



City of Virginia Beach

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ECONOMIC DEVELOPMENT
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4525 MAIN STREET
 SUITE 700
 VIRGINIA BEACH, VA 23462

To: All Bidders

RE: Addendum #1 , RFP #VBDA-01-26, RFP for the Short Term Lease of 2500 Tournament Drive

Date: 03/12/2026

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

#	Question	Response
1	Could you please confirm whether the proposal is intended to be submitted as a lease agreement, a management contract, or both?	The current agreement is a management contract, but this is not a requirement. Respondents must clarify the type of agreement they are proposed per section II.b. of the RFP.
2	Will any kitchen equipment be included?	Nothing is included except for refrigerators, stoves, ovens, and items that are permanent fixtures.
3	Will the pro shop counters or built-ins be in place?	All permanent fixtures will remain.
4	Is there an inventory list of furniture, fixtures, and equipment currently owned by VBDA that will remain with the clubhouse?	There is no intention to transfer any existing equipment to future potential operators at this time. The only furniture that will remain is the restaurant furniture.
5	Would real estate taxes be the responsibility of the lessee?	No.
6	Will financial operating statements be made available for review?	Income statements can be provided upon request.
7	Is it correct to assume the lessee will be responsible for all operating expenses, including staffing, utilities, maintenance, and capital items, unless otherwise specified? We also understand that routine maintenance and repairs under \$5,000 are the operator's responsibility.	Correct. Refer to the "Background and Operational Responsibilities" section of the RFP.