



COLORADO

**Department of Personnel
& Administration**

**REQUEST FOR QUALIFICATIONS FOR THE
GOLDEN RANGE AT LOOKOUT MOUNTAIN
REDEVELOPMENT PROJECT**

AMENDMENT A

RFQ#: 2026-0025

**Submission Deadline:
March 17, 2026, at 2:00 PM (Mountain Time)**

This RFQ is not being issued under the Colorado Procurement Code and Rules. The RFQ is being issued by the Colorado Public-Private Partnership (P3) Collaboration Unit pursuant to its exemption from the Procurement Code found in Colorado Revised Statute Section 24-101-105(1)(a).

SECTION 1.0 INTRODUCTION

1.8 Official Means of Communication

1.8.4 The Department contact listed on the Cover Sheet & Signature Page is the sole point of contact (“Department Point of Contact”) regarding this RFQ. All communications must be directed to the Department Point of Contact. **Per these solicitation documents, it is required that all communications regarding the site shall only be directed to the P3 Unit to the point of contact as listed on the Cover Sheet & Signature Page. Offerors and Parties shall not direct questions to the Lookout Mountain Youth Facility or Colorado Department of Human Services or contact Lookout Mountain Youth Facility staff. Initiating contact with anyone other than the Department Point of Contact may result in Offeror disqualification.**

1.8.5 Because phone lines may not be consistently monitored, email is the preferred method of communication. The individual listed above as the Department Point of Contact is the sole point of contact for this RFQ. Initiating contact with anyone other than the Department Point of Contact may result in Offeror disqualification. **Per these solicitation documents, it is required that all communications regarding the site shall only be directed to the P3 Unit to the point of contact as listed on the Cover Sheet & Signature Page. Offerors and Parties shall not direct questions to the Lookout Mountain Youth Facility or Colorado Department of Human Services or contact Lookout Mountain Youth Facility staff. Initiating contact with anyone other than the Department Point of Contact may result in Offeror disqualification.**

SECTION 3.0 THE PROJECT SITE AND CURRENT CONDITIONS

3.3 Site Constraints

- ***Site Access:*** Primary access to the site is currently provided via a private roadway that traverses the Fossil Trace Golf Club property and serves the adjacent Youth Center. The Project will require a carefully considered design that complements Fossil Trace’s existing use of the surrounding property, giving particular attention to the needs of pedestrians, golfers, golf carts, and golf maintenance vehicles. New and existing Project access should be designed to help ensure golf operations and golf traffic flow changes are largely minimized. **Development plans shall not include a second entrance onto Johnson Road as this will not be supported by the City of Golden's Planning department.**

SECTION 5.0 PROCUREMENT PROCESS

5.1 Site Visit

The Department shall host an optional in-person site visit (the “Site Visit”) on the date and at the time set forth in the Schedule of Activities. Details regarding the Site Visit will be provided to potential Offerors prior to the Site Visit via update on the P3 Unit website. <https://dpa.colorado.gov/divisions-offices/p3-office>. **All access to the site outside of the scheduled Site**

Visit must have prior approval from the P3 Unit and shall have a scheduled appointment. Failure to adhere to these instructions may result in Offeror disqualification.

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5.2 RFQ Questions

5.2.4 All communications regarding the site shall only be directed to the P3 Unit to the point of contact as listed on the Cover Sheet & Signature Page. Offerors and Parties shall not direct questions to the Lookout Mountain Youth Facility or Colorado Department of Human Services or contact Lookout Mountain Youth Facility staff. Initiating contact with anyone other than the Department Point of Contact may result in Offeror disqualification.