

Pickleball RFP Questions and Answers

A copy of the current lease and/or operating agreement, including any amendments or addenda.

Available upon request.

6–12 months of historical utility costs, specifically:

- Electricity
- Any other utilities paid by the operator (water, gas, trash, etc.)

All utility costs are paid directly by the operator. The city has no record of these.

Any fees, costs, or financial obligations associated with transferring or transitioning the lease to a new operator, including:

- Assignment or transfer fees No
- Required deposits or bonds Depends on the content of the proposal.
- Start-up or transition costs payable to the City No

Clarification of maintenance and repair responsibilities, including which items are the responsibility of the operator versus the City. Please see prior agreement as to current relationship.

Disclosure of any known deferred maintenance issues or anticipated capital needs within the next 12–24 months. None known at this time.

Insurance requirements, including required coverage types and minimum limits. Please see prior agreement.

Details on the lease payment or revenue-sharing structure, including whether payments are fixed, percentage-based, or a hybrid. Please see prior agreement for existing structure.

Any City-mandated pricing, rate caps, or public access requirements for programs and court usage. Please see prior agreement.

Requirements related to public access hours and community programming, including youth, senior, or adaptive programs. Please see prior agreement.

Guidance on capital improvements, including whether improvements are permitted, encouraged, reimbursable, or eligible for lease credits. City will evaluate all proposals received, including any containing these elements.

Any zoning, permitting, or compliance requirements specific to operating the facility. Facility currently has all municipal approvals needed to be operated as a pickleball facility.

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Disclosure of any anticipated material changes to the facility, lease terms, or operating expectations during the initial contract term. **City will evaluate all proposals received, including any containing these elements.**

Does the city have any budget laid out for the facility for FY 26 or FY 27? **There is no city budget allocated for this facility. There is a one-time TIP allocation that is funding current improvements.**

Is there a meeting scheduled to go over the RFP for those who submit?
There is no meeting currently scheduled to go over the RFP with those who submit a proposal.

Can you confirm the city received no "lease payments" in the previous contract, outside of the repair costs incurred by the Contractor?
The City received no lease payments.

We are finalizing our response and will hand deliver it to you. How many copies do you want and do you want it electronic as well as a printed copy?
One hard copy should be submitted. Electronic copies will not be accepted.

Updated 2/10/26