

# DOUGLAS COUNTY GOVERNMENT

Finance Department, Purchasing Division  
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## REQUEST for EXPRESSION of INTEREST (RFEI) NO. 022-25 ZEBULON REGIONAL SPORTS COMPLEX

**YOUR RESPONSE MUST BE RECEIVED NO LATER THAN  
SEPTEMBER 24, 2025 @ 2:00PM MDT**

### RFEI CERTIFICATION

We offer to provide to Douglas County the information requested in accordance with the specifications and subject to the terms and conditions described herein:

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

TELEPHONE NUMBER: \_\_\_\_\_ FAX NUMBER: \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_

BY: \_\_\_\_\_

(Printed or Typed Name)

(Signature)

TAXPAYER I.D. NUMBER: \_\_\_\_\_

**Signature constitutes acceptance of all terms and conditions listed on this form and all documents attached.**

Responses shall be received **ELECTRONICALLY ONLY** through the Rocky Mountain E-Purchasing/BidNet System website at ([www.bidnetdirect.com/colorado/douglas-county-government](http://www.bidnetdirect.com/colorado/douglas-county-government)). All responses should consist of one (1) PDF document, without password protection. It is the sole responsibility of the respondent to ensure that their response is received on time. Responses will not be considered which are received after the time stated.

Douglas County distributes solicitation documents through the Rocky Mountain E-Purchasing/BidNet System only. Copies of solicitations obtained from other sources are not considered official copies and the County cannot attest to their accuracy. All BidNet system questions must be addressed with BidNet Vendor Support at 800-835-4603.

Douglas County Government reserves the right to reject any or all responses, to waive formalities, informalities, or irregularities contained in the said response and furthermore, to award an agreement/contract for items herein, either in whole or in part, if it is deemed to be in the best interest of the County to do so. Additionally, the County reserves the right to negotiate optional items and/or services with the successful respondent.

**REQUEST for EXPRESSION of INTEREST (RFEI)**  
**NO. 022-25**  
**ZEBULON REGIONAL SPORTS COMPLEX**

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**OWNER'S REPRESENTATIVE:**

**NOTE: NO DIRECT CONTACT SHOULD BE MADE WITH DOUGLAS COUNTY STAFF OR COMMISSIONERS PRIOR TO SUBMITTAL OF A LETTER OF INTEREST.**

Tammy Tucker, Owner's Representative  
Wember  
7350 East Progress Place, Suite 100  
Greenwood Village, CO 80111-2126  
Phone: (720) 400-3945  
Email: [ttucker@wemberinc.com](mailto:ttucker@wemberinc.com)

## **SECTION ONE ~ GENERAL INFORMATION:**

### **1.1 Introduction and Project Description:**

Douglas County is currently seeking information from entities interested in partnering in the new Zebulon Regional Sports Complex, to be located on approximately 44-55 acres of property in Douglas County, Colorado. Sterling Ranch and Sterling Ranch Development Company (Owner of surrounding land and developers of the adjacent Master Planned Community) are in the final stages of making the land available to Douglas County for the Zebulon project.

Following community input, Douglas County is embarking on a journey to provide much-needed space for youth sports. The new regional complex is envisioned to be a central hub for youth and adult activities. The complex is proposed to include spaces that support opportunities for competition and training in activities such as basketball, volleyball, baseball/softball, football, soccer, and hockey. The program details will continue to be determined jointly through collaboration with the county and the community.

The project will be in Northwest Douglas County and is intended to include different athletic facilities to meet the recreational sports needs of the County's residents in alignment with the Investment and Public Engagement Strategy for the Parks, Trails, Historic Resources and Open Space Fund. The proposed site is 4 miles south of C-470, offering connectivity and accessibility.

The purpose of this Request for Expression of Interest (RFEI) is to identify equity partners and other entities interested in the Zebulon Regional Sports Complex.

The County welcomes letters of interest (LOI's) from all industry partners/entities interested in partnering in any aspect of the process, including its design, construction, programming, operations or maintenance; or from potential lessees and partners interested in leasing, operating or partnering on any component of the athletic facilities to be located at the future Zebulon Regional Sports Complex.

The objective of inviting this RFEI is to elicit feedback from potential equity partners to advance the project through all phases, as well as entities interested in potential future operations. A database of submitting entities will be created and included as a project resource to Douglas County to assist in providing for the best project outcome.

This RFEI will NOT result in any contract or award from Douglas County. The information gathered may be used for a future RFQ/P. This RFEI is for planning and evaluation purposes only. A separate RFQ/P for design-build construction of the complex will also be distributed.

The Zebulon Regional Sports Complex aims to become a cornerstone of youth and adult athletics in Douglas County and the Rocky Mountain region. The facility will promote accessibility, excellence, and leadership through sports while offering a welcoming, safe, and state-of-the-art environment for training, tournaments, and community engagement.

### **1.2 Location:**

The designated site is located in the northwest area of Douglas County, south of C-470, west of US Highway 85, and east of the Sterling Ranch community, off Waterton Road (see Exhibit 3.1).

Site development work is in progress. The County anticipates providing a build ready site, with infrastructure including grading, drainage, survey, and the construction of a ring road.

The design-build team will complete specific site preparation and construction within the newly constructed perimeter road including, but not limited to, a building complex layout, parking management plan, and other design and management requirements.

### 1.3 Time Requirements/Tentative RFEI Calendar:

August 14, 2025	RFEI, Posted on the RME-Purchasing/BidNet System
August 27, 2025 @ 9:00am MDT	RFEI, Virtual * (TEAMS) Pre-Submittal Conference (see below)
September 3, 2025	RFEI, Deadline for the Submission of Vendor Questions (see page 6)
September 10, 2025	RFEI, Posting of Vendor Questions & Answers
September 24, 2025	RFEI, Due Date (see page 1)

#### **\*Pre-Submittal Conference Meeting: Microsoft Teams**

- **Join the Meeting**
  - **Meeting ID: 223 566 020 607 1**
  - **Passcode: Dm2rE9oU**
- **Dial in by phone**
  - [+1 720-739-6647](tel:+17207396647), [55404483](tel:+155404483)# United States, Denver
  - [Find a local number](#)
  - Phone conference ID: 554 044 83#

### 1.4 Profile of Douglas County:

Douglas County was formed in 1861 as one of the first sixteen Colorado counties originally stretching from the Rocky Mountains to the Kansas border. Today the County covers almost 844 square miles highlighting the beauty of the mountains, foothills and plains along the I-25 corridor between Denver and Colorado Springs. Urban areas, include unincorporated Highlands Ranch, the City of Lone Tree, the City of Castle Pines, and the towns of Castle Rock (county seat), Parker and Larkspur. We are recognized for being one of the most family friendly communities in Colorado. The County has an estimated population of 381,500 persons.

The County provides a wide range of services that includes law enforcement and public safety, planning and zoning, parks and open space, highways and streets, culture and recreation, public health and human services, elections, and general administrative services.

The three-member Board of County Commissioners (BOCC) serves as the legislative, policy-making and administrative body governing the unincorporated area of the County. The commissioners are elected at large from one of three geographical districts and serve staggered four-year terms (term-limited to two terms).

Budget authorization is one of the few oversight roles the Board can legally exercise with the other elected officials, who derive their responsibilities and authorities from statute. Those seven elected offices include Assessor, Clerk and Recorder, Coroner, District Attorney, Sheriff, Surveyor and Treasurer. Douglas, Lincoln and Elbert Counties make up the new 23rd Judicial District. The creation of the new judicial district was driven by the area's population growth. State House Bill 20-1026 created the 23<sup>rd</sup> Judicial District on January 14, 2025.

The Board is directly supported by the County Manager, and the County Attorney. Appointed officials manage the remainder of the County's functions, including Budget, Community Development, Community Justice Services, Community Services, Emergency Management, Engineering, Facilities, Fleet and Emergency Support Services, Finance, Human Resources, Human Services, Information Technology, Open Space and Natural Resources, Public Affairs, Public Health, and Public Works.

The Board is charged with the responsibility of providing adequate budget appropriations to fund statutory functions, as well as responding to the service needs of the citizens. In turn, the other elected and appointed officials are charged with managing their authorized budgets to meet their statutory obligations and service demands as cost-effectively as possible. The Board is required to adopt a final budget by December 15th. The adopted budget becomes the County's annual financial plan and mechanism to control spending.

The Board is also financially accountable for five blended component units, the Douglas County Law Enforcement Authority, the Douglas County Woodmoor Mountain General Improvement District, the Lincoln Station Local Improvement District, the Douglas County Deputy Sheriff's Association and the Fallen Officers Fund. The Sheriff's Forfeiture Fund, the Deputy Sheriff's Association and the Fallen Officers Fund are subject to audit, but not to budget law, and are also included in the financial statements of the County.

## **1.5 General Requirements:**

All responses submitted shall become the property of the County. All responses shall include all of the information requested in this RFEI and any additional data that the respondent deems pertinent to the understanding and evaluation of their response. All responses shall meet, at a minimum, all criteria outlined in the following sections. The County will not reimburse the respondents to this RFEI for any costs associated with the preparation and submission of said response.

## **1.6 Initial Program:**

The initial program for the development (envisioned to include approximately 400,000 sq ft indoors) could potentially include the following facilities:

- Ice Rinks: 2 full NHL-sized sheets + 1 practice rink
- Hard Court Space: 8 full basketball courts (multi-sport adaptable)
- Sports Dome: 160,000 sq ft indoor turf field with removable roof
- Fitness & Lifestyle: 15,000 sq ft gym, classrooms, meeting rooms
- Dining & Recreation: Full-service restaurant or multi-restaurant (i.e., "food hall" concept, full-service bar, family entertainment)
- Outdoor Amenities: Quad of baseball fields, soccer/turf fields
- Parking: 700+ off-street spaces

## **1.7 Scope of Services:**

Successful completion of this property will further Douglas County goals of:

- a) Growing sports tourism and visitation with a positive economic impact within Douglas County.
- b) Advancing Douglas County's mission and vision to provide
  - more parks and trails to meet expanding demands and population
  - Regional Parks to serve the entire County
  - parks and trails for all
  - parks that do the most good for the most people
  - and promote partnerships and expand funding resources
- c) The community has identified a shortage of public sports facilities, and the construction of new regional facilities provides a welcome community benefit.

## **1.8 Project Related Documentation and Resources:**

- a) [Investment and Public Engagement Strategy for the Parks, Trails, Historic Resources and Open Space Fund](#)
- b) April 14, 2025 - [Public Engagement Session](#)
- c) Website: [Zebulon Regional Sports Complex](#)

### 1.9 RFEI Response Submittal Requirements:

All responses must address each of the following. Do not exclude any major or minor items of information not specifically mentioned, but which would normally and reasonably be provided. Please be advised that the greater the degree of specificity, the more likely it will be for the County to review your response favorably. Responses must include, but are not limited to, the following information.

- a) RFEI Certification Page (page one)
- b) Company mission statement, year established, business description, and website address.
- c) Cover letter, including a narrative of how your partnership is advantageous to this project.
- d) Describe your qualifications and/or capabilities, including specific examples of relevant experience within the previous 5 years.
- e) What facilities and amenities do you believe should be incorporated into the site to achieve the most viable outcome?
- f) What would you recommend to the Board of County Commissioners as they pursue this project?
- g) Provide a brief narrative describing how your organization is interested in contributing to the project.
- h) Confirm and identify your anticipated interest in role(s) categorized by:
  - Design
  - Estimating, Permitting & Construction
  - Equipment / Materials procurement
  - Sports Programming
  - Future Maintenance of the complex
  - Future Operation of the complex
  - Marketing the complex, events/activities
  - Other roles (please describe)
  - Ability to be an equity partner
- i) Provide photos, graphics, or other content demonstrating your experience. Please be sure to include a brief, descriptive caption for any images.

### 1.10 Questions/Inquires/Addendums:

All questions related to this RFEI must be submitted **ELECTRONICALLY ONLY** through the Rocky Mountain E-Purchasing/BidNet System website at ([www.bidnetdirect.com/colorado/douglas-county-government](http://www.bidnetdirect.com/colorado/douglas-county-government)). Please enter only one (1) question per line.

Questions will be received until 5:00pm MDT on Wednesday, September 3, 2025. Responses to all questions will be posted on the Rocky Mountain E-Purchasing/BidNet System no-later-than Wednesday, September 10, 2025.

If it becomes necessary to revise any part of this RFEI or if additional data is necessary to enable an exact interpretation of the provisions of this request, an addendum will be issued. It is the responsibility of the respondent to ensure that they have received all addendums prior to submitting their RFEI response.

## **SECTION TWO ~ RFEI CONDITIONS AND PROVISIONS:**

All responses must be submitted in accordance with all terms, conditions, specifications, and stipulations contained herein. Respondents shall carefully read and be familiar with all terms, conditions, specifications, and stipulations contained in this RFEI.

All responses must be signed by a duly-authorized official of the company. The completed and signed certification page (together with all required attachments) must be uploaded to the Rocky Mountain E-Purchasing/BidNet System before the due date and time shown on page one (1).

All participating respondents, by their signature on the certification page, shall agree to comply with all terms, conditions, specifications, and stipulations of this RFEI as stated or implied herein. Any alteration, erasure or interlineation by the respondent in this RFEI shall constitute cause for rejection by the County. Exceptions or deviations to this RFEI must not be added to the RFEI pages and must be on company letterhead and accompany the response.

All respondents are required to provide all of the information requested in this RFEI. Failure to do so may result in the disqualification of your response.

The County will not be responsible for any goods delivered and/or services performed without its purchase order, signed by an authorized representative of the County's Purchasing Division.

No response shall be accepted from, and no agreement/contract will be awarded to, any person, firm or corporation that is in arrears to the County, upon debt or contract, or that is a defaulter, as surety or otherwise, upon any obligation to the County, or that has failed to attain or demonstrate compliance with any law, ordinance, regulation, or agreement/contract term or condition as may be provided for or required in any County agreement/contract, or that may be deemed irresponsible or unreliable by the County. Respondents may be required to submit satisfactory evidence that they have a practical knowledge of this particular work and that they have the necessary financial resources to perform and complete the work outlined in this RFEI.

All respondents agree to abide by all of the laws, regulations, and administrative rulings of the United States, the State of Colorado, and the County of Douglas, securing all necessary licenses/permits in connection with this RFEI.

All information submitted in response to this RFEI may be subject to disclosure under the Colorado Open Records Act. Respondents are discouraged from providing information that they consider confidential and/or privileged as part of a response to this RFEI. If any portion of your response is identified as proprietary and/or confidential, a redacted copy must be uploaded to the Rocky Mountain E-Purchasing/BidNet System with your original response that may be released to the public when needed and without further permissions.

All respondents must submit written disclosure of any known potential conflicts of interest that may result during the performance of the services listed herein.

## **ETHICAL STANDARDS:**

It shall be a breach of ethical standards for any person to offer, give, or agree to give any employee or former employee, or for any employee or former employee to solicit, demand, accept, or agree to accept from another person, a gratuity or an offer of employment in connection with any decision, approval, disapproval, recommendation, preparation of any part of a program requirement or purchase request, influencing the content of any specification or procurement standard, rendering of advice, investigation, auditing, or in any other capacity in any proceeding of application, request for ruling, determination, claim or controversy, or other particular matter, pertaining to any program requirement or an agreement/contract or subcontract, or to any solicitation or RFEI, therefore.

It shall be a breach of ethical standards for any payment, gratuity, or offer of employment to be made by or on behalf of a subcontractor under an agreement/contract to the prime contractor or higher tier subcontractor or any person associated therewith, as an inducement for the award of a subcontract or order.

In the event that any gratuities or kickbacks are offered or tendered to any County employee or representative, the response shall be disqualified and shall not be reinstated.

#### **ETHICSPPOINT/NAVEX GLOBAL:**

Douglas County is committed to an environment where open, honest communication is the expectation, not the exception. Douglas County has implemented a phone and Internet-based reporting system called EthicsPoint/Navex Global. The reporting system allows employees to report issues or concerns that they may have in an anonymous and confidential manner. We consider it a critical component in providing a safe, secure, and ethical workplace.

An option within the system allows vendors to also report an issue. As a vendor, you are in a position to observe not only questionable or unethical behavior by our employees but also identify areas that you would like to make a suggestion for change. By calling 1-888-337-3094 or logging-in on the Internet to [www.ethicspoint.com](http://www.ethicspoint.com) and entering Douglas County Government, you can file a report, offer a suggestion or voice a concern. Online instructions are available on how to use the system. The EthicsPoint/Navex Global system also offers a follow-up/response mechanism. You can be assured that this is a fast, easy, and confidential system.

#### **NON-COLLUSIVE CERTIFICATION:**

By your submission, the respondent certifies that:

- 1) The response has been arrived at by the respondent independently and has been submitted without collusion with any other company.
- 2) The contents of the response have not been communicated by the respondent; nor, to the best of their knowledge and belief, by any of their employees or agents, to any person not an employee or agent of the respondent or the surety on any bond furnished herewith, and will not be communicated to any such person prior to the official opening of this response.
- 3) No company shall submit more than one (1) response to this request.

#### **INDEMNIFICATION:**

The County cannot and by this agreement does not agree to indemnify, hold harmless, exonerate or assume the defense of the RFEI respondent or any other person or entity whatsoever, for any purpose whatsoever.

#### **INDEPENDENT CONTRACTOR:**

The respondent is an independent contractor. Notwithstanding any provision herein, all personnel assigned by the respondent to perform work under this RFEI shall be and remain at all times, employees of the respondent for all purposes. THE RESPONDENT IS NOT ENTITLED TO WORKERS' COMPENSATION BENEFITS THROUGH THE COUNTY AND IS OBLIGATED TO PAY ANY FEDERAL AND STATE INCOME TAX.



**DISCLAIMER:**

Please be advised that this is a Request for Expression of Interest (RFEI) only. This RFEI is issued solely for information and planning purposes, it neither constitutes a Request for Proposal (RFP) nor is a promise to issue a Request for Qualifications (RFQ) in the future. No warranties or representations of any kind are made by Douglas County, including a representation or warranty as to the suitability of the site locations mentioned for any particular purpose. Respondents are cautioned that they are expected to coordinate with Douglas County and undertake their own due diligence.

**SUPPLEMENTAL QUESTIONS:**

- 1) Acknowledgment that you understand this is a Request for Expression of Interest (RFEI) and will not result in any contract or award from Douglas County.

\_\_\_\_\_ (YES / NO)

- 2) Acknowledge that you represent an entity capable of engaging in an aspect of the project to become an equity partner and/or design, build, maintain and/or operate the Zebulon Regional Sports Complex.

\_\_\_\_\_ (YES / NO)

- 3) The respondent confirms that their response is made in good faith, without collusion or connection with any other person or persons expressing interest for the same work.

\_\_\_\_\_ (YES / NO)

### Exhibit 3.1 ~ Zebulon Regional Sports Complex, Location Map

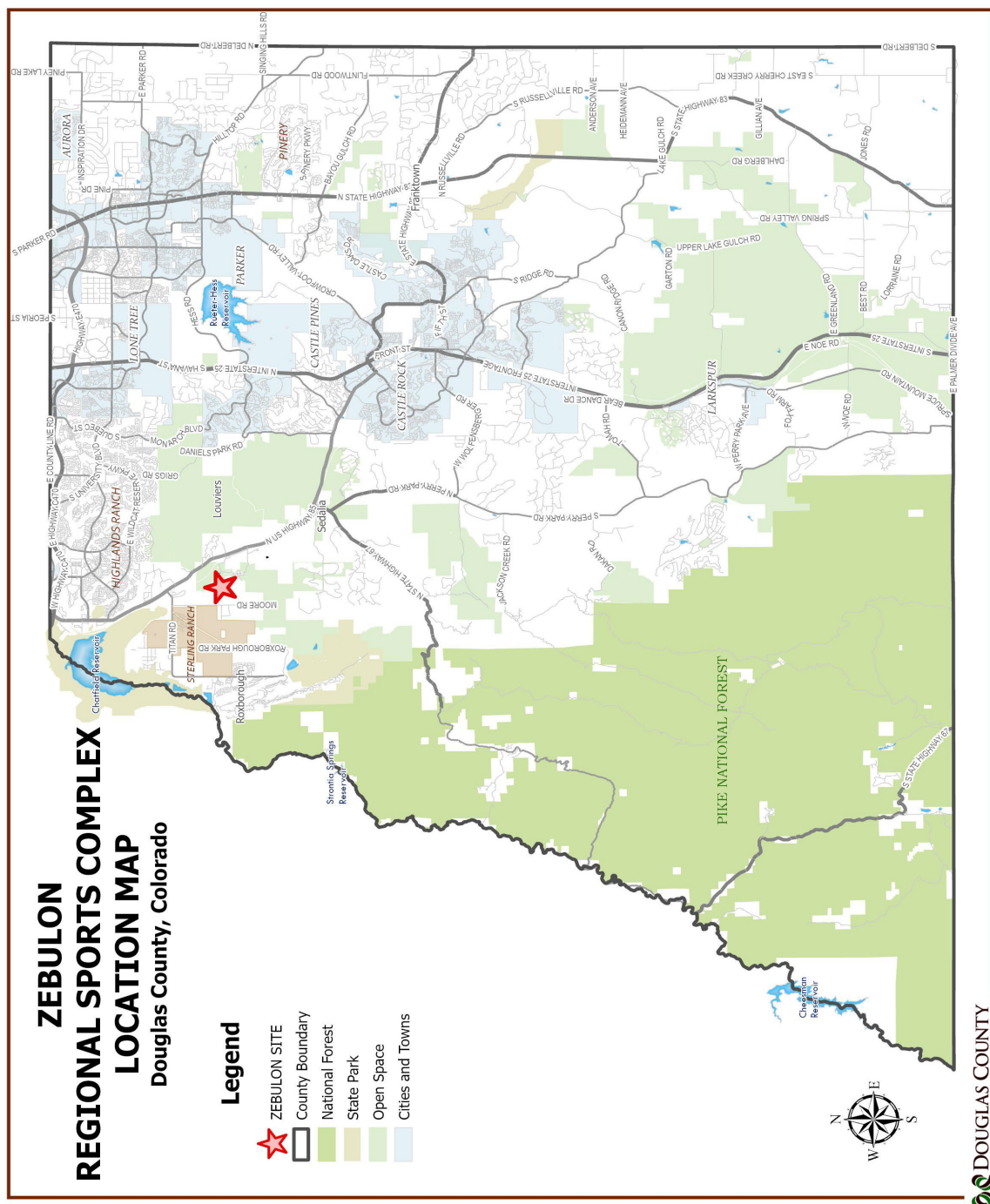
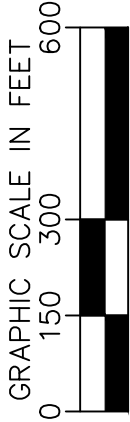
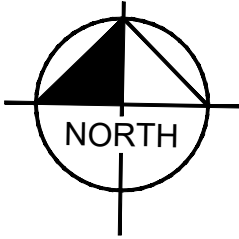




Exhibit 3.2 - Zebulon Regional Sports Complex, Phase 1 ~ Parcel Exhibit



ZEBULON SPORTS COMPLEX - PHASE 1  
PARCEL EXHIBIT

08/06/2025

Kimley»Horn

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