CITY OF Grand Junction COLORADO
PURCHASING DIVISION

ADDENDUM NO. 1

Date: November 23, 2026
From: City of Grand Junction Purchasing Division
To: All Proposers
RE: Outdoor Recreation Equipment Rental and Concession Services at Las Colonias Park, RFP-6008-26-KF

This Addendum modifies the Solicitation and provides the City's responses to questions received, as follows.

1. **Amendment to Section 4.4 – Concession Premises and Public Access**

   The first sentence of the second bullet is deleted and replaced with the following:

   - The concession space does not have built-in heating or air conditioning. Interior temperatures will vary with outdoor conditions.

   The remainder of the second bullet and all other provisions of this Section remain unchanged.

2. **Question:** Is the City responsible for maintaining the building exterior, removing graffiti, and repairing damage or deterioration caused by vandalism, age, or normal wear and tear?

   Answer: Yes. The City's Parks and Recreation Department is responsible for maintaining the building exterior, including graffiti removal and repairs resulting from vandalism, age, and normal wear and tear. The Contractor remains responsible for damage caused by its operations, as provided in the Contract.

3. **Question:** Are the public restrooms at Las Colonias Park open year-round? What are their operating hours, and are there seasonal closures or service limitations?

   Answer: Restroom availability varies by location:

   - **Near the boat ramp and dog park:** Open year-round.
   - **At the event space and botanical gardens:** Open only in connection with reservations.

   Park hours are:

   - **November 1–March 1:** 5:00 a.m.–8:00 p.m.
   - **March 2–October 31:** 5:00 a.m.–10:00 p.m.

   Park hours and restroom availability are subject to change. Temporary closures, event restrictions, and maintenance or other service limitations may affect access.

4. **Question:** Sections 4.8 and 4.9 establish management availability and on-duty first aid and CPR staffing requirements. Must the concession be staffed during all operating hours, or may Proposers offer an unstaffed or alternative operating model that achieves equivalent safety and customer service outcomes?

   Answer: The City will consider alternative operating models, including unstaffed operations, if the Proposal demonstrates how the approach will achieve equivalent safety, emergency response, management availability, and customer service outcomes. Proposers shall clearly identify any proposed deviations from Sections 4.8 and 4.9 and explain the measures proposed to meet those outcomes. Any alternative is subject to City evaluation and written acceptance in the resulting Contract.

5. **Question:** Section 4.5 requires the outdoor operating area to be cleared, and equipment secured inside the premises or in other City-approved storage at the close of each business day. Would the City consider approving secured outdoor storage, including equipment racks that remain outside and are locked overnight?

   Answer: The City will consider secured outdoor storage options, including racks that remain outside and are locked overnight, as part of the Proposal. Any such arrangement requires the City's prior written approval. The Contractor shall be solely responsible for installing, securing, maintaining, and removing its equipment and storage systems. The City shall not be responsible for loss, theft, vandalism, or damage to Contractor-owned equipment or storage systems.

6. **Question:** May a Proposer offer kayaks, paddleboards, or pedal boats exclusively for use on Butterfly Pond, without providing river floats, tubing, or shuttle services, or must the proposed Services include activities on the Colorado River?

   Answer: The City welcomes proposals that enhance recreation opportunities and activate Park amenities. Proposals will be evaluated under the published criteria, including how effectively the proposed Services support the City's objectives and use of available amenities.

Notice: The inquiry deadline has passed. No further questions will be accepted.

All other terms, conditions, and requirements of the Solicitation remain unchanged.

Proposers shall acknowledge receipt of this Addendum in **Section 7.0 – Solicitation Response Form**.

Thank you for your attention to this matter.

Respectfully,



Kathleen Franklin
Senior Buyer/Purchasing Agent
City of Grand Junction