



City of Virginia Beach

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VIRGINIA BEACH, VA 23462

To: All Bidders

RE: Addendum #1 , RFP #ED-25-04, RFP for the Sale of 2500 Tournament Drive

Date: 10/30/2025

Below are the questions Economic Development received regarding this solicitation to date, and the subsequent responses.

#	Question	Response
1	Is there a study or breakdown for VBDA or economic development about anticipated costs associated with the course?	Facility conditions assessments were conducted in 2024 for both the golf course buildings and stormwater management facilities. They can be requested by emailing and requesting these documents to: pwitham@vbgov.com Approximately \$1.8 Mil has or is being invested in repairs and improvements since the facility assessments were completed, including a new Clubhouse Roof, HVAC replacements, and interior renovations as well as lake #1 maintenance planned for winter of 2026.
2	Can you please explain the reason for the RFP and the hoped-for outcome for the city?	The City is seeking a qualified respondent to acquire the Virginia Beach Golf Club and maintain a publicly accessible golf course. Responses will be evaluated on purchase price offered, anticipated fiscal impact, credentials of the respondent, proposed operational model of the golf course and compatibility with surrounding uses.
3	How much of the acreage is the course that would (presumably) be	Of the approximately 350 acres shown on exhibit A of the RFP, +/- 225 acres is the golf

	maintained? How much of the property described in the RFP is not the course?	course, +/-75 acres is the YMCA First Tee facility and +/- 50 acres are undeveloped areas outside of the course.
4	Is the city considering proposals that might use the course as anything other than a golf course?	The City desires to maintain a publicly accessible golf course. Compatible and complementary uses to a golf course will be considered.
5	Could part of the property be developed for either housing or other uses? Could the additional property included be developed? Is there an estimate of the potentially-developable area?	The property is zoned Agricultural District 1 (AG1). Approximately 308 acres of the property are within the Interfacility Traffic Area (ITA) overlay area in which residential density is limited to single-family dwellings at a density of no greater than one (1) per 15 acres of developable land. The 42 acres outside of the ITA overlay would require a conditional rezoning to permit more than one (1) single-family home per 15 acres, the current density limit for Agricultural districts. Approximately 12 acres is located within the Courthouse Historic and Cultural District and any development will be evaluated for historically appropriate design and materials.
6	Could there be a potential industrial use of any part of the property? There has been discussion of more industrial nearby.	If industrial use is proposed, it would require a rezoning and would likely require a significant reconfiguration of the golf course in order to maintain 18-holes.
7	Will the lease for First Tee need to be continued?	Unless the YMCA, the operator of First Tee, decides to relocate, future owners of the property will need to honor the lease agreement currently in place, which currently expires in 2030.
8	What are the specifications for the modified (18) hole golf course, such as distance of the course, mixture of the hole configurations as to number of par 3s, par 4s and par 5s and is a driving range / practice area required?	The City is seeking a qualified applicant to continue the operation of an eighteen (18) hole golf course. The golf course was designed to be a Tier III level golf course.
9	If there are no required specifications for the modified golf course, will the modified course be at the sole discretion of the successful respondent?	Any proposed changes to the golf course need to be included in the response for consideration by the Review Committee and City Council.

10	Is there a requirement that the modified (18) hole golf course be operated as a daily fee public golf course with rates reasonably consistent with other public courses in the Virginia Beach area as the VB National golf course is currently operated? Can the modified course be operated as a private golf club? Or could a "public golf course" be defined as a course which, for example, offers only two tee times per day to the public at a rate of \$200+ per golfer while all other tee times are for members only? This would in effect would be a private golf club. Be specific in the response as this is a critical feature.	The specific requirements for maintaining a publicly accessible golf course are not defined. The City requests that respondents propose how they intend to maintain a public golf course for consideration.
11	What equipment currently located on the two parcels of land included in the RFP, the ownership of which will be transferred to the successful respondent? Specifically, what equipment will be transferred to the successful respondent? What equipment currently located on the two parcels of land included in the RFP, the ownership of which will not be transferred to the successful respondent? Specifically, what equipment will not be transferred to the successful respondent?	There is no intention to transfer any existing equipment to future potential owners at this time.
12	If the successful respondent to the RFP elects to develop housing on the approximately 40 acres which is not within the 65-75 dB Aircraft Noise Level this decision will result in completely eliminating golf holes #12 and #13 and eliminating parts of holes #11 and #14 of the existing golf course. Per the RFP the Successful respondent is required to operate an (18) hole golf course. Can the course be closed during modification? If so, is there a limit on the amount of time the course can be closed?	No required timeline for golf course closures for modifications have been established at this time. Respondents are required to provide a targeted timeline to execute the development and begin operations per section II.c.vii. of the RFP.

13	Is there a requirement that the successful respondent upgrade / repair the golf course storm water system in accordance with the HBA VB National Golf Course SWMF Assessment dated 5/16/2024?	No. However respondents are required to provide a concept plan and description depicting how this property would be used and designed, including egress/ingress and proposed stormwater solution per section II.c.ii of the RFP.
14	Is the successful respondent required to honor current memberships and outing contracts?	Existing leases, such The YMCA's First Tee, are required to be honored.
15	Who owns the current maintenance equipment?	The current operator owns the lawn care maintenance equipment.
16	Are there any leases / contracts which have been executed by VBED or VBDA which the successful respondent will be required to accept responsibility for execution? If so, what are the specific leases / contracts?	Yes, the existing lease with The YMCA's First Tee, which expires in 2030, must be maintained by any future owner(s).
17	Who is the F&B contract issued to and who manages it?	The current operator of VBNG manages the contract for VBN Restaurant, LLC, the F&B operator.
18	Can we obtain a copy of completed CapEx projects?	Yes. Please send the email inquiry for this to pwitham@vbgov.com
19	What are planned or identified CapEx projects for scheduled for the upcoming year?	The maintenance of Lake #1 and it's outfall ditch area.
20	Can you provide annual income statements for the past five years?	Yes. Please send the email inquiry for this to pwitham@vbgov.com
21	When the city acquired the property did it vacate any relationship with the original developer?	Yes.