



United States Department of Agriculture

# Campground Concession “Pre-Solicitation” Arapaho and Roosevelt National Forests and Pawnee National Grassland

U.S. DEPARTMENT OF AGRICULTURE  
Forest Service



Figure 1. Brainard Lake Recreation Area, Boulder Ranger District



Forest Service

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## **Introduction**

The Arapaho and Roosevelt National Forests and Pawnee National Grassland (ARP) is issuing this pre-solicitation to inform interested parties of the upcoming campground concession opportunity. Responses received as a result of this pre-solicitation could potentially assist the forest with the development of the prospectus and all feedback is welcome.

## **Area Description**

The Arapaho and Roosevelt National Forests and Pawnee National Grassland (ARP) is the “backyard” for residents from the Denver-Metro area, and from the cities of Boulder and Ft. Collins, Colorado. Visitors “Follow the Mountains” to find adventure, solitude and a full range of recreation settings and opportunities. Located throughout the Rocky Mountains, multiple scenic travel corridors link growing communities to amazing recreation opportunities often associated with stunning views of snow-covered peaks. Families seeking nature-based activities find safe, accessible opportunities to share, enjoy and remember. The Arapaho and Roosevelt National Forests and Pawnee National Grassland receives almost 8 million visitors annually. The forest is comprised of multiple components which feature distinctive recreation settings including Mt. Evans Scenic Byway, Brainard Lakes Recreation Area, Red Feather Lakes Recreation Area, and Arapaho National Recreation Area. Scenic travel ways lead visitors to and through the Forest, providing access to developed facilities, including campgrounds and day use sites which serve as hubs to a wide range of full-season activities. The interior forest offers many of the same opportunities, but with fewer developed facilities, often with a more remote feel. The high elevations are often synonymous with Wilderness and wilderness-like settings, providing primitive recreation experiences, including backpacking, climbing and horseback riding. For more information, visit the [Arapaho and Roosevelt National Forests and Pawnee National Grasslands’ webpage](#).

## **Business Opportunity**

The Arapaho and Roosevelt National Forests and Pawnee National Grassland is proposing to offer one or more opportunities in the prospectus that include the Canyon Lakes & Pawnee Ranger Districts, Boulder & Clear Creek Ranger Districts, and Sulphur Ranger Districts, which can be applied for independently or as a combined package. Feedback on the number of permits to be offered or size of the offering is appreciated.

## **Permit A – North Zone**

This special use permit will cover the North Zone of the Arapaho and Roosevelt National Forests and Pawnee National Grassland, which includes all offered sites within the Canyon Lakes and Pawnee Ranger Districts. The average annual revenue of these facilities from 2017-2021 was approximately \$985,940.

## **Canyon Lakes Ranger District**

Canyon Lakes Ranger District is located in north-central Colorado and encompasses approximately 650,000 acres in the Roosevelt National Forest, mostly in Larimer County. The Canyon Lakes Ranger District offers visitors a variety of recreation opportunities throughout the year, and also provides for traditional uses, such as permits for firewood gathering and grazing. We are home to four Wilderness areas, three national recreation trails, two historic districts, and Colorado’s only Wild and Scenic River. State Highways 34, 36 and 14 allow for easy access to one of our many hiking trails, campgrounds, four-wheel drive roads, and lakes and streams. For more information on this district, visit the [Canyon Lakes Ranger District webpage](#).

## Pawnee Ranger District

Pawnee Ranger District is located 35 miles east of Fort Collins, CO and 25 miles north of Greeley, CO and encompasses approximately 193,060 acres in the Pawnee National Grassland in Weld County. The Pawnee National Grassland offers visitors a variety of recreation opportunities throughout the year and is rich in history and wildlife. For more information on this district, visit the [Pawnee Ranger District webpage](#).

The following sites in the Canyon Lakes and Pawnee Ranger Districts will be included in Permit A:

Table 1. Permit A: Sites in Canyon Lakes and Pawnee Ranger Districts. Refer to the [Interactive Map Locations](#).

District	Site Name	Site Type
Canyon Lakes	Ansel Watrous Campground	Family Campground
Canyon Lakes	Aspen Glen Campground	Family Campground
Canyon Lakes	Bellaire Lake Campground	Family Campground
Canyon Lakes	Bellaire Lake Picnic Site	Day Use
Canyon Lakes	Big Bend Campground	Family Campground
Canyon Lakes	Browns Park Campground	Family Campground
Canyon Lakes	Chambers Lake Boating Site	Day Use
Canyon Lakes	Chambers Lake Campground	Family Campground
Canyon Lakes	Chambers Lake Picnic Site	Day Use
Canyon Lakes	Dowdy Lake Boating Site	Day Use
Canyon Lakes	Dowdy Lake Campground	Family Campground
Canyon Lakes	Dowdy Lake Picnic Site	Day Use
Canyon Lakes	Dutch George Campground	Family Campground
Canyon Lakes	Grandview Campground	Family Campground
Canyon Lakes	Jacks Gulch Campground	Family Campground
Canyon Lakes	Jacks Gulch Group Campground	Group Campground
Canyon Lakes	Jacks Gulch Trailhead	Trailhead
Canyon Lakes	Kelly Flats Campground	Family Campground
Canyon Lakes	Long Draw Campground	Family Campground
Canyon Lakes	Lower Narrows Campground	Family Campground
Canyon Lakes	Mount McConnell Trailhead	Trailhead
Canyon Lakes	Mountain Park Campground	Family Campground
Canyon Lakes	Mountain Park Group Campground	Group Campground
Canyon Lakes	Mountain Park Picnic Site	Day Use
Canyon Lakes	North Fork Poudre Campground	Family Campground
Canyon Lakes	Sleeping Elephant Campground	Family Campground
Canyon Lakes	Stove Prairie Landing Campground	Family Campground
Canyon Lakes	Tom Bennett Campground	Family Campground
Canyon Lakes	Tunnel Campground	Family Campground
Canyon Lakes	Upper Narrows Campground	Family Campground
Canyon Lakes	West Lake Campground	Family Campground
Canyon Lakes	West Lake Picnic Site	Day Use
Pawnee	Crow Valley Ballfield	Day Use
Pawnee	Crow Valley Bird Walk Trailhead	Trailhead
Pawnee	Crow Valley Campground	Family Campground
Pawnee	Crow Valley Group Campground	Group Campground
Pawnee	Crow Valley Group Picnic Site	Day Use
Pawnee	Lee and Dorothy Rhoads Farm Implement Museum	Interpretive Site/Day Use

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Pawnee	Steward J. Adams Education Site Group Campground	Group Campground
Pawnee	Steward J. Adams Education Site Interpretive Site	Interpretive Site/Day Use
Pawnee	Trail of the Mourning Dove Trailhead	Trailhead

## Permit B – South Zone

This special use permit will cover the south zone including the Boulder and Clear Creek Ranger Districts of the Arapaho and Roosevelt National Forests and Pawnee National Grassland. The average annual revenue from these facilities between 2017- 2021 was \$829,112.

### Boulder Ranger District

The Boulder Ranger District encompasses over one hundred thousand acres of the Front Range in western Boulder and northern Gilpin counties. The [Brainard Lake Recreation Area](#) is the most popular destination on the Boulder Ranger District. Because of the area's high elevation, the best time to visit is after the snow melts in July and August. The district also includes Indian Peaks and James Peak Wilderness Areas and the Peak to Peak Scenic Byway. Many areas of the district are within an easy two-hour drive of Denver and its suburbs, making this one of the top recreation destinations in the state. For more information on this district, visit the [Boulder Ranger District webpage](#).

### Clear Creek Ranger District

Located along the I-70 corridor of Clear Creek County in the town of Idaho Springs, Clear Creek Ranger District manages approximately 200,000 acres in four different counties. Come climb a mountain 14,000 feet above the ocean's tides, take a relaxing drive through the Rocky Mountains, or wet your fishing line in one of the many alpine lakes and streams. Clear Creek Ranger District is home to the Mt. Evans Scenic Byway! Additional information can be found on the [Clear Creek Ranger District webpage](#).

The following sites in Boulder and the Clear Creek Ranger Districts will be included in Permit B:

*Table 2. Permit B: Sites in Boulder and Clear Creek Ranger Districts. Refer to the [Interactive Map Locations](#)*

District	Site Name	Site Type
Boulder	Arickaree Picnic Site*	Day Use
Boulder	Brainard Lake Fishing Site*	Day Use
Boulder	Brainard Lake Gateway Trailhead*	Trailhead
Boulder	Brainard Lake Picnic Site*	Day Use
Boulder	Brainard Lake Welcome Station*	Entrance Station
Boulder	Camp Dick Campground	Family Campground
Boulder	Kelly Dahl Campground	Family Campground
Boulder	Long Lake Trailhead*	Trailhead
Boulder	Meeker Park Campground	Family Campground
Boulder	Middle St. Vrain Trailhead	Trailhead
Boulder	Mitchell Creek Picnic Site*	Day Use
Boulder	Mitchell Lake Trailhead*	Trailhead
Boulder	Olive Ridge Campground	Family Campground
Boulder	Pawnee Campground*	Family Campground
Boulder	Peaceful Valley Campground	Family Campground
Boulder	Rainbow Lakes Campground	Family Campground
Boulder	Rainbow Lakes Trailhead	Trailhead
Boulder	Red Rock Lake Fishing Site*	Day Use
Clear Creek	Big Bend Picnic Site	Day Use
Clear Creek	Clear Creek Picnic Site	Day Use
Clear Creek	Clear Lake Campground	Family Campground
Clear Creek	Cold Springs Campground	Family Campground

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Clear Creek	Cold Springs Picnic Site	Day Use
Clear Creek	Columbine Campground	Family Campground
Clear Creek	Echo Lake Campground	Family Campground
Clear Creek	Guanella Pass Campground	Family Campground
Clear Creek	Hells Hole Campground	Family Campground
Clear Creek	Hells Hole Trailhead	Trailhead
Clear Creek	Mizpah Campground	Family Campground
Clear Creek	Pickle Gulch Group Campground	Group Campground
Clear Creek	Pickle Gulch Group Picnic Site	Day Use
Clear Creek	South Clear Creek Campground	Family Campground
Clear Creek	West Chicago Creek Campground	Family Campground

\* Sites all managed as one unit within Brainard Lake Recreation Area

## Permit C – West Zone

This special use permit will cover the west zone including the Sulphur Ranger District of the Arapaho and Roosevelt National Forests and Pawnee National Grassland. The average annual revenue from these facilities between 2017- 2021 was \$622,806.

### Sulphur Ranger District

Recreational opportunities abound in this haven located high up in the Rocky Mountains. The Sulphur Ranger District is over 442,000 acres in Grand County, Colorado. Being surrounded by mountain peaks, meadows and lakes, you are in for a truly majestic experience in this forest. Summers are filled with mountain biking near the towns of Winter Park and Fraser, hiking or backpacking in one of the five Wilderness areas or in the Arapaho National Recreation Area (ANRA), and enjoying the wildflowers and wildlife. Many of the hiking trails are also open to equestrians. The Three Lakes of Grand, Granby and Shadow Mountain are great places to escape with your boat or a fishing pole for a day. The Stillwater area next to the town of Grand Lake has miles of trails for off-highway vehicle (OHV) enthusiasts. Camping cannot be overlooked either with 15 campgrounds or nearly 500 campsites. Additional information can be found on the district’s webpage. [Sulphur Ranger District webpage.](#)

The following sites in the Sulphur Ranger District will be included in Permit C:

*Table 3. Permit C: Sites in Sulphur Ranger District. Refer to the [Interactive Map Locations](#).*

<b>District</b>	<b>Site Name</b>	<b>Site Type</b>
Sulphur	Arapaho Bay Campground	Family Campground
Sulphur	Bull Mountain Camping Area	Camping Area
Sulphur	Cutthroat Bay Group Campground	Group Campground
Sulphur	Denver Creek Campground	Family Campground
Sulphur	Green Ridge Campground	Family Campground
Sulphur	Horseshoe Campground	Family Campground
Sulphur	Idlewild Campground	Family Campground
Sulphur	Midland Group Campground	Group Campground
Sulphur	Robbers Roost Campground	Family Campground
Sulphur	South Fork Campground	Family Campground
Sulphur	St. Louis Creek Campground	Family Campground
Sulphur	Stillwater Campground	Family Campground
Sulphur	Sugarloaf Campground	Family Campground
Sulphur	Sunset Point Campground	Family Campground
Sulphur	Williams Fork Trailhead	Trailhead
Sulphur	Willow Creek Campground	Family Campground

## **Permit Term**

The Arapaho and Roosevelt National Forests and Pawnee National Grassland is considering offering a 5-year permit term for all permits included in this prospectus, with an option for the authorized officer to extend the permits for an additional 5 years.

## **New Investments, Improvements, and Amenities**

Prospective bidders are encouraged to include creative proposals for new and additional investments through Granger-Thye (GT) offset in their bid. Possible ideas include but are not limited to host site modernization, storage and work area solutions (not in CG's), and water and waste-water system operation and maintenance. Proposed additional investments may be one of the evaluation criteria. These proposals are not guaranteed approval even if the application is selected through the prospectus process. The forest reserves the right to fully approve, partially approve, or reject any additional proposed investments and/or offerings made by the bidder. Proposals may be approved for some sites but rejected for others within the prospectus at the discretion of the authorized officer. New and/or additional investments must be in line with the nature-based setting of the forest and may require environmental analysis prior to implementation.

The Arapaho and Roosevelt National Forests and Pawnee National Grassland is particularly interested in increased capabilities of bidders to provide the following services:

- GT Project Management Administrator
  - Design and Engineer Services
  - Sign and Panel Graphic coordinator
- GT Project Implementation Crew with Equipment
- Recreation Site Condition Surveys using Survey 123
- Water and Wastewater System Operations and Management
- Modern Communication Systems and Infrastructure
- Innovative Fee Systems
- Special Services - Yurts, tours, shuttles, merchandise, rentals, etc.
- Storage and Work Area Solutions – concessionaire equipment and supplies

### **GT Project Management and Implementation**

The forest is looking for a high level of ability in GT project administration, multi-year project implementation, and ability to work independently when conducting standard work items. Ideally this would include a GT project administrator, trained project crews and equipment, design and engineer services, and sign and panel graphics coordination.

### **Recreation Site Condition Surveys**

The Forest Service is looking to modernize data collection and will encourage proposals that include conducting annual site condition surveys using Survey 123 software on electronic mobile devices.

### **Water and Wastewater System Operation and Maintenance**

The forest is interested in concessionaires having significant water and wastewater knowledge and experience to insure safe and reliable water sources at the sites while also meeting and maintaining state compliance. A high level of training is desired. Operator Responsible Charge (ORC) designation will be required.



### **Modern Communication System and Infrastructure**

The forest is highly motivated to improve communication systems and infrastructure at all locations that have a host site. Reliable communications with emergency services will be required. Proposals that include modern technology and communication solutions are strongly encouraged.

### **Innovative Fee Systems**

The forest is encouraging creative solutions for updating the fee systems to reflect modern payment collection and pricing systems. This might include, but is not limited to, variable pricing, cash-less on-site fee collection, and prices based on amenity level.

### **Special Services and/or Fees**

Applicants may propose to provide a variety of necessities, convenience items, rental gear, and/or services at permitted recreation site locations. The list of potential sales, services, and/or fees below is not meant to be all-inclusive. Services would not need to be offered at every site but implemented as appropriate at sites that are conducive.

#### **Sales**

- Supplies (firewood, propane, miscellaneous camping essentials, food and drink, fishing, etc.)
- Passes and licenses (hunting, fishing, Interagency passes, etc.)
- Informational and interpretive materials (books, posters, guides, etc.)

#### **Rentals**

- Personal watercrafts, canoes, and/or boats
- Fishing equipment
- Bikes
- Yurts

#### **Services**

- Shuttle services for Brainard Lake Recreation Area and other locations
- Local fishing clinics (not outfitter guide services)
- Interpretive tours and programs
- Wi-fi connection

### **Storage and Work Area Solutions**

The forest is looking to minimize impact to campgrounds by addressing concessionaire storage and work area needs. Proposals with off-forest and off-site (non-campground locations) storage and work area solutions are encouraged.

## **Advertisement Period**

The Arapaho and Roosevelt National Forests and Pawnee National Grassland anticipates advertising the prospectus in the spring of 2023. The current permit expires December 31, 2023. The new permit would start operations on January 1, 2024.

## **Self-Guided Site Visit**

Prospective bidders are strongly encouraged to visit during the summer of 2022. This will allow interested parties to view the sites during peak-season and ensures that sites are accessible without the risk of snow-impact and road closures. Visiting the forest and sites will provide prospective bidders a more thorough understanding of this offering. Please refer to the site list tables above. Directions to sites can be found on the [ARP website](#).



A virtual Questions and Answers Session will be held in late-August 2022. Please RSVP for the virtual meeting to receive the invite and additional details. RSVP to [edward.perault@usda.gov](mailto:edward.perault@usda.gov) by August 10, 2022.

## **Questions and Request for Feedback**

Any questions, comments, or concerns regarding this pre-solicitation are encouraged. The forest encourages interested parties to reach out to Ed Perault at [edward.perault@usda.gov](mailto:edward.perault@usda.gov) with input before September 24, 2022.