillon, CO  
Summit County Municipal Building, Summit County, CO  
Castle Pines Country Club House, Castle Pines, CO

# AIA Document A310™ – 2010

## Bid Bond

**CONTRACTOR:**

*(Name, legal status and address)*

RANACK CORPORATION OF COLORADO  
652 South County Road 9 E  
Loveland, Colorado 80537

**SURETY:**

*(Name, legal status and principal place*

*of business)* MERCHANTS NATIONAL BONDING, INC.  
P.O. Box 14498  
Des Moines, Iowa 50306-3498

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

**OWNER:**

*(Name, legal status and address)*

ESTES VALLEY RECREATION & PARK DISTRICT  
660 Community Drive  
Estes Park, Colorado 80517

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

**BOND AMOUNT:** Five Percent (5%) of the Total Amount of the Bid

**PROJECT:**

*(Name, location or address, and Project number, if any)*

RFP 2026-001, Demo and Construction of Pool Pump House and Restroom at the Estes Park Campground at Mary's Lake Estes Park, Colorado

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 9th day of February 2026

By _____ (Witness)	RANACK CORPORATION OF COLORADO (Contractor as Principal) _____ (Title)	(Seal)
By _____ (Witness) Kim Payton, Littleton, Colorado	MERCHANTS NATIONAL BONDING, INC. (Surety) By _____ (Title) Wesley J. Butorac, Attorney-in-Fact	(Seal)

**CAUTION:** You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

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Init.

# MERCHANTS BONDING COMPANY™ POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, and MERCHANTS NATIONAL INDEMNITY COMPANY, an assumed name of Merchants National Bonding, Inc., (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Douglas J Rothey; Erik Ulibarri; Kimberly McAlexander; Wesley J Butorac; Zach Rothey

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the By-Laws adopted by the Board of Directors of the Companies.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner - Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 1st day of July, 2025.

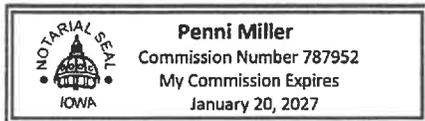


MERCHANTS BONDING COMPANY (MUTUAL)  
MERCHANTS NATIONAL BONDING, INC.  
MERCHANTS NATIONAL INDEMNITY COMPANY

By *Larry Taylor*

STATE OF IOWA  
COUNTY OF DALLAS ss.

On this 1st day of July, 2025, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.



*Penni Miller*

Notary Public

(Expiration of notary's commission does not invalidate this instrument)

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 9th day of February, 2024



*Elisabeth Sandersfeld*  
Secretary



# Quality Integrity Dependability



**ADDRESS.**

6820 Powell Street,  
Loveland, CO 80538



**CONTACT.**

970-460-0583



**WEBSITE.**

[www.tcccorp.net](http://www.tcccorp.net)

# COVER LETTER

## Mary's Lake Campground Pool Pump House and Restroom Project

February 9, 2026

**RE: Demo and Construction of Pool Pump House and Restroom at the Estes Park Campground at Mary's Lake RFP 2026-001**



**Dear Selection Committee,**

**TCC Corporation** is pleased to submit this proposal in response to Request for Proposal 2026-001 for the demolition and construction of the Pool Pump House and Restroom at the Estes Park Campground at Mary's Lake. We appreciate the opportunity to be considered for this project and are very interested in partnering with Estes Valley Recreation and Park District to deliver a durable, code-compliant, and high-quality facility that serves both staff and campground visitors.

TCC Corporation is a Colorado-based general contractor with extensive experience delivering public-sector projects involving demolition, new construction, ADA upgrades, and technically complex building systems. We understand the importance of careful coordination, clear communication, and maintaining quality standards in sensitive recreational environments such as the Mary's Lake campground.

We have the time, resources, and availability to fully commit key personnel to this project throughout the construction and installation period. Our proposed project team will be actively involved from preconstruction planning through final inspection and closeout, ensuring consistent oversight, responsive coordination with EVRPD staff, and adherence to the established schedule. TCC's lean team structure allows our project leadership to remain directly engaged in day-to-day execution and issue resolution.

The authorized representative for TCC Corporation regarding this proposal, including any presentations or clarifications requested by the District, is listed below:

Thank you for your time and consideration. We look forward to the opportunity to further discuss our qualifications and approach, and to potentially work with Estes Valley Recreation and Park District on this important project.

**Respectfully Submitted,**

**Ernie Crownover**  
President

**Primary Contact:**

Name: Brian Crownover  
Title: Vice President / Project Manager  
Phone: (970) 371-8404  
Email: bcrownover@tcccorp.net

 **ADDRESS.**  
6820 Powell Street,  
Loveland, CO 80538

 **CONTACT.**  
970-460-0583

 **WEBSITE.**  
[www.tcccorp.net](http://www.tcccorp.net)

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 **ADDRESS.**  
6820 Powell Street,  
Loveland, CO 80538

 **CONTACT.**  
970-460-0583

 **WEBSITE.**  
[www.tcccorp.net](http://www.tcccorp.net)

## COMPANY QUALIFICATIONS, RELEVANT PROJECT EXPERIENCE, AND REFERENCE

### Mary's Lake Campground Pool Pump House and Restroom Project



TCC Corporation is a Colorado-based general contractor with over four decades of experience delivering public and private construction projects throughout Northern Colorado and the Front Range. Our work frequently includes demolition and reconstruction, small to mid-scale facility buildings, ADA upgrades, utility coordination, and construction in active or environmentally sensitive sites. We are well-versed in municipal contracting requirements, permitting processes, inspection coordination, and compliance with state, local, and federal codes.

TCC brings a hands-on, detail-driven approach to projects that require careful sequencing, schedule discipline, and close coordination with owners and inspectors. Our experience includes restroom and support facility construction, pump and mechanical space buildouts, structural concrete work, and integration of specialty subcontractors for plumbing, electrical, and mechanical systems. We understand the importance of delivering durable, low-maintenance facilities that perform reliably in high-use recreational environments.

Below are examples of representative Colorado projects that are similar in scope, complexity, and execution requirements to the Pool Pump House and Restroom project at the Estes Park Campground at Mary's Lake. Each project was completed with a focus on quality construction, code compliance, schedule adherence, and clear communication with the owner.

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## PROJECT EXPERIENCE & REFERENCE

### Mary's Lake Campground Pool Pump House and Restroom Project



### Weld County Dacono Grader Shed

**Location:** 3927 WCR 17, Dacono, CO | **Schedule:** April 28, 2025 - August 15, 2025 | **Delivery:** CMGC / PEMB  
**Project Size:** 4680 SQ FT | **Completed Construction Value:** \$1,227,387

#### Brief Scope and Deliverables:

TCC Corporation completed the ground-up construction of a 4,680-square-foot, three-bay municipal storage facility designed to house two road graders and one snowplow truck. The project included a single-occupant office, two restrooms, and a dedicated IT room to support daily operations. Site improvements included installation of a fuel tank with dispenser service and construction of a new water well to provide reliable, long-term utility support. The project was delivered using a CM/GC approach and required close coordination with Weld County staff, inspectors, and specialty subcontractors to meet schedule, quality, and code compliance requirements.

#### Project Team:

Project Manager: Brian Crownover | Superintendent: Logan Cocke

#### Project Reference:

Will Hopkins, Project Manager, Weld County, 970-502-7293

### Alternative Homes for Youth

**Location:** 1110 M Street, Greeley, CO 80631 | **Schedule:** Phase 1 October 27, 2023 – January 29, 2024; Phase 2 June 10, 2024 – November 20, 2024 | **Delivery:** CM/GC | **Project Size:** 6,880 SQ FT  
**Completed Construction Value:** \$2,047,309

#### Brief Scope and Deliverables:

TCC Corporation completed the ground-up construction of a new masonry and wood-framed educational facility totaling approximately 7,050 square feet. Interior work included construction of new classrooms, a commercial kitchen, weight room, and gymnasium to support daily educational and recreational needs. The facility serves as a school for students residing at the Alternative Homes for Youth campus. The project was delivered through a CM/GC delivery method and required close coordination with the owner, architect, and inspection authorities to maintain schedule, quality standards, and code compliance across phased construction.

#### Project Team:

Project Manager: Brian Crownover | Superintendent: Logan Cocke

#### Project Reference:

Mike Phillips, Owner, Alternative Homes for Youth, 970-397-1847

 **ADDRESS.**  
6820 Powell Street,  
Loveland, CO 80538

 **CONTACT.**  
970-460-0583

 **WEBSITE.**  
[www.tcccorp.net](http://www.tcccorp.net)

## PROJECT EXPERIENCE & REFERENCE

### Mary's Lake Campground Pool Pump House and Restroom Project



#### Chilson Recreation Center Locker Room Renovation

**Location:** 700 East 4th Street, Loveland, CO 80537 | **Schedule:** May 8, 2023 – October 30, 2023

**Delivery:** CM/GC | **Project Size:** 2,900 SQ FT | **Completed Construction Value:** \$781,259

#### Brief Scope and Deliverables:

TCC Corporation completed a comprehensive renovation of both the men's and women's locker rooms at the Chilson Recreation Center. The project included upgrades to interior finishes, plumbing fixtures, lighting, HVAC systems, and overall building infrastructure. Scope also addressed ADA accessibility improvements to enhance safety, functionality, and user experience within an active recreation facility. Work was carefully phased and coordinated to minimize disruption to facility operations while maintaining quality, code compliance, and schedule control.

#### Project Team:

Project Manager: Brian Crownover | Superintendent: Orion Tow

#### Project Reference:

Ashley Yaste, Project Manager, City of Loveland, 720-209-2151

#### References:

- Will Hopkins, Project Manager, Weld County, 970-502-7293
- Mike Phillips, Owner, Alternative Homes for Youth, 970-397-1847
- Ashley Yaste, Project Manager, City of Loveland, 720-209-2151

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## SCOPE OF SERVICES AND DELIVERABLES

### Mary's Lake Campground Pool Pump House and Restroom Project



TCC Corporation proposes to provide full demolition, construction, coordination, and closeout services for the Pool Pump House and Restroom Project at the Estes Park Campground at Mary's Lake, in accordance with the requirements outlined in RFP 2026-001. Our approach emphasizes quality construction, code compliance, schedule control, and clear communication with Estes Valley Recreation and Park District staff throughout the duration of the project.

#### Proposed Scope of Services

TCC's scope of services will include, but is not limited to, the following:

- Preconstruction coordination, including site verification, utility locating, subcontractor coordination, and review of technical drawings and specifications
- Demolition and removal of the existing pool pump house, restroom building, and associated concrete slab
- Surveying, excavation, and preparation of the site for new construction
- Construction of a new concrete slab and foundations, including required sewer line modifications and floor drain accommodations
- Ground-up construction of the new ADA-accessible pump house and restroom building, including framing, insulation, roofing, exterior siding, doors, and finishes
- Installation of restroom fixtures, interior finishes, lighting, and associated electrical and plumbing systems
- Coordination with a certified pool subcontractor for reinstallation and replumbing of salvaged pool equipment, including pumps, filters, heater, Clear Comfort system, chlorinator, and automated chemical feeder controller
- Modification of existing fencing to accommodate the expanded building footprint
- Grading, restoration, and cleanup of all disturbed areas, including preparation for hydro mulching by EVRPD
- Ongoing coordination with EVRPD staff, inspectors, and regulatory authorities to ensure compliance with ADA requirements, MAHC standards, and applicable city, state, and federal codes
- Final inspections, punch list completion, warranty documentation, and project closeout

 **ADDRESS.**  
6820 Powell Street,  
Loveland, CO 80538

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## SCOPE OF SERVICES AND DELIVERABLES

### Mary's Lake Campground Pool Pump House and Restroom Project



#### Deliverables

Key project deliverables will include:

- Completed demolition and removal of existing structures
- A fully constructed, code-compliant, ADA-accessible pool pump house and restroom facility
- Installed and operational restroom fixtures, lighting, and interior finishes
- Reinstalled and functional pool mechanical systems coordinated through a certified pool contractor
- Restored site conditions consistent with EVRPD requirements
- Completed punch list, warranties, and closeout documentation

#### Estimated Project Timeline

TCC Corporation understands that project activities must be fully completed between March 1, 2026, and May 1, 2026, as identified in the RFP.

Based on the defined scope and project constraints, TCC anticipates the following general timeline:

- Preconstruction and mobilization: Late February 2026
- Demolition and site preparation: Early March 2026
- Foundation and slab construction: Mid-March 2026
- Building construction and exterior enclosure: Late March through early April 2026
- Interior buildout, MEP installation, and pool system coordination: April 2026
- Final inspections, punch list, and closeout: Late April 2026

TCC is prepared to complete all work within the required sixty (60) calendar day construction window and to coordinate closely with EVRPD to meet all schedule, quality, and operational expectations.

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970-460-0583

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**SOLICITATION RESPONSE FORM**

Bid Date: 02.09.2026

RFP: **Demo and Construction of Pool Pump House and Restroom at the Estes Park Campground at Mary's Lake**

Bidding Company: TCC Corporation  
Name of Authorized Agent Ernie Crownover  
Telephone 970-460-0583 Email ecrownover@tccc corp.net  
City Loveland State CO Zip 80538

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 based on 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 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 regarding 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, 2 & 3

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: President



# AIA<sup>®</sup> Document A310<sup>™</sup> – 2010

## **Bid Bond**

### **CONTRACTOR:**

*(Name, legal status and address)*

TCC Corporation  
6820 Powell Street  
Loveland, CO 80538

### **SURETY:**

*(Name, legal status and principal place of business)*

Great Midwest Insurance  
Company  
800 Gessner Rd., Ste. 600  
Houston, TX 77024

### **OWNER:**

*(Name, legal status and address)*

Estes Valley Recreation & Park District  
2120 Mary's Lake Rd.  
Estes Park, CO 80517

**BOND AMOUNT:** \$ Five Percent (5%) of Total Bid Amount

### **PROJECT:**

*(Name, location or address, and Project number, if any)*

Pool Pump House & Restroom Building  
2120 Mary's Lake Road  
Estes Park, CO 80517  
Project No.: 2026-0001

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated

### **ADDITIONS AND DELETIONS:**

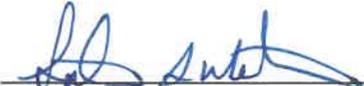
The author of this document may have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added to or deleted from the original AIA text.

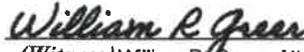
This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

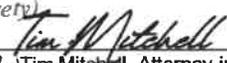
Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 9th day of February, 2026

  
\_\_\_\_\_  
(Witness) Steve Mertens

  
\_\_\_\_\_  
(Witness) William R. Greer, Attorney-in-Fact

TCC Corporation  
(Contractor as Principal) \_\_\_\_\_ (Seal)  
  
\_\_\_\_\_  
(Title) Ernie Crownover, President  
Great Midwest Insurance Company  
(Surety) \_\_\_\_\_  
  
\_\_\_\_\_  
(Title) Tim Mitchell, Attorney-in-Fact



POWER OF ATTORNEY

# Great Midwest Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that **GREAT MIDWEST INSURANCE COMPANY**, a Texas Corporation, with its principal office in Houston, TX, does hereby constitute and appoint: William R Greer, Timothy Mitchell

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of **GREAT MIDWEST INSURANCE COMPANY**, on the 1<sup>st</sup> day of April, 2025 as follows:

Resolved, that the President, or any officer, be and hereby is, authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed One-Hundred Million dollars (\$100,000,000.00), which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed in the Company's sole discretion and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by electronic mail on any power of attorney granted, and the signature of the Secretary, and the seal of the Company may be affixed by electronic mail to any certificate of any such power and any such power or certificate bearing such electronic signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, **GREAT MIDWEST INSURANCE COMPANY**, has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 8th day of April, 2025.

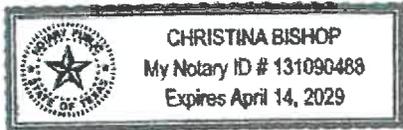


**GREAT MIDWEST INSURANCE COMPANY**

BY Mark W. Haushill  
Mark W. Haushill  
President

ACKNOWLEDGEMENT

On this 8th day of April 2025, before me, personally came Mark W. Haushill to me known, who being duly sworn, did depose and say that he is the President of **GREAT MIDWEST INSURANCE COMPANY**, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



BY Christina Bishop  
Christina Bishop  
Notary Public

CERTIFICATE

I, the undersigned, Secretary of **GREAT MIDWEST INSURANCE COMPANY**, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Houston, TX this 9th Day of February 2026



BY Patricia Ryan  
Patricia Ryan  
Secretary

"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.

# SKYWARD

SPECIALTY INSURANCE

## ADDENDUM TO BOND

This Addendum is in reference to the bond(s) to which it is attached.

Great Midwest Insurance Company ("GMIC") deems the digital or electronic image of GMIC's corporate seal below affixed to the bond(s) to the same extent as if a raised corporate seal was physically stamped or impressed upon the bond(s). The digital or electronic seal below shall have the same force and effect as though manually fixed to the bond(s).

All terms of the bond(s) remain the same.

Signed and effective January 1, 2022.

**Great Midwest Insurance Company**



By:   
Name & Title Leslie Shaunty, General Counsel





February 9, 2026

Estes Valley Recreation & Park District  
660 Community Drive  
P.O. Box 1379  
Estes Park, CO 80517

**Re: RFP 2026-001 Estes Valley Pool Pump House and Restroom**

To Whom It May Concern,

It is our pleasure to provide a proposal in accordance with the Request for Proposal (RFP) as referenced above. Spire Building Group (SBG) is a company comprised of gifted, knowledgeable and ethical professionals. Collectively, we demonstrate our integrity through our work, which can be seen in our project outcomes and long-lasting partner relationships. We strive to excel in the construction industry by keeping our focus on the same values that were embedded in the fabric of Spire Building Group from its beginning. These guiding values of being trustworthy, ethical, detailed, timely, mindful of our partners, and relentless in our ambition towards project outcomes we're proud of, have been our seeds of success which we intend to continue to sow and nourish. We view each project as an opportunity to create lasting professional relationships while solidifying a reputation for trustworthiness, high quality work, gratitude for each opportunity we're given, and respect across all working relationships, whether it be clients, subcontractors, or suppliers.

SBG looks forward to the possibility of working with Estes Valley Recreation and Park District (EVRPD) on the above mentioned project. SBG intends to staff your project with a team of professionals that are well versed in the construction industry and take pride in completing projects within budget and ahead of schedule. Below please find the staff that would be assigned to your project along with their corresponding resumes:

- Project Manager – Isaac B. Duran
- Project Superintendent – Isaac M. Duran (\*Subject to change depending on start of project)
- Project Administrator – Allena James

This team has completed multiple projects together and have a cohesive relationship that will be valued by EVRPD. We look forward to showing EVRPD how SBG can provide value and a team approach to their new project.

The SBG authorized representative for this project is as follows:

**Joey M. Hiers**  
**Spire Building Group**  
**Project Executive**  
**5911 Middlefield Rd, Suite 100, Littleton, CO 80123**  
**(303) 238.5044**

SBG appreciates the opportunity to provide a proposal for the above-mentioned project. Should you have any questions, please do not hesitate to contact us.

**Respectfully,**

**Spire Building Group**



February 9, 2026

**Re: EVRP Pool Pump House and Restroom, Estes Park, CO**

To Whom it May Concern,

Please find a list of relevant projects as required per RFP Document dated January 12, 2026:

**Glenwood Springs Art Center Restroom Addition**  
601 East 6<sup>th</sup> Street, Glenwood Springs, CO 81601  
Contact: Ethan Dunham  
Phone: (970) 618,3055  
Email: [ethan.durham@cogs.us](mailto:ethan.durham@cogs.us)  
Deliverable: Design-Build  
Completion: January 2026

**Falcon High School Auto Shop**  
10255 Lambert Road, Peyton, CO 80831  
Contact: Bruce Brown  
Phone: (719) 495.1146  
Email: [bruce.brown@d49.org](mailto:bruce.brown@d49.org)  
Deliverable: Design-Bid-Build  
Completion: November 2025

**Colorado Department of Revenue**  
Interior Office Remodel  
1881 Pierce St, Lakewood, CO 80214  
Contact: Rosa Sanchez  
Phone: (720) 512.8000  
Email: [rosa.sanchez@state.co.us](mailto:rosa.sanchez@state.co.us)  
Deliverable: Design-Bid-Build  
Completion: May 2020

**Red Rocks Community College Recreation Facility**  
Storage Building Ground Up Build  
13300 W Sixth Ave, Lakewood, CO 80228  
Contact: Mark Bana  
Phone: (303) 914.6220  
Email: [Mark.Bana@rrcc.edu](mailto:Mark.Bana@rrcc.edu)  
Deliverable: Design-Bid-Build  
Completion: January 2020

Below please find references as requested per RFP Document dated January 12, 2026:

Mark Bana  
Red Rocks Community College  
13300 W Sixth Ave, Lakewood, CO 80228  
Director of Facility Services  
(303) 914.6220  
Email: [Mark.Bana@rrcc.edu](mailto:Mark.Bana@rrcc.edu)

Rosa Sanchez  
Colorado Department of Revenue  
P.O. Box 17087, Denver, CO 80217  
Safety and Security Director, Facilities  
(720) 512.8000  
Email: [rosa.sanchez@state.co.us](mailto:rosa.sanchez@state.co.us)

Sonya Sandquist  
Holy Trinity Lutheran Church  
6322 S. Lakeview St, Littleton, CO 80120  
Pastor  
(303) 798.1356  
Email: [sonja80465@gmail.com](mailto:sonja80465@gmail.com)

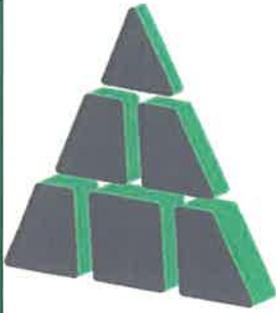
Sandy Thompson  
Zaga Design Group  
4184 Grove St, Denver, CO 80211  
Principal  
(303) 437.8622  
Email: [skt@zagadesigngroup.com](mailto:skt@zagadesigngroup.com)

Respectfully,

Spire Building Group

A handwritten signature in black ink, appearing to read "Joey M. Hiers".

Joey M. Hiers  
President



# Spire Building Group

**Building Above and Beyond**

## Education

**University of Northern Colorado  
(1995-1997)**

- ▲ Business Marketing

**Metropolitan University of Denver  
(1997-1999)**

- ▲ Accounting

## Certifications

- ▲ Franklin Covey – Leadership Cert
- ▲ OSHA 30
- ▲ Procore Project Admin Certification
- ▲ Procore Core Tools – General Contractor
- ▲ Procore Superintendent Certification
- ▲ Procore Quality and Safety
- ▲ Procore Preconstruction

## Skills

- ▲ Proficient with Microsoft Office Suite
- ▲ Proficient with Procore Technologies
- ▲ Excellent Organization and Project Scheduling
- ▲ Adept understanding of Building Codes, AIA, Documentation, and Risk Management
- ▲ Strong Communication and Responsiveness
- ▲ Attention to Detail especially as it applies to Building Specs, Codes, and scopes of work for each project
- ▲ Management especially how it applies to the project lifecycle



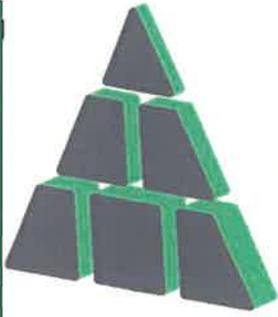
**Isaac B. Duran**  
Project Manager

## Spire Building Group Project Experience

- ▲ **Holy Trinity Lutheran Church Remodel** – Littleton, Colorado
- ▲ **Colorado School of Mines Edgar Mine Dry Building**  
– Idaho Springs, Colorado
- ▲ **District 49 Falcon High School Auto Shop**  
– Peyton, Colorado
- ▲ **South Metro Fire Station 17 Remodel**  
– Littleton, Colorado
- ▲ **Waldshänke Ciders Kitchen Buildout**  
– Denver, Colorado
- ▲ **Cañon City Fire Station 1 Remodel**  
– Cañon City, Colorado
- ▲ **City Market 446 WIW Remodel**  
– Granby, Colorado
- ▲ **King Soopers 099, 074, 012, 093 Pickup Expansion**  
– Ft. Collins, Loveland, Pueblo, and Denver CO
- ▲ **King Soopers 042, 003 WIW Remodel**  
– Longmont, and Arvada Colorado
- ▲ **King Soopers/City Market Gondola/Shelving Install**  
– Various Stores
- ▲ **City Market 451 Pickup Expansion**  
– Grand Junction, Colorado

303.238.5044

isaacm@spirebuildinggroup.com



# Spire Building Group

**Building Above and Beyond**

## Education

**Veteran of the U.S. Marine Corps**

**DeVry University (2021-2023)**

- ▲ Construction Project Management

**Metropolitan State University of Denver (2015-2017)**

- ▲ Project Management / Finance

## Certifications

- ▲ OSHA 30
- ▲ Procore Field Worker Certification
- ▲ Procore Project Manager
- ▲ Procore Quality and Safety
- ▲ Procore Superintendent Certification

## Awards

- ▲ Meritorious Promotion to LCPL
- ▲ Meritorious Promotion to CPL
- ▲ Meritorious Promotion to SGT
- ▲ Combat Marksmanship Coach Award
- ▲ Combat Marksmanship Trainer Award
- ▲ Marine Corps Martial Arts Program Coach Award
- ▲ Global War on Terrorism Award
- ▲ Good Conduct Award
- ▲ Navy Achievement Medal Award

## Skills

- ▲ Excellent planning, scheduling, and time management skills
- ▲ Budgeting and Cost management
- ▲ Strong Communication and team briefing



**Isaac M. Duran**

Project Superintendent

## Spire Building Group Project Experience

- ▲ **Colorado School of Mines Edgar Mine Dry Building**  
– Idaho Springs, Colorado
- ▲ **District 49 Falcon High School Auto Shop**  
– Peyton, Colorado
- ▲ **South Metro Fire Station 17 Remodel**  
– Littleton, Colorado
- ▲ **Red Rocks Community College Storage Facility**  
– Lakewood, Colorado
- ▲ **District 49 Patriot High School Culinary Kitchen**  
– Peyton, Colorado
- ▲ **City Market 446 WIW Remodel**  
– Granby, Colorado
- ▲ **King Soopers 124 Restroom Remodel/Floral Buildout**  
– Glendale, Colorado
- ▲ **King Soopers 035 Pickup**  
– Denver, Colorado
- ▲ **City Market 441 Pickup**  
– New Castle, Colorado
- ▲ **City Market 443 Pickup**  
– Rifle, Colorado
- ▲ **City Market 403, 408 Pickup**  
– Montrose, Colorado
- ▲ **City Market 408 Pickup**  
– Cortez, Colorado



# Spire Building Group

**Building Above and Beyond**



**Allena James**  
Project Administrator

## Education

**Community College of Denver  
(2018-2019)**

- ▲ Business Administration

**Georgia Northwestern Technical  
College (2016-2018)**

- ▲ Nursing

## Certifications

- ▲ Notary Public License exp 2028
- ▲ Procore Project Admin Certification – series 1-3
- ▲ Procore Project Manager Core Tools
- ▲ Procore Quality and Safety
- ▲ Procore Preconstruction

## Skills

- ▲ Proficient with Microsoft Office Suite including Excel
- ▲ Proficient with Procore Technologies software
- ▲ Construction Administration – Building Codes, AIA, Workflow Management, Record Keeping
- ▲ Typing 60 WPM with 95% accuracy
- ▲ Strong Communication and Responsiveness
- ▲ Attention to Detail – i.e Documentation
- ▲ Time Management especially how it applies to the project lifecycle

## Spire Building Group Project Experience

- ▲ **Colorado School of Mines Edgar Mine Dry Building**  
– Idaho Springs, Colorado
- ▲ **District 49 Falcon High School Auto Shop**  
– Peyton, Colorado
- ▲ **King Soopers/City Market Gondola/Shelving Install**  
– Various Stores
- ▲ **Cañon City Fire Station 1 Remodel**  
– Cañon City, Colorado
- ▲ **City Market 499 Pharmacy Remodel**  
– Aspen, Colorado
- ▲ **City Market Granby 446**  
– Granby, Colorado
- ▲ **City Market 451 Pickup Expansion**  
– Grand Junction, Colorado
- ▲ **King Soopers Pharmacy Barriers**  
– Various Stores
- ▲ **King Soopers 093 Pickup**  
– Denver, Colorado
- ▲ **Waldshänke Ciders Kitchen Buildout**  
– Denver, Colorado
- ▲ **South Metro Fire Station 17 Remodel**  
– Littleton, Colorado



**RFP 2026-001 ESTES VALLEY POOL HOUSE  
PUMP BUILDING & RESTROOM  
ESTES PARK, CO  
PRELIMINARY CONSTRUCTION SCHEDULE**



ID	Task	Task Name	Duration	Start	Finish	February	March	April	May	June
1	MOBILIZATION	ESTES VALLEY POOL PUMP BLDG & RESTROOM TIMELINE	45 days	Mon 3/2/26	Fri 5/1/26					
2	SAFE OFF UTILITIES	MOBILIZATION	3 days	Mon 3/2/26	Wed 3/4/26		MOBILIZATION 3/2			
3	DEMO EXISTING BUILDING	SAFE OFF UTILITIES	1 day	Thu 3/5/26	Thu 3/5/26		SAFE OFF UTILITIES 3/5			
4	OVER-EXCAVATE BUILDING PAD	DEMO EXISTING BUILDING	2 days	Thu 3/5/26	Fri 3/6/26		DEMO EXISTING BUILDING 3/5			
5	DIG FOOTINGS/STEM WALL	OVER-EXCAVATE BUILDING PAD	3 days	Mon 3/9/26	Wed 3/11/26		OVER-EXCAVATE BUILDING PAD 3/9			
6	FRP FOOTINGS/STEM WALL	DIG FOOTINGS/STEM WALL	2 days	Thu 3/12/26	Fri 3/13/26		DIG FOOTINGS/STEM WALL 3/12			
7	BACK FILL FOOTINGS/STEM WALL	FRP FOOTINGS/STEM WALL	5 days	Mon 3/16/26	Fri 3/20/26		FRP FOOTINGS/STEM WALL 3/16			
8	GROUND ROUGH PLUMBING	BACK FILL FOOTINGS/STEM WALL	2 days	Mon 3/23/26	Tue 3/24/26		BACK FILL FOOTINGS/STEM WALL 3/23			
9	FRP SLAB	GROUND ROUGH PLUMBING	3 days	Tue 3/24/26	Thu 3/26/26		GROUND ROUGH PLUMBING 3/24			
10	FRAME BUILDING/SHEATHING	FRP SLAB	2 days	Fri 3/27/26	Mon 3/30/26		FRP SLAB 3/27			
11	DRY IN BUILDING/ROOFING	FRAME BUILDING/SHEATHING	4 days	Tue 3/31/26	Fri 4/3/26		FRAME BUILDING/SHEATHING 3/31			
12	PLUMBING/ELECTRICAL WALL ROUGH	DRY IN BUILDING/ROOFING	2 days	Mon 4/6/26	Tue 4/7/26		DRY IN BUILDING/ROOFING 4/6			
13	HARDI SIDING	PLUMBING/ELECTRICAL WALL ROUGH	3 days	Mon 4/6/26	Wed 4/8/26		PLUMBING/ELECTRICAL WALL ROUGH 4/6			
14	SHEETROCK WALLS/CEILING	HARDI SIDING	3 days	Wed 4/8/26	Fri 4/10/26		HARDI SIDING 4/8			
15	TAPE AND FINISH DRYWALL	SHEETROCK WALLS/CEILING	2 days	Thu 4/9/26	Fri 4/10/26		SHEETROCK WALLS/CEILING 4/9			
16	FRP PUMP ROOM	TAPE AND FINISH DRYWALL	2 days	Mon 4/13/26	Tue 4/14/26		TAPE AND FINISH DRYWALL 4/13			
17	TILE RESTROOM WALLS	FRP PUMP ROOM	2 days	Wed 4/15/26	Thu 4/16/26		FRP PUMP ROOM 4/15			
18	RE-INSTALL POOL EQUIPMENT	TILE RESTROOM WALLS	3 days	Wed 4/15/26	Fri 4/17/26		TILE RESTROOM WALLS 4/15			
19	POLYASPARTIC FLOORING RESTROOM	RE-INSTALL POOL EQUIPMENT	2 days	Thu 4/16/26	Fri 4/17/26		RE-INSTALL POOL EQUIPMENT 4/16			
20	PLUMBING/ELECTRICAL TRIM	INTERIOR/EXTERIOR PAINT	3 days	Thu 4/16/26	Mon 4/20/26		INTERIOR/EXTERIOR PAINT 4/16			
21	TOILET AND BATH ACCESSORIES	POLYASPARTIC FLOORING RESTROOM	3 days	Mon 4/20/26	Wed 4/22/26		POLYASPARTIC FLOORING RESTROOM 4/20			
22	PUNCHLIST	PLUMBING/ELECTRICAL TRIM	2 days	Thu 4/23/26	Fri 4/24/26		PLUMBING/ELECTRICAL TRIM 4/23			
24	FINAL INSPECTIONS	TOILET AND BATH ACCESSORIES	2 days	Fri 4/24/26	Mon 4/27/26		TOILET AND BATH ACCESSORIES 4/24			
25	TURNOVER/C OF O	PUNCHLIST	3 days	Tue 4/28/26	Thu 4/30/26		PUNCHLIST 4/28			
26		FINAL INSPECTIONS	1 day	Thu 4/30/26	Thu 4/30/26		FINAL INSPECTIONS 4/30			
		TURNOVER/C OF O	1 day	Fri 5/1/26	Fri 5/1/26		TURNOVER/C OF O 5/1			

Project: Project1  
Date: Mon 2/9/26

Task: Manual Progress

Task Legend:  
 - Start-only: [Green bar]  
 - Finish-only: [Red bar]  
 - External Task: [Blue bar]  
 - External Milestone: [Green diamond]  
 - Manual Task: [Green bar]  
 - Duration-only: [Red bar]  
 - Manual Summary Rollup: [Green bar]  
 - Manual Summary: [Green bar]  
 - Inactive Task: [Dotted line]  
 - Inactive Milestone: [Dotted diamond]  
 - Inactive Summary: [Dotted line]

Legend:  
 - Deadline: [Green line]  
 - Critical: [Red line]  
 - Critical Split: [Dotted red line]  
 - Progress: [Blue line]

Page 1

**IX. BID FORM**

**Estes Park Campground at Mary's Lake Demo and Construction of Pool Pump House and Restroom Project**

Item	Quantity	Unit Price	Cost
Deconstruction and disposal of existing building	1 LS	\$ 28,521.00	\$ 28,521.00
Demolition and disposal of existing concrete slab	1 LS	\$ 12,511.00	\$ 12,511.00
Surveying and Excavation	1 LS	\$ 29,821.00	\$ 29,821.00
Salvage and storage of existing pool equipment/fixtures	1 LS	\$ 13,521.00	\$ 13,521.00
New footings and slab with sewer line modifications	1 LS	\$ 32,321.00	\$ 32,321.00
Construction of new building	1 LS	\$ 60,568.00	\$ 60,568.00
Installation of restroom fixtures and lights	1 LS	\$ 21,709.00	\$ 21,709.00
Replumb pool pump, filter, Clear Comfort, chlorinator, automated chemical feeder controller and heater (work performed by certified pool company)	Allowance	\$ 58,521.00	\$ 58,521.00
Modification of fence	1 LS	\$ 11,246.00	\$ 11,246.00
Restoration of disturbed areas	1 LS	\$ 9,561.00	\$ 9,561.00
		\$	\$
		\$	\$
		\$	\$
		\$	\$
<b>PROJECT TOTAL</b>			<b>\$ 278,300.00</b>

Pool Subcontractor: JA Concrete & Shotcrete

**SOLICITATION RESPONSE FORM**

Bid Date: 2/9/2026

**RFP: Demo and Construction of Pool Pump House and Restroom at the Estes Park Campground at Mary's Lake**

Bidding Company: Spire Building Group, LLC  
Name of Authorized Agent Joey M. Hiers  
Telephone (303) 238-5044 Email estimating@spirebuildinggroup.com  
City Littleton State CO Zip 80123

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 based on 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.

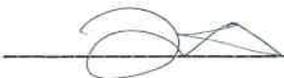
Prices in the undersigned Offeror's Proposal have not knowingly been disclosed with another Offeror and will not be disclosed prior to selection of an Offeror by the District as Contractor.

- 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 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 regarding 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: 3

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: President



# Bid Bond

**CONTRACTOR:**

(Name, legal status and address)

Spire Building Group, LLC

5911 Middlefield Rd Ste 100  
Littleton, CO 80123-2893

**OWNER:**

(Name, legal status and address)

Estes Valley Recreation & Park District

660 Community Dr, PO Box 1379  
Estes Park, CO 80517

**SURETY:**

(Name, legal status and principal place of business)

The Ohio Casualty Insurance Company  
175 Berkeley Street  
Boston, MA 02116

**MAILING ADDRESS FOR NOTICES:**

Liberty Mutual Surety Claims  
P.O. Box 34526  
Seattle, WA 98124

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

**BOND AMOUNT:** 5% of Bid Amount      Five Percent of Bid Amount

**PROJECT:**

(Name, location or address, and Project number, if any)

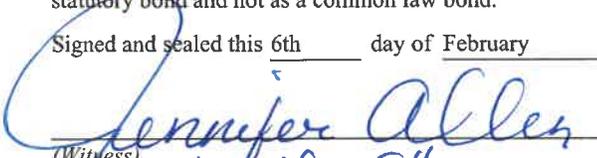
Demo and Construction of Pool Pump House and Restroom at the Estes Park Campground at Mary's Lake

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 6th day of February, 2026.

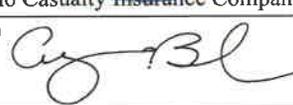
  
\_\_\_\_\_  
(Witness) Jennifer Allen

  
\_\_\_\_\_  
(Witness) Kiana M. Pumphrey



Spire Building Group, LLC  
\_\_\_\_\_  
(Contractor as Principal) (Seal)

(Title)  - PRESIDENT

The Ohio Casualty Insurance Company  
\_\_\_\_\_  
(Surety) 

(Title) Carolyn Banks, Assistant Secretary



**BID-0034537**

Liberty Mutual Surety vouches that the original text of this document conforms exactly to the text in **AIA Document A310-2010 Edition Bid Bond**.



# POWER OF ATTORNEY

The Ohio Casualty Insurance Company

Principal: Spire Building Group, LLC

Agency Name: Liberty Mutual Small Commercial (CLSC)

Bond Number: BID-0034537

Obligee: Estes Valley Recreation & Park District

Bid Bond Amount: (5% of Bid Amount ) Five Percent of Bid Amount

KNOW ALL PERSONS BY THESE PRESENTS: that The Ohio Casualty Insurance Company, a corporation duly organized under the laws of the State of New Hampshire (herein collectively called the "Company"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint Carolyn Banks in the city and state of Seattle, WA, each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Company in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Company and the corporate seal of the Company has been affixed thereto this 6th day of February, 2026.



The Ohio Casualty Insurance Company

By: Nathan J. Zangerle  
Nathan J. Zangerle, Assistant Secretary

not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

STATE OF PENNSYLVANIA ss  
COUNTY OF MONTGOMERY

On this 6th day of February, 2026, before me personally appeared Nathan J. Zangerle, who acknowledged himself to be the Assistant Secretary of The Ohio Casualty Insurance Company and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.



Commonwealth of Pennsylvania - Notary Seal  
Teresa Pastella, Notary Public  
Montgomery County  
My commission expires March 28, 2029  
Commission number 1126044  
Member, Pennsylvania Association of Notaries

By: Teresa Pastella  
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-law and Authorizations of The Ohio Casualty Insurance Company, which is now in full force and effect reading as follows:

**ARTICLE IV – OFFICERS:** Section 12. Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

**Certificate of Designation** – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes Nathan J. Zangerle, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

**Authorization** – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature or electronic signatures of any assistant secretary of the Company or facsimile or mechanically reproduced or electronic seal of the Company, wherever appearing upon a certified copy of any power of attorney or bond issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, of The Ohio Casualty Insurance Company do hereby certify that this power of attorney executed by said Company is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Company this 6th day of February, 2026.



By: Renee C. Llewellyn  
Renee C. Llewellyn, Assistant Secretary

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSI@libertymutual.com



**Agenda Title:** 2025 Employee Incentive Bonus (Discussion/Action)

**Submitted by:** Mary Davis, Finance Director

**Background Information:**

2025 was the first year for the District bonus plan. The Board’s District goal of “*fostering collaboration among departments to ensure financial transparency and accountability, identify revenue-growth opportunities, implement cost-recovery strategies and ensure adequate reserves*” was used as the primary District-wide goal. Favorable variance of actual vs. originally budgeted loss from operations was the core metric, with a minimum reserve threshold of \$50,000, (this has been the minimum target for the District since 2013).

Actual eligible salaries were \$2,803,260. Applying the estimated payroll taxes/benefits rates (14% for full-time, 10% for part-time and seasonal) resulted in a base for bonus calculation of \$3,162,248.

The favorable operating variance of \$607,989 less the minimum reserves threshold of \$50,000 exceeds the amount required to pay a maximum 10% bonus.

<b>Calculation:</b>	
Original budget loss from operations	\$ (1,062,715)
Actual loss from operations (current estimate)	(454,726)
Favorable operating variance	607,989
Less reserves threshold	(50,000)
Amount available for bonus	\$ 557,989
Base eligible salaries+ fringe for bonus calc	\$ 3,162,248
Amount available as % of base eligible salaries + fringe	17.65%
Capped at max bonus % per policy	10.00%
Estimated max bonus expense using <u>actual</u> fringe rates	\$ 313,458
Estimated bonus expense included in 2025 revised budget	\$ 340,000

With payroll taxes, work comp and retirement match included, a total maximum bonus of 10% is estimated to be \$313,458. The revised budget for 2025 included a provision of \$340,000 in estimated bonus expense.

**Board Action Needed:**

A motion to (approve, deny,) the 2025 District employee bonus payout.



February 17, 2026

Agenda Item: 8.A

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**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, May 5, 2026 at 6:00pm – Estes Valley Community Center (Lower Level)