

GREEN LAKE PITCH & PUTT OPEN HOUSE QUESTIONS AND ANSWERS V2	
QUESTIONS	ANSWERS
What is the power capacity of the building?	Currently this is unknown.
Are there any fixed cost	*Currently, utilities are a monthly fixed cost at \$300 a month for the irrigation of water on the course. That may change in the new contract.
Will any of the contents of the existing business remain	They will take everything as it is their property.
Will the name be required to stay the same or will it need to change	The Pitch & Putt name will remain the same because it is the name of the location. Your business name would be doing business as, dba
If we were interested in building a putt-putt on-site as well, would that be something that could be budgeted for by the city? Or is it all at the expense of the contractor? Same with the ADA bathroom?	That would have to go through a full planning and development process and would be at the cost of the contractor.
What utilities does the contractor pay?	Currently the contractor pays a flat utility fee monthly. That may or may not change with upcoming new contract
Would lighting be an option for night operations?	It is possible but does depend on neighborhood restrictions and Seattle Municipal Code.
What do they do with lawn clippings?	SPR doesn't handle lawn care, so we do not know what is currently done with the lawn clippings.
Where does sand get delivered?	To the property. *There is a maintenance gate on the lakeside by the 4 th green and one time per year access will be needed for sand deliveries
Would SPR be open to having a vendor serve alcohol?	Potentially, so long as the proper licenses, permits, and insurance are obtained
Could a food truck operate on site?	Yes, SPR is open to ideas. The vendor would be required to obtain all necessary permits and insurance to operate any concessions.
Does SPR have an idea of what Community Engagement looks like for this facility? Or is it up to the selected contractor? (Nighttime events, food trucks, etc)	It is up to the proposer to provide ideas of community engagement.

What is the type of grass on the greens?	Unknown by SPR
How often is the grass mowed?	The vendor is responsible for mowing the grass. Currently, the *fairways are mowed every 7 to 10 days and the greens are mowed every other day
Is an electric lawnmower required? Would an electric lawnmower be able to cut the grass low enough for the golf course?	The building infrastructure needs to support all-electric, but currently, there is not the proper infrastructure. Minimum requirement is the leaf blower- by 2027, then as equipment is replaced it will be upgraded to electric as the infrastructure allows. We are not knowledgeable in if an electric mower would work on the location but it's also not a requirement so shouldn't be an issue.
Could the selected vendor sell merchandise?	Yes, there may be additional payments required to the city depending on negotiations.
Does the City have a plan for the ADA restroom upgrades, or is it up to the selected vendor?	SPR is open to ideas from interested parties. SPR will work with the selected vendor to approve upgrades. The vendor will be required to pay for all restroom upgrades
Can the selected vendor build new sheds/storage?	With proper process followed and permission from SPR Planning & Development, permits, licenses, and insurance.
Do they have to be 100% open to the public, or could they partner with a school for youth programming?	The majority of the time should be open to public use, but we are open to negotiations and conversations about school, youth, and other types of programming.
Is the facility required to be open year-round?	No, the facility has typically closed during the winter months. SPR is open to proposals/ideas/opportunities for use during the off-use season.
Is this a process that happens every 5 years? Do we have an estimate of how many groups might submit a proposal?	The RFP process happens when a contract is expiring, and all extensions have been used. SPR is unsure how many groups will apply. The selected group would be offered a 5-year agreement, able to be extended twice for a total of 15 years. The next RFP would not be conducted until year 14 of

	the contract unless terminated by the contractor earlier.
Are the other golf courses a separate entity from SPR?	The courses are owned by SPR and operated by Premiere and SPR in collaboration. This contract is up for RFP soon
Do the operating costs listed in the RFP packet include payroll?	Operating costs only include maintenance, not payroll. Revenue varies; depending on the season, weather, and how late into the fall the course stays open. Management of the greens and all golf operations have been handled by staff, but this could be contracted out by the selected vendor.
What parts of the property does SPR maintain?	Irrigation system, the footprint of the building (roof, walls, etc), the trees, the major systems including electrical.
Behind the 3-tee and the 7-tee, there are areas that have underbrush. Can that be cleaned up?	We can look into it
Are you able to share financial statements for the past 3 or 5 years? Primarily P&L and Cash Flow Statement. Also, depending on the level of detail there, is there any other documentation on rounds played (daily, weekly, monthly, etc.)?	Those are the property of the current contractor. We can provide the last three years of income and expenses as they were reported to SPR 2021: Income: \$201,750, Expense: \$82,214* 2022: Income: \$221,438, Expense: \$75,449* 2023: Income: \$287,556, Expense: \$133,917* *Expense does not include payroll
The 5 year lease agreement, with two options to extend at 5 years... if we were to pursue the contract and opportunity, we would certainly be looking at the 10 or even 15 year mark as our goal, especially if we were making some early capital investments (i.e., restroom, maintenance equipment, etc.). It sounds like that is the city's goal as well, and the 5-year term gives the operator an "out" if necessary. But is it possible to extend the first 5 year term to 10, with one extension for an additional 5 years?	To be discussed in negotiations. It is possible.

<p>It sounds like the lessee fee of \$26k or 10% is fixed, but with some leniency potentially to offset capital costs. Just wondering how much wiggle room there is there.</p>	<p>Open to negotiations and depends on what type of capital improvements being discussed.</p>
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***Indicates updated information**