

## REQUEST FOR EXPRESSION OF INTEREST

City and County of Denver | Department of Finance | Division of Real Estate

### Request for Expression of Interest (“REOI”) for the Installation, Maintenance, and Operation of Outdoor Pickleball Courts

#### Description

The City and County of Denver’s Division of Real Estate (City) is seeking an Operator to offer best-in-class outdoor pickleball court installation, daily operations, and maintenance. The outdoor pickleball courts are to be located at the northeast corner of East Colfax Avenue and North Broadway Street adjacent to the RTD Civic Center Station. The sole purpose of this solicitation is for an Operator to install, operate and maintain outdoor pickleball courts and provide high quality programs and services to members and the general public, including but not limited to residents, visitors and the Downtown workforce. The City shall provide the parcel with base site improvements. The Operator shall provide the site development, which includes but is not limited to the planning, design, engineering, and installation of the outdoor pickleball courts in addition to ongoing operations, maintenance, and safety requirements. The contract will be for a 5-year term with two 1-year renewal options.

Since 2017, the City has completed nearly 400 projects across Denver. Recent projects include a new wing of the Denver Art Museum, an animal hospital for the Denver Zoo, a new stage roof at Red Rocks, improvements to 14 libraries, and upgrades to more than 50 parks and 22 recreation centers including an indoor pool with a kids’ play area at Green Valley Ranch Recreation Center and the future Westwood Recreation Center. This project aligns with the Mayoral Goal of a Vibrant Denver.

Downtowns across the nation are facing an era of transition in how they look, feel and function. Downtown Denver’s path forward requires strategic investment, policy innovation, and community collaboration. Now is the time for creative investment and public-private partnerships that embody the spirit of Downtown Denver as the epicenter of economic activity, culture, athletics and the place where community is celebrated, and everyone belongs.

Pickleball is one of the fastest-growing sports in the U.S., offering a unique opportunity for cities to invest in accessible, community-friendly recreation. Its low-cost setup, small court size, and appeal across all age groups make it ideal for maximizing space and promoting active lifestyles. The sport fosters social engagement, attracts visitors through tournaments, and boosts local economies. With consistent double-digit growth and rising demand, adding pickleball courts helps cities stay ahead of recreational trends, supports public health, and enhances community spaces. Investing in pickleball is a smart, scalable way to meet the evolving needs of residents and promote civic well-being.

This project and programming aim to add neighborhood recreation amenities in close proximity to Denver’s most densely populated neighborhood, stimulating activation and play at one of the most visible and trafficked intersections in the city. As this project is a public

asset, a successful Operator will be able to provide a quality experience for users of the space and demonstrate a sustainable business model that balances public use with member programming.

### Background and Overview

- Operator to provide a brief background of their business which should include:
  - Business Model/operating plan
    - Explanation on balancing public use and accessibility as well as hours of operation.
    - Explanation of programming to increase community involvement
  - Description of the funding of pickleball courts installation, daily maintenance and operations and capital maintenance.
  - Examples of other similar partnerships with municipalities, districts or other entities that demonstrate the organization's successful operation of installing, operating and maintaining public outdoor pickleball courts.

### Installation Requirements

- Operator shall have a level site delivered by the City for installation of outdoor pickleball courts. See Exhibit X.
- Operator to fund, provide and manage the planning, design, and installation of outdoor pickleball courts.
- Operator shall employ best practices to mitigate sound resulting from outdoor pickleball play.

### Operating Requirements

- A full-time experienced manager must be appointed to represent and act on behalf of Operator in all matters pertaining to its daily business operation.
- Operator shall be responsible for the conduct, demeanor, and appearance of its officers, agents, employees, suppliers, and representatives. All such people will behave professionally and be easily identifiable.
- A detailed program of days of week/times to paid members and guests, as well as inclusive community engagement through regular days of week/times for free open play to the public.
- Must be able to operate year-round with exception of holidays and inclement weather.
- Service shall be prompt, courteous and efficient.
- Operator shall employ at all times at least one person on site to ensure prompt service as well as a safe and secure site.
- Operation shall be open 7 days per week. Hours to be mutually agreed upon but must meet the needs of the Downtown Denver workforce, residents, visitors, and the community. The City suggests the hours be from 5:00 a.m. to 10:00 p.m..
- Provide plan for office and storage space as needed and describe operations.

### Maintenance Requirements

- Operator to be responsible for daily maintenance to provide year-round use, which includes but is not limited to court surface cleaning (trash/litter debris removal, power washing, snow removal, graffiti removal, etc.) and repairs (and replacement if needed)

- to ensure safety (including fence repairs).
- Premises shall be kept in clean, neat, businesslike, and orderly at all times.
  - Operator is responsible for cleanup of any trash and/or spillage within the premises in a timely manner to prevent any damage to property and avoid risk of injury.
  - Operator shall provide and be responsible for timely disposal of all trash, debris, and recycling consistent with the City of Denver's policies.
  - Operator will comply with the City's sustainability efforts, including, but not limited to energy, water conservation, and recycling.

### Security

- Operator shall provide appropriate signage.
- Operator must provide a safe and secure site via staffing and maintenance of adequate lighting, fencing, gates and limited/locked access to the courts, and cameras.
- Operator to explain and define safety plans.

**THIS IS A REQUEST FOR EXPRESSIONS OF INTEREST ONLY.** This REOI is issued solely for information and planning purposes – it does not constitute an offer by City. This request for information does not commit the City to any agreement whatsoever. Responders are advised that the City will not pay for any information or administrative costs incurred in response to this REOI; all costs associated with responding to this REOI will be solely at the responder's expense.

### **Responses & Questions**

Responses for the request are due by 2:00 pm June 23, 2025, Mountain Time.

Questions and responses should be sent via e-mail to [Realestate@denvergov.org](mailto:Realestate@denvergov.org) with attention to Lisa Lumley, Director of the Division of Real Estate.

Lisa Lumley | Director  
City and County of Denver | Department of Finance | Division of Real Estate  
201 W Colfax Avenue, Suite 1010  
Denver, CO 80202  
Office Phone: 720.913.1515

Questions must be submitted by e-mail to Lisa Lumley at [realestate@denvergov.org](mailto:realestate@denvergov.org) between May 19 through May 27, 2025. Questions must include the company, telephone number, e-mail address and the name of the interested party as well as a reference to the Request for Expression of Interest for the Installation, Maintenance, and Operation of Outdoor Pickleball Courts. Responses to submitted questions will be provided by June 2, 2025. Final response submissions are due by 2:00 pm June 23, 2025, Mountain Time.

### **Other Requested Information**

The REOI response proposal shall include the following at a minimum:

1. Name, company, mailing address, phone number and e-mail of designated point of

contact.

2. Information regarding the Operator's background and years in the business.
3. Owner must disclose any conflicts of interest.
4. Owner must supply proof of Good Standing with the State of Colorado.
5. Complete responses to "Background and Overview" paragraph.

## Summary

**THIS IS A REQUEST FOR EXPRESSIONS OF INTEREST ONLY.** The information provided in the REOI is subject to change and is not binding on City. City has not made a commitment to pickleball courts, and release of this REOI should not be construed as such a commitment or as authorization to incur cost for which reimbursement would be required or sought.