



Request for Proposal

For CMU 2881 Recreation Center Management



RFP Issue Date:	9/1/2026
Proposal Due Date:	10/1/2026 @ 11:00am MDT
Issued By:	Breanne Meier
Title	Director of Procurement

Table of Contents

Section 1: Administrative information.....	4
1. Issuing Office.....	4
2. Official Means of Communication	4
3. Purpose	4
4. Definitions.....	4
5. Scope.....	4
6. Schedule of Activities	5
7. Pre-Bid Meeting and Site Visit	5
8. Written Inquiries, Clarifications, and Responses	5
9. Addendum or Supplement to Request for Proposal.....	5
10. Modification or Withdrawal of Proposals	5
11. Proposal Submission.....	5
12. Acceptance of RFP Terms	6
13. Bid Opening	6
14. Oral Interview/Site Visits.....	6
15. Protested Solicitations and Awards.....	6
16. Confidential/Proprietary Information	7
17. RFP Response Material Ownership	7
18. Proposal Prices	7
19. Discussion with Responsible Offerors and Revisions to Proposal	7
20. Selection of Proposal	7
21. Award of Contract	7
22. Acceptance of Proposal Content	7
23. Standard Contract.....	8
24. RFP Cancellation	8
25. Ownership of Contract Products/Services	8
26. Incurring Costs.....	8
27. Non-Discrimination.....	8
28. Rejection of Proposals	8
29. Parent Company	8
30. News Releases	8
31. Contract Cancellation	8
32. Certification of Independent Price Determination.....	8
33. Conflicts of Interest	9

34.	Taxes	10
35.	Assignment and Delegation.....	10
36.	Availability of Funds.....	10
37.	Bid Bonds/Security	10
38.	Contractor’s Performance Bond.....	10
39.	Standard Insurance Requirements	10
40.	Independent Contractor Clause	11
41.	Indemnification.....	11
42.	Venue.....	11
Section 2: Background, Overview, and Goals		11
Section 3: Statement of Work.....		12
Section 4: Offeror’s Response Format		13
Section 5: Evaluation Process and Criteria.....		14
1.	Evaluation Process	14
2.	Evaluation Criteria.....	14
3.	Basis of Award.....	14
Section 6: Required Submittals		14

Section 1: Administrative information

1. Issuing Office

This Request for Proposal (RFP) is issued by the Colorado Mesa University (University) Purchasing Department on behalf of the Student Services Department. The Purchasing Department is the SOLE point of contact concerning this RFP. All communication must be done through the Purchasing Department.

2. Official Means of Communication

During the solicitation process for this RFP, all official communication between the Purchasing Department and Offerors will be via postings on the Rocky Mountain E-Purchasing System (RMEPS) website at: <https://www.rockymountainbidsystem.com> also known as <https://www.bidnetdirect.com/colorado>. The RMEPS website offers both free and paid registration options that allow for full access to the solicitation documents and for electronic submission of proposals.

NOTE: Free registration on the site may take up to 24 hours to process; plan registration to allow time for on-time bid submission. The University does not have access or control of the vendor side of the RMEPS site; contact RMEPS directly to resolve any issues encountered prior to response deadline at (800) 835-4603.

The Purchasing Department will post notices which will include, but not be limited to, any modifications to administrative or performance requirements, answers to inquiries received, clarifications to requirements, and the announcement of the apparent winning Offeror. It is incumbent upon Offerors to carefully and regularly monitor the RMEPS website for any such postings.

The Purchasing Department will also post communications through the University Open Solicitations website at: <https://www.coloradomesa.edu/procurement-payment/open-solicitations.html>. Information on this website is for reference only; the RMEPS website is the platform of record. It is incumbent that bidders review the University's Solicitation Instructions.

3. Purpose

This RFP provides prospective Offerors with sufficient information to enable them to prepare and submit proposals for consideration by the Purchasing Department to satisfy the need for expert assistance in the completion of the goals of this RFP.

4. Definitions

- A. In the following RFP, the term "University" shall be understood to mean "Colorado Mesa University."
- B. In the following RFP, the term "Offeror" shall be understood to mean the individual, company, corporation, or firm formally submitting a response to this RFP and may also be referred to as the "Bidder," "Vendor" or "Contractor."
- C. In the following RFP, the term "Response" shall be understood to mean a written offer to provide goods and/or services in accordance with the general conditions, instruction, and specifications stated herein with the exceptions clearly stated, and may be used interchangeably with the terms "Proposal" and "Bid."

5. Scope

This RFP contains the instructions governing the proposal to be submitted and the material to be included therein; mandatory requirements which must be met to be eligible for consideration; and other requirements to be met by each proposal.

6. Schedule of Activities

RFP Issue Date	9/1/2026
Pre-bid Meeting and Site Visit	9/15/2026 at 11:00AM MDT
Written Inquiries Due	9/17/2026 at 11:00 AM MDT
Response to Written Inquiries	9/22/2026
Proposal Submission Deadline	10/1/2026 at 11:00AM MDT
Oral Interviews	10/15/2026, between 8-12pm
Notice of Award	10/23/2026
Contract Negotiation	11/20/2026

7. Pre-Bid Meeting and Site Visit

Note that a pre-bid meeting will be held on the date and time identified in Section 6, Schedule of Activities. The pre-bid meeting will begin at the University Center, room 222. During the pre-bid meeting, certain facilities may be visited.

This pre-proposal conference is not mandatory; however, the university highly encourages interested firms to have representatives attend to get familiarized with CMU, its facilities, subsystems, and current state of energy usage.

8. Written Inquiries, Clarifications, and Responses

Offerors may make inquiries concerning this RFP to obtain clarification of requirements. All inquiries must be submitted to the Rocky Mountain E Procurement System (RMEPS), Bidnet, <https://www.bidnetdirect.com>. No inquiries will be accepted outside of Bidnet or after the date and time indicated in the Schedule of Activities. Offerors shall confirm successful receipt of said inquiries.

Written responses to inquiries will be provided as an addendum to be posted on the RMEPS website on the date shown in the Schedule of Activities. Offerors should not rely on any other statements that alter any specification or other term or condition of the RFP.

Owner initiated changes to this RFP will be posted in the form of addenda on <https://www.bidnetdirect.com/colorado>. Communication regarding the project during the procurement, outside of this submission process or scheduled procurement milestones is not permitted.

9. Addendum or Supplement to Request for Proposal

In the event that it becomes necessary to revise any part of this RFP, an addendum notice will be posted on the RMEPS website. Bidders shall not rely on any other interpretations, changes, or corrections.

10. Modification or Withdrawal of Proposals

Proposals may be modified or withdrawn by the Offeror prior to the established submission due date and time.

11. Proposal Submission

Proposals must be received on or before the date and time indicated in the Schedule of Activities. Bids will only be accepted electronically through the RMEPS website, <https://www.bidnetdirect.com>. The Vendor Signature Form MUST be signed by the Offeror or an officer of the Offeror legally authorized to bind the Offeror to the proposal. The Vendor Signature Form is to be included with the proposal. Proposals which are determined to be at a variance with this requirement will not be accepted.

12. Acceptance of RFP Terms

A proposal submitted in response to this RFP shall constitute a binding offer. Acknowledgment of this condition shall be indicated by the signature of the Offeror, or an officer of the Offeror legally authorized to execute contractual obligations. A submission in response to this RFP acknowledges acceptance by the Offeror of all terms and conditions including compensation, as set forth herein. An Offeror shall identify clearly and thoroughly any variations between its proposal and the University's RFP. Failure to do so shall be deemed a waiver of any rights to subsequently modify the terms of performance, except as outlined or specified in the RFP.

13. Bid Opening

Due to the complexity of this Proposal, information provided at the Bid Opening shall be restricted to the NAME AND NUMBER OF RESPONDERS. Inspection of the Offerors' proposals will not be allowed until after the notice of intent to award is posted on the RMEPS website.

14. Oral Interview/Site Visits

The Evaluation Committee may conclude after the completion of the proposal evaluation that oral interviews and/or demonstrations are required to determine the successful Offeror. All Offerors may not have an opportunity to interview and/or give demonstrations. The University will interview no more than five firms, known as the Short List.

The presentation process will allow the Offerors to demonstrate their proposal offering, explaining and/or clarifying any unusual or significant elements related to their proposals. Offeror's key personnel, who will directly work with CMU, may be required to participate in a structured interview to determine their understanding of the requirements of this proposal, their authority and reporting relationships within their firm, and their management style and philosophy.

Detailed notes of oral interviews and/or demonstrations may be recorded and supplemental information (such as briefing charts, etc.) may be accepted. Additional written information gathered in this manner shall not constitute replacement of proposal contents.

Once oral interviews and/or demonstrations have been completed the selection committee will make a recommendation to the University and the University reserves the right to make a contract award without any further discussion with the Offerors regarding the proposals received. Any cost incidental to the oral interviews and/or demonstrations shall be borne entirely by the Offeror.

The university reserves the right to waive any formality or any informality in the proposal award process. CMU reserves the right to accept any proposal, in whole or in part, and to reject any or all proposals as necessary.

15. Protested Solicitations and Awards

Any actual or prospective Offeror or contractor who is aggrieved in connection with the solicitation or award of a contract may protest to the University Purchasing Director. The protest shall be submitted in writing within seven working days after such aggrieved person knows, or should have known, of the facts giving rise thereto. [Reference Colorado Revised Statutes (CRS) Section 24-109-101 et. seq., 24-109-201 et. seq., and University Procurement Rules Section 18.C.1 through 18.C.9.]

With regard to the emphasized language above, it is important for Offerors to note that a challenge to the solicitation's requirements or specifications should be made within 7 days of when the protested item is known. In other words, if you believe that the solicitation contains a requirement you want to protest, the protest should be submitted within the 7-day time period, even if that means it is filed during the time the solicitation is still open.

As noted in the paragraph above, announcement of the apparent winning Offeror will be made via a posting on the RMEPS website. The requirement for timely submission of any protest (7 working days) will begin on the first working day following posting of the award notice on the RMEPS website.

16. Confidential/Proprietary Information

Any restrictions of the use or inspection of material contained within the proposal shall be clearly stated in the proposal itself. The Offeror must state specifically what elements of the proposal are to be considered confidential/proprietary. Confidential/proprietary information must be readily identified, marked, and separately packaged from the rest of the proposal. Co-mingling of confidential/proprietary and other information is NOT acceptable. Neither a proposal in its entirety, nor proposal price information will be considered confidential/proprietary. Any information that will be included in any resulting contract cannot be considered confidential.

17. RFP Response Material Ownership

All material submitted regarding this RFP becomes the property of the University. Proposals may be reviewed by any person after the "Notice of Intent to Make an Award" letter has been issued, subject to the terms of § 24-72-201 et.seq. CRS, as amended, Public (open) Records.

18. Proposal Prices

Estimated proposal prices are not acceptable. Proposal prices will be considered to be your best and final offer, unless otherwise stated in the RFP. The proposal price will be considered in determining the apparent successful Offeror.

19. Discussion with Responsible Offerors and Revisions to Proposal

Discussions may be conducted with responsible Offerors who submit proposals determined to be reasonably susceptible of being selected for award; for the purpose of clarification to assure full understanding of, and responsiveness to, the solicitation requirement. Offerors shall be accorded fair and equal treatment with respect to any opportunity for discussions and revision of proposals, and such revisions may be permitted after submissions and prior to award, for the purpose of obtaining best and final offers. In conducting discussions, there shall be no disclosure of any information derived from proposals submitted by competing Offerors.

The University reserves the right to hold discussions with Offerors who have been found to be in the competitive range, such discussions may result in the University conducting Best & Final Offers.

20. Selection of Proposal

As described within the RFP, an Evaluation Committee will review and score offers submitted to make a recommendation for award. Selection will be given to the responsive and responsible Offeror whose proposal, conforming to the RFP, will be the most advantageous to the University, price and other factors considered.

After reviewal and approval of the evaluation committee's written recommendation, the Purchasing Department will notify all Offerors via the RMEPS website of the results of the RFP evaluation. The posting will be an announcement of the "Notice of Intent to Make an Award" and will name the apparent successful Offeror.

21. Award of Contract

A contract must be completed and signed by all parties concerned. In the event the parties are unable to enter into a contract, the University may elect to cancel the "Notice of Intent to Make an Award" letter and make the award to the next most responsible Offeror.

22. Acceptance of Proposal Content

The contents of the proposal (including persons specified to implement the project) of the successful Offeror will become contractually obligated if acquisition action ensues. Failure of the successful Offeror to accept these obligations in a contract may result in cancellation of the award and such Offeror may be removed from future solicitations. Under these conditions, the University reserves the right to enter into negotiations with the next ranking bidder on the same terms and conditions as set forth in the Request for Proposal.

23. Standard Contract

The successful bidder will enter into a contract with the University. The state contract contains certain required provisions for doing business with the state of Colorado, labeled "Special Provisions." The Special Provisions are required to be contained in every state contract without modification or exception. The Offeror shall include with its proposal a separate page entitled "Exceptions to Contract Terms," setting forth in detail all objections and exceptions it may have to any other terms and provisions contained in the special provisions, and failing such, shall be deemed to have accepted such terms and provisions. Failure to accept the University's standard contract provisions may result in cancellation of the award. The state contract, including the Special Provisions, is attached electronically as a separate PDF document.

24. RFP Cancellation

The University reserves the right to cancel this Request for Proposal at any time, without penalty.

25. Ownership of Contract Products/Services

Proposals, upon established opening time, become the property of the University. All products/services produced in response to the contract resulting from this RFP will be the sole property of the University unless otherwise noted in the RFP. The contents of the successful Offeror's proposal will become contractual obligations.

26. Incurring Costs

The University is not liable for any cost incurred by Offerors prior to issuance of a legally executed contract. No proprietary interest of any nature shall accrue until a contract is awarded and signed by all concerned parties.

27. Non-Discrimination

The Offeror shall comply with all applicable state and federal laws, rules and regulations involving non-discrimination on the basis of race, color, religion, national origin, age, or sex.

28. Rejection of Proposals

The University reserves the right to reject any or all proposals and to waive informalities and minor irregularities in proposals received and to accept any portion of a proposal or all items proposed if deemed in the best interest of the University.

29. Parent Company

If an Offeror is owned or controlled by a parent company, the main office address and parent company's tax identification number shall be provided in the proposal. The tax identification number provided must be that of the Offeror responding to the RFP.

30. News Releases

News releases pertaining to this RFP shall NOT be made prior to execution of the contract without prior written approval by the University.

31. Contract Cancellation

The University reserves the right to cancel, for cause, any contract resulting from this RFP by providing timely written notice to the offeror.

32. Certification of Independent Price Determination

- A. By submission of this proposal, each Offeror, and in the case of a joint proposal, each party thereto, certified as to its own organization, that, in connection with this procurement:

1. The prices in this proposal have been arrived at independently, without consultation, communication, or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other Offeror or with any competitor;
 2. Unless otherwise required by law, the prices which have been quoted in this proposal have not been knowingly disclosed by the Offeror and will not knowingly be disclosed by the Offeror prior to opening, directly or indirectly to any other Offeror or to any Competitor; and
 3. No attempt has been made or will be made by the Offeror to induce any other person or firm to submit or not to submit a proposal for the purpose of restricting competition.
- B. Each person signing the Vendor Signature Form of this proposal certified that:
1. They are the person in the Offeror's organization responsible within that organization for the decision as to the prices being offered herein and that they have not participated, and will not participate, in any action contrary to (A)(1) through (A)(3) above; or
 2. They are not the person in the Offeror's organization responsible within that organization for the decision as to the prices being offered herein but that they have been authorized in writing to act as agent for the persons responsible for such decision in certifying that such persons have not participated, and will not participate, in any action contrary to (A)(1) through (A)(3) above, and as their agent does hereby so certify; and they have not participated, and will not participate, in any action contrary to (A)(1) through (A)(3) above.
- C. A proposal will not be considered for award where (A)(1), (A)(3), or (2) above has been deleted or modified. Where (A)(2) above has been deleted or modified, the proposal will not be considered for award unless the Offeror furnishes with the proposal a signed statement which sets forth in detail the circumstances of the disclosure and the head of the agency, or their designee, determines that such disclosure was not made for the purpose of restricting competition.

33. Conflicts of Interest

The holding of public office or employment is a public trust. A public officer or employee whose conduct departs from their fiduciary duty is liable to the people of the state. Rules of conduct for public officers and state employees:

- A. Proof beyond a reasonable doubt of commission of any act enumerated in this section is proof that the actor has breached their fiduciary duty.
- B. A public officer or a state employee shall not:
 1. Engage in a substantial financial transaction for their private business purposes with a person whom they inspect, regulate, or supervise in the course of their official duties;
 2. Assist any person for a fee or other compensation in obtaining any contract, claim, license, or other economic benefit from their agency;
 3. Assist any person for a contingent fee in obtaining any contract, claim, license, or other economic benefit from any state agency, or
 4. Perform an official act directly and substantially affecting to its economic benefit a business or other undertaking in which they either have a substantial financial interest or is engaged as counsel, consultant, representative, or agent.
- C. A head of a principal department or a member of a quasi-judicial or rule-making agency may perform an official act notwithstanding paragraph (4) of subsection (B) of this section if their participation is necessary to the administration of a statute and if they comply with the voluntary disclosure procedures under CRS section 24-18-110.
- D. Paragraph (3) of subsection (B) of this section does not apply to a member of a board, commission, council, or committee if they comply with the voluntary disclosure procedures under CRS 24-18-110 and if they are not a full-time state employee. Reference CRS 24-18-108.

34. Taxes

Colorado Mesa University, as purchaser, is exempt from all federal excise taxes under Chapter 32 of the Internal Revenue Code Registration No. 84-6000546) and from all state government use taxes (Ref. Colorado Revised Statutes Chapter 39-26.114(a)). Our Colorado State Sales Tax Exemption Number is 98-03693. Seller is hereby notified that when materials are purchased in certain political subdivisions the seller may be required to pay sales tax even though the ultimate product or service is provided to the state of Colorado. This sales tax will not be reimbursed by the state.

35. Assignment and Delegation

Except for assignment of antitrust claims, neither party to any resulting contract may assign or delegate any portion of the agreement without the prior written consent of the other party.

36. Availability of Funds

Financial obligations of the University payable after the current fiscal year are contingent upon funds for that purpose being appropriated, budgeted, and otherwise made available. In the event funds are not appropriated, any resulting contract will become null and void, without penalty to the University and the state of Colorado.

37. Bid Bonds/Security

If the RFP so states, a bid security in an amount equal to 5% of your proposal shall be furnished if your proposal exceeds \$50,000. If the specifications so state, it may be required for projects of less than \$50,000. Not required for this Bid.

38. Contractor's Performance Bond

Not required for this Solicitation.

39. Standard Insurance Requirements

- A. The Offeror shall obtain, and maintain at all times during the term of this contract, insurance in the following kinds and amounts:
 1. Workers' Compensation Insurance as required by state statute, and Employer's Liability Insurance covering all of offeror's employees acting within the course and scope of their employment.
 2. Commercial General Liability Insurance written on ISO occurrence form CG 00 01 10/93 or equivalent, covering premises operations, fire damage, independent offerors, products and completed operations, blanket contractual liability, personal injury, and advertising liability with minimum limits as follows:
 - i. \$1,000,000 each occurrence;
 - ii. \$2,000,000 general aggregate;
 - iii. \$2,000,000 products and completed operations aggregate; and
 - iv. \$50,000 any one fire.
 3. Automobile Liability Insurance covering any auto (including owned, hired, and non-owned autos) with a minimum limit as follows: \$1,000,000 each accident combined single limit.
- B. Colorado Mesa University shall be named as additional insured on the Commercial General Liability and Automobile Liability Insurance policies (leases and construction contracts will require the additional insured coverage for completed operations on endorsements CG 2010 11/85, CG 2037, or equivalent). Coverage required of the contract will be primary over any insurance or self-insurance program carried by the University.
- C. The Insurance shall include provisions preventing cancellation or non-renewal without at least 30 days prior notice to the University.
- D. The offeror will require all insurance policies in any way related to the contract and secured and maintained by the offeror to include clauses stating that each carrier will waive all rights of recovery, under subrogation

or otherwise, against the University, its agencies, institutions, organizations, officers, agents, employees, and volunteers.

- E. All policies evidencing the insurance coverages required hereunder shall be issued by insurance companies satisfactory to the University.
- F. The offeror shall provide certificates showing insurance coverage required by this contract to the University within seven business days of the effective date of the contract, but in no event later than the commencement of the services or delivery of the goods under the contract. No later than 15 days prior to the expiration date of any such coverage, the offeror shall deliver the state certificates of insurance evidencing renewals thereof. At any time during the term of this contract, the University may request in writing, and the offeror shall thereupon within 10 days supply to the University, evidence satisfactory to the University of compliance with the provisions of this section.
- G. Notwithstanding subsection A of this section, if the offeror is a “public entity” within the meaning of the Colorado Governmental Immunity Act CRS 24-10-101, et seq., as amended (“Act”), the offeror shall at all times during the term of this contract maintain only such liability insurance, by commercial policy or self-insurance, as is necessary to meet its liabilities under the Act. Upon request by the University, the contractor shall show proof of such insurance satisfactory to the University.

40. Independent Contractor Clause

All personal service contracts must contain the following clause:

“The contractor shall perform its duties hereunder as an independent contractor and not as an employee. Neither the contractor nor any agent or employee of the contractor shall be or shall be deemed to be an agent or employee of the state. Contractor shall pay when due all required employment taxes and income tax withholding, shall provide and keep in force worker’s compensation (and show proof of such insurance) and unemployment compensation insurance in the amounts required by law, and shall be solely responsible for the acts of the contractor, its employees and agents.”

41. Indemnification

To the extent authorized by law, the contractor shall indemnify, save and hold harmless the University, its employees and agents, against any and all claims, damages, liability and court awards including costs, expenses, and attorney fees incurred as a result of any act or omission by the contractor or its employees, agents, subcontractors, or assignees pursuant to the terms of the contract resulting from this RFP.

42. Venue

The laws of the state of Colorado, U.S.A. shall govern in connection with the formation, performance, and the legal enforcement of any resulting contract. Further, Title 24, C.R.S. as amended, Article 101 through 112 and Rules adopted to implement the statutes govern this procurement.

Section 2: Background, Overview, and Goals

Colorado Mesa University invites qualified contractors to submit proposals to provide complete management, operation, programming, staffing, maintenance coordination, and customer service for the Colorado Mesa University Hamilton Recreation Center.

CMU seeks an experienced partner capable of providing recreational, wellness, and fitness services that support the University's strategic initiatives, student success, employee wellness, and community engagement.

The selected contractor will operate the Recreation Center as an extension of the University's commitment to excellence while maintaining the highest standards of safety, customer service, fiscal responsibility, and operational efficiency.

Colorado Mesa University is a public university serving nearly 11,000 students in Grand Junction, Colorado. The Recreation Center itself serves not only these students, faculty, and staff but also alumni, community youth sporting events, and other special events.

The Hamilton Recreation Center is a comprehensive recreational and wellness facility featuring an indoor running track, cardiovascular and strength-training equipment, free weights, open gymnasium spaces, multipurpose fitness studios, racquetball courts, locker rooms, and an outdoor equipment checkout counter. The facility serves as a central hub for student recreation, health, and wellness, providing opportunities for fitness, personal development, and community engagement. Through its programs, services, and facilities, the Hamilton Recreation Center plays a vital role in advancing student wellness, fostering campus engagement, supporting work-life balance, and contributing to student recruitment and retention.

Section 3: Statement of Work

Proposals shall provide thorough details on management, operation, administration, staffing, programming, and customer service for the Colorado Mesa University Recreation Center. The contractor will operate the facility as an extension of the University and will provide all services necessary to ensure a safe, welcoming, financially responsible, and professionally managed recreation program that supports the University's mission of promoting student success, wellness, engagement, and community involvement.

The contractor shall be responsible for the day-to-day operation of the Recreation Center, including opening and closing the facility, supervising all operational activities, providing excellent customer service, managing facility access, overseeing reservations and scheduling, monitoring facility conditions, and ensuring compliance with all University policies and applicable federal, state, and local laws and regulations. The contractor will maintain sufficient management oversight during all operating hours and shall ensure the facility is operated in a safe, clean, and professional manner.

The contractor will recruit, hire, train, supervise, schedule, and evaluate all personnel necessary to operate the Recreation Center. Staff should include but is not limited to qualified management personnel, fitness professionals, front desk staff, group fitness instructors, and personal trainers, if assigned under the contract, and any additional personnel necessary to fulfill the requirements of this Agreement. All employees shall meet applicable certification and licensing requirements, successfully complete background checks as required by the University, and participate in ongoing customer service training.

The contractor shall develop and constantly improve the recreation and wellness program designed to meet the diverse needs of Colorado Mesa University students, faculty, staff, alumni, and authorized community members. Programming could include, group fitness classes, personal training services, wellness education, health promotion initiatives, and special events. Additional programs that encourage lifelong fitness, student engagement, and healthy lifestyles are encouraged. The contractor is encouraged to be innovative with programming, giving special attention to current trends in collegiate recreation and participant satisfaction.

Statement of work does not include the natatorium, climbing wall, aquatic programming, intramural sports, or club sports.

The contractor will provide a membership and customer account management system for membership enrollment, renewals, billing, access control, guest pass management, participant records, and customer communications. The Contractor should utilize a recreation management software approved by the University and maintain accurate membership records while protecting confidential information in accordance with applicable privacy laws and University policies.

Providing operational technology is also necessary to manage the Recreation Center, including scheduling systems, point-of-sale systems, reporting tools, and other technology required for effective facility administration. The contractor shall maintain accurate operational records and provide reports summarizing facility usage, membership trends,

financial performance, staffing metrics, program participation, customer satisfaction, safety incidents, and other key performance indicators identified by the University.

Successful proposals should have an annual marketing and communications plan designed to increase participation in Recreation Center programs. Marketing efforts could include digital communications, social media, campus outreach, promotional events, wellness campaigns, in collaboration with the University's Marketing department to maximize student awareness and engagement. All marketing materials shall comply with Colorado Mesa University's branding and communications standards.

The successful contractor will be responsible for sound financial management of the Recreation Center's operations. Responsibilities include preparing annual operating budgets, monitoring revenues and expenditures, managing inventory, recommending operational efficiencies, and providing accurate financial reporting. The Contractor shall implement internal controls to safeguard University assets and ensure fiscal accountability throughout the term of the agreement.

The Contractor shall coordinate preventive maintenance and routine repairs of recreation equipment to maximize reliability and minimize downtime. The Contractor should promptly report facility needs requiring University attention and coordinate through its CMU Stakeholder, Student Services, regarding building repairs, utilities, and major capital equipment. Routine inspections of recreation equipment need to be documented, and any unsafe equipment should be promptly removed from service until repaired or replaced.

Establish and maintain a comprehensive safety and risk management program that complies with applicable Occupational Safety and Health Administration (OSHA) regulations, industry standards, and University policies. The program should include emergency action plans, incident reporting procedures, employee safety training, CPR, First Aid and AED certification requirements, emergency response drills, and regular safety inspections compliant with University standards. Notification will be given to the University of all significant incidents, accidents, injuries, or emergencies occurring within the Recreation Center.

Throughout the contract term, the contractor will collaborate closely with the University and continuously evaluate improvements in Recreation Center operations. The Contractor should participate in regular meetings, provide recommendations for enhancements, support wellness initiatives, respond promptly to University requests, and demonstrate a commitment to innovation, operational excellence, fiscal management, and exceptional customer service. The Contractor shall perform all services in a manner that reflects positively on Colorado Mesa University and supports its mission of providing an outstanding campus experience for students and the broader University community.

Minimum Qualifications

- Minimum of 5 years operating a collegiate recreational facility or like facility
- Strong financial management experience
- Supervisory experience; 30+ employees preferred
- Experience in fitness and wellness programming

Section 4: Offeror's Response Format

1. **Cover Letter**, including business name, contact name, contact telephone number, and contact email address.
2. **Company Background**, including years in business, company structure, and any relevant experience.
3. **Team Overview**, including key staff CMU will interact with and their resume highlights relevant to this RFP.
4. **Operational Plan**, including transition plans, staffing model, programming, maintenance, customer service, technology, and safety.
5. **Financial Proposal**, including management fees, staffing costs, technology costs, startup costs, optional value-added services.
6. **References**

7. Overall Innovation

Section 5: Evaluation Process and Criteria

1. Evaluation Process

All proposals submitted in response to this RFP will be reviewed for responsiveness prior to referral to the evaluation committee. Each response will be scored by each member of the Evaluation Committee in each of the following areas outlined in Section 4, Offeror’s Response Format and each area will be rated on a scale from 1-10 with 10 being the highest rating and 1 being the lowest rating.

2. Evaluation Criteria

Rec Center Management Experience	25%
Staffing Plan	15%
Operational Approach	25%
Financial Proposal	25%
References	5%
Innovation	5%

While a numerical rating system may be used to assist the evaluation committee in selecting the competitive range (if necessary) and making the award decision, the award decision ultimately is a business judgment that will reflect an integrated assessment of the relative merits of the proposals using the factors and any relative weights if established.

3. Basis of Award

The technical factors will be assessed based on the soundness of the Offeror’s approach and understanding of the requirements. The experience and/or demonstrated capabilities factor will be assessed by considering the extent to which the qualifications, experience, and past performance are likely to foster successful, on-time performance. Assessments include a judgment concerning the potential risk of unsuccessful or untimely performance and the anticipated amount of University involvement necessary to ensure timely, successful performance. The selection is ultimately a business judgment that will reflect an integrated assessment of the relative merits of proposals using the factors identified above. The University reserves the right to reject any (or all) proposal(s) that pose in the judgment of the University, unacceptable risks of unsuccessful or untimely performance, unacceptable University resource requirements, or costs exceeding the budget constraints.

Failure of the Offeror to provide any information requested in the RFP may result in disqualification of the proposal and shall be the responsibility of the Offeror.

Section 6: Required Submittals

Complete proposal, Vendor Signature Form (appendix A), and Pricing and Proposal Form (Appendix B)

Appendix A

VENDOR SIGNATURE FORM CMU 2881 CMU Recreation Center Management

Proposals Due: October 1, 2026

Time: 11:00 am MDT

Bids will be accepted electronically through the Rocky Mountain ePurchasing System (RMEPS) website at <https://www.rockymountainbidsystem.com>. The RMEPS website offers both free and paid registration options that allow for full access of the solicitation documents and for electronic submission of proposals. [Note: Free registration on the site may take up to 24 hours to process; plan registration to allow time for on-time bid submission.] Colorado Mesa University does not have access or control of the vendor side of the RMEPS website, contact RMEPS directly to resolve any issues encountered prior to response deadline (800) 835-4603.

The Offeror herein noted has carefully examined all components, instructions and requirements of this RFP and proposes to furnish the services described herein. The undersigned hereby agrees to provide Recreation Center Management on behalf of Colorado Mesa University in accordance with the specifications, requirements, terms, and conditions contained herein for the rates quoted. The undersigned certifies that all representations, certifications, and statements within its proposal are true and accurate as of the date of the proposal submission. The person signing this Vendor Signature Form certifies that they are a duly authorized officer for the Offeror, and that the information and any materials enclosed with this proposal represent the capability of the company to provide the services described in the quote.

This Vendor Signature Form page **MUST** be signed for proposal to be valid.

COMPLETE THE FOLLOWING:

Federal Employer ID No. _____ Date: _____

Company Name: _____

Authorized Signature: _____

Typed/Printed Name: _____

Title: _____

Address: _____

City/State/Zip: _____

Phone No.: _____

Contact for Clarifications:

Name: _____

Title: _____

Phone No.: _____

Email: _____

Offeror Acknowledges Receipt of Addendum No. ____, ____, ____, ____ (Addendums **MUST** be acknowledged)

Appendix B

Pricing and Proposal Form Colorado Mesa University Recreation Center Management

Annual Management Fees	Annual Cost				
Description	Year 1	Year 2	Year 3	Year 4	Year 5
General Management Fee					
Administrative Services					
Other:					
TOTAL ANNUAL MANAGEMENT FEE					

Staffing Costs

Position	FTE	Salary/ Wages	Benefits	Total Annual Cost
General Manager				
Assistant Manager(s)				
Front Desk Staff				
Group Fitness Instructors				
Personal Trainers				
Custodial Staff				
Student Employees				
Other				
TOTAL STAFFING COST				

Programming Costs

Program Type	Annual Cost				
	Year 1	Year 2	Year 3	Year 4	Year 5
Group Fitness Classes					
Personal Training					
Wellness Programming					
Other:					
TOTAL PROGRAMMING COST					

Operating Expenses

Expense	Annual Cost				
	Year 1	Year 2	Year 3	Year 4	Year 5
Office Supplies					
Equipment Replacement					
Equipment Maintenance					
Uniforms					
Technology / Software					
Marketing Materials					
Other:					
Transition & Startup					
TOTAL OPERATING EXPENSES					

Optional Services

Service	Unit Price	Annual Cost
Ex. CPR/First Aid Class		
Other		

Revenue Sharing (Optional)

Revenue Source	% to CMU	% to Contractor
Memberships		
Personal Training		
Group Fitness		
Retail		
Camps		
Sponsorships		
Other		

Pricing Summary

Category	Annual Cost				
	Year 1	Year 2	Year 3	Year 4	Year 5
Management Fees					
Staffing Costs					
Programming Costs					
Operating Expenses					
Other Costs					
Less Revenue Offsets					
TOTAL ANNUAL CONTRACT PRICE					

Certification

Company Name: _____

Authorized Representative: _____ Title: _____

Signature: _____ Date: _____

Appendix C

Facility Information, Operating Hours & Membership

Website: <https://www.coloradomesa.edu/rec-center/index.html>

Hours of Operation

Summer Semester Hours (5/17/2026-8/14/2026)

Monday-Friday: 5:30am-8pm

Saturday & Sunday: 8am-8pm

Fall Semester Hours (8/15/2026-12/17/2026)

Monday-Friday: 5:30am-10pm

Saturday & Sunday: 8am-10pm

Winter Semester Hours (12/18/2026-1/18/2026)

Monday-Friday: 5:30am-9pm

Saturday & Sunday: 8am-9pm

Spring Semester Hours (1/18/2026-5/14/2026)

Monday-Friday: 5:30am-10pm

Saturday & Sunday: 8am-10pm

Membership

August 2024-August 2025	25,253
August 2025-August 2026	37,996

Appendix D

Equipment Inventory

Cardio

Equipment	Current Vendor	QTY
Hand Erogometer (SciFi Pro 1)	SciFi Pro	2
Versa Climber	VersaClimbers	4
Treadmill (Assault Air Runner)	EcoMill	3
AMT	Push Pedal Pull	8
Recumbent Exercise Bike	Push Pedal Pull	2
Upright Exercise Bike	Push Pedal Pull	2
Treadmill (Traditional)	Push Pedal Pull	12
Elliptical	Push Pedal Pull	10
SC3 Indoor Cycle (Chrono)	Push Pedal Pull	41
SC3 Indoor Cycle (Chrono)	Push Pedal Pull	10
Stairmaster 10G	Core Health & Fitness	6
Total Body Arc Trainer	Life Fitness	2
Lower Body Arc Trainer	Life Fitness	2
Rower (Concept 2)	Concept 2	4
Assault Airrower Elite	LifeCORE Fitness	2
Ski Erg Concept 2	Push Pedal Pull	1
Echo Bike	Rogue	2
Keiser Spin Bike	Keiser	8
NXT Spin Bike	Push Pedal Pull	3

Strength

Dual Adjustable Pulley (FTS Glide)	Precor	10
Cable Crossover	Precor	10
8 Stack Cable Modular	Precor	10
Synergy Functional Gym	AdvancedExercise	15
TRX S-Frame	Precor	30
45lb Olympic Barbell 7' TAG Fitness	Push Pedal Pull	20
35 lb Olympic Barbell 6' 6" (25MM) TAG Fitness	Push Pedal Pull	20
45lb Olympic Barbell 7' TAG Fitness	Push Pedal Pull	20
45 lb Bumper Plate (Red Color) UMAX	AdvancedExercise	20
25lb Bumper Plate (Yellow Color) UMAX	AdvancedExercise	20
10lb Bumper Plate (Green Color) UMAX	AdvancedExercise	20
45 lb Troy Olympic Plate Grip	AdvancedExercise	25
35 Troy Olympic Plate Grip	AdvancedExercise	30
25 lb Troy Olympic Plate Grip	AdvancedExercise	30

10 lb Troy Olympic Plate Grip	AdvancedExercise	30
5 lb Troy Olympic Plate Grip	AdvancedExercise	30
2.5lb Troy Olympic Plate Grip	AdvancedExercise	30
Olympic Bars (AOB-2000B) USA Sport	AdvancedExercise	15
Olympic Bars (GOB-1200) Tory Barbell	AdvancedExercise	15
5-50lb 12-sided Rubber Coated DB Set Troy Barbell	AdvancedExercise	15
55-100lb 12-sided Rubber Coated DB Set Troy Barbell	AdvancedExercise	15
75-120lb 12-sided Rubber Coated DB Set Troy Barbell	AdvancedExercise	15
105-125lb 12-sided Rubber Coated DB Set Troy Barbell	AdvancedExercise	15
1 Tier Dumbbell Rack Hammer Strength	AdvancedExercise	30
2 Tier Dumbbell Rack Hammer Strength	AdvancedExercise	30
Echo Dog Sled	Rogue	30
Donkey Machine	Rogue	20
Decline Bench Fixed Position Hammer Strength	AdvancedExercise	30
Standard Adjustable Weight Benches	Precor	15
Olympic Flat Bench Press & Weight Stack Hammer Strength	AdvancedExercise	25
Olympic Incline Bench Press with Storage Hammer Strength	AdvancedExercise	25
Olympic Decline Bench with Storage Hammer Strength	AdvancedExercise	25
Discovery Glute Extension Machine	Precor	10
Discovery Leg Extension Machine	Precor	10
Discovery Tricep Extension Machine	Precor	10
Discovery Biceps Curl	Precor	10
Discovery Prone Leg Curl Machine	Precor	10
Discovery Inner Thigh Machine	Precor	10
Discovery Back Extension Machine	Precor	10
Discovery Abdominal Machine	Precor	10
Discovery Seated Dip Machine	Precor	10
Discovery Rotary Torso Machine	Precor	10
Discovery Lateral Raise Machine	Precor	10
Discovery Rear Delt/ Pec Fly Machine	Precor	10
Discovery Leg Press Machine	Precor	10
Discovery Converging Chest Press Machine	Precor	10
Diverging Low Row Machine	Precor	10
Discovery Diverging Lat Pull Down Machine	Precor	10
Discovery Converging Shoulder Press Machine	Precor	10
Discovery Outer Thigh Machine	Precor	10
Discovery Seated Calf Raise Extension	Precor	10
Plate Loaded Calf Raise Machine Hammer Strength	AdvancedExercise	25
Hack Squat Machine (Ultra Pro) Dynamic Strength	Push Pedal Pull	10
Kneeling Leg Curl Machine (Free Weight) Hammer Strength	AdvancedExercise	25
Iso Lateral Leg Extension (Free Weight) Hammer Strength	AdvancedExercise	20
Iso-Lateral Front Lat Pull Down Hammer Strength	AdvancedExercise	20
Iso-Lateral Row Hammer Strength	AdvancedExercise	20

Abdominal Crunch Oblique Hammer Strength	AdvancedExercise	20
Iso-Lateral Incline Press Hammer Strength	AdvancedExercise	20
Roman Chair Leg Lift	Unknown	25
Multi-Adjustable Bench Hammer Strength	AdvancedExercise	10
Multi-Adjustable Bench Hammer Strength	AdvancedExercise	15
Heavy Duty Adjustable Bench Hammer Strength	AdvancedExercise	15
Weight Stand/Tree Hammer Strength	AdvancedExercise	30
Seated Biceps Curl (Preacher Curl) Hammer Strength	AdvancedExercise	20
Glute/Ham Bench Hammer Strength	AdvancedExercise	20
Assisted Dip/Chin Up Machine LifeFitness	AdvancedExercise	20
Roman Chair Leg Raise (BosuAttachment) LifeFitness	AdvancedExercise	20
Stretching Benches/Stations Precor	Precor	30
Leg Press Machine Hammer Strength	AdvancedExercise	
Monster Lite Rig (Olympic Gym Rack)	Rogue	30
Hex Bar Troy Barbell	AdvancedExercise	30
EZ Bar (47" Commercial Olympic Curl Bar Troy Barbell)	AdvancedExercise	30
Optima Series Vertical Dumbbell Rack LifeFitness	AdvancedExercise	25
Plate Weight Tree	AdvancedExercise	35
Smith Machine #1 Hammer Strength	AdvancedExercise	15
Smith Machine #2 Hammer Strength	AdvancedExercise	20
Heavy Duty Power Rack Hammer Strength	AdvancedExercise	15
Barbell Rack TKO Strength	Push Pedal Pull	30
HD Elite Half Rack (Squat Rack) Hammer Strength	AdvancedExercise	15
Fixed Curl Bar Set 20-110 lb TKO Strength	Push Pedal Pull	30
45lb Interlock Rubber Plate USA Sport	Push Pedal Pull	30
35lb Interlock Rubber Plate USA Sport	Push Pedal Pull	30
25lb Interlock Rubber Plate USA Sport	Push Pedal Pull	30
10lb Interlock Rubber Plate USA Sport	Push Pedal Pull	30
45lb Olympic Dual PIGrip Plate TKO Strength	Push Pedal Pull	30
35lb Olympic Dual PIGrip Plate TKO Strength	Push Pedal Pull	30
25lb Olympic Dual PIGrip Plate TKO Strength	Push Pedal Pull	30
Small Equipment: Cable Attachments, Medicine Balls, Bands Bosu Balls, Physio Balls, Jump Ropes, Kettle Bells, Straps...	Amazon, Rogue, AdvancedExercise, PushPedalPull	Anually