



Request for Proposals
RFP# L-ROCR002-2025
Rock Creek Tennis Center
Washington, D.C.



Aerial View looking North from the stadium at the Rock Creek Tennis Center (Source: NPS File Photo)

Key dates for this Request for Proposals are as follows:

RFP Release Date: Wednesday, December 17, 2025
Site Visit: Tuesday, December 23, 2025 at 12:00 noon (additional dates and times may be added upon request)
Proposal Submittal Deadline: Tuesday, January 20, 2026
Anticipated Date to announce negotiations are beginning with selected Offeror: Two to Three Weeks after Submittal Deadline
Anticipated Lease Effective Date: Sunday, March 1, 2026 - Subject to Negotiation

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SUMMARY OF LEASING OPPORTUNITY

This Request for Proposals (RFP) provides the opportunity for any interested individual or organization (hereafter referred to as an Offeror) to submit proposals to the National Park Service (NPS or Lessor) for Lease No. L-ROCR002-2025 (Lease) to lease the Rock Creek Tennis Center (Tennis Center) and associated property (collectively referred to as the Premises) located in Northwest Washington, D.C., within Rock Creek Park (Park).

The selected Offeror will have up to 30 days to negotiate the terms of the final Lease with NPS. The attached Draft Lease, included as Attachment A of the RFP, is included solely for illustrative purposes. All terms of the final Lease are subject to negotiation and agreement between the NPS and selected Offeror, provided that they are consistent with the requirements of this RFP and comply with all applicable laws.

Overview of Property Offered for Lease

The Premises are located at 5220 16th Street NW, Washington, D.C., within Rock Creek Park, and shown in greater detail in Attachment A to this RFP (Draft Lease, Exhibit A: Map and Depiction of Lease Premises).



Clay Courts Looking East – NPS Photo



Northwest Court Looking South – NPS Photo



North Courts looking Southeast – NPS Photo



Southeast Courts Looking East – NPS Photo



Outdoor Courts and Recreation Fields – NPS Photo



Tennis Bubble Looking South from Stadium – NPS Photo



Tennis Bubble Looking East – NPS Photo



Plaza in front of Tennis Stadium looking Southwest – NPS Photo



Tennis Bubble Looking Southeast – NPS Photo



Tennis Stadium Looking West – NPS Photo



Inside Tennis Stadium looking West – NPS Photo



Tennis Stadium South Side – NPS Photo



Tennis Stadium Main Entrance – NPS Photo



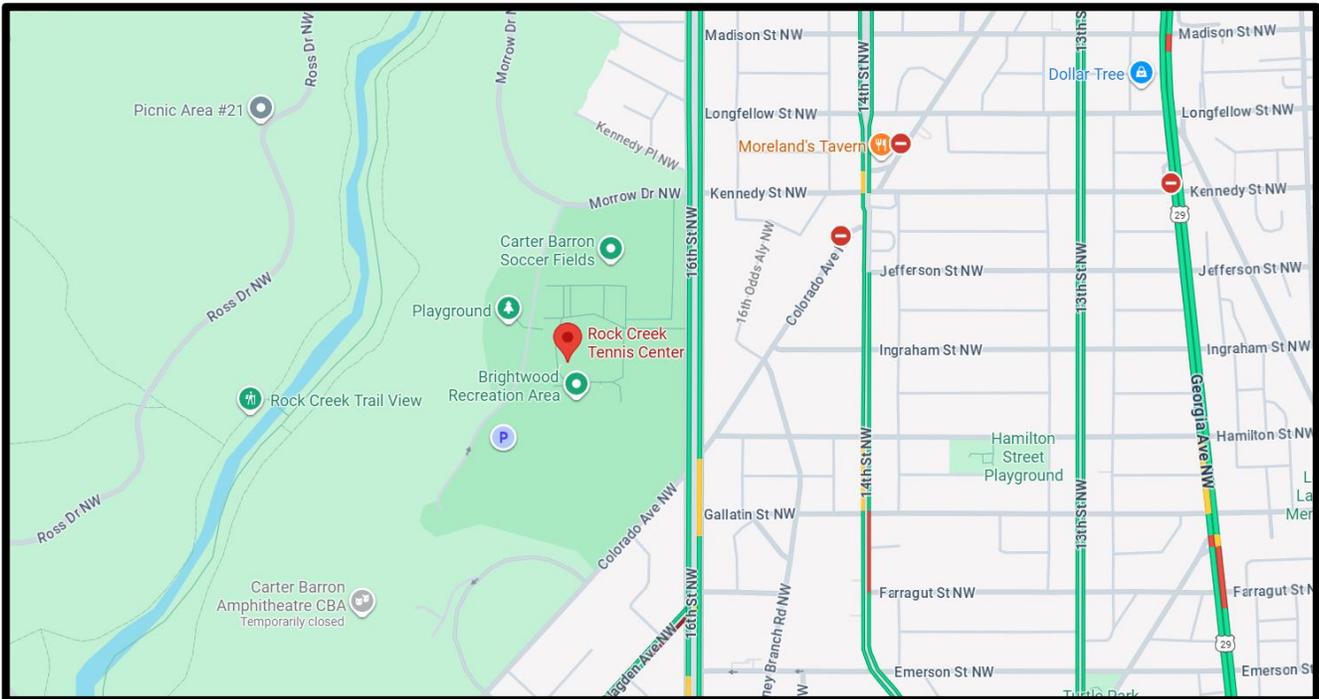
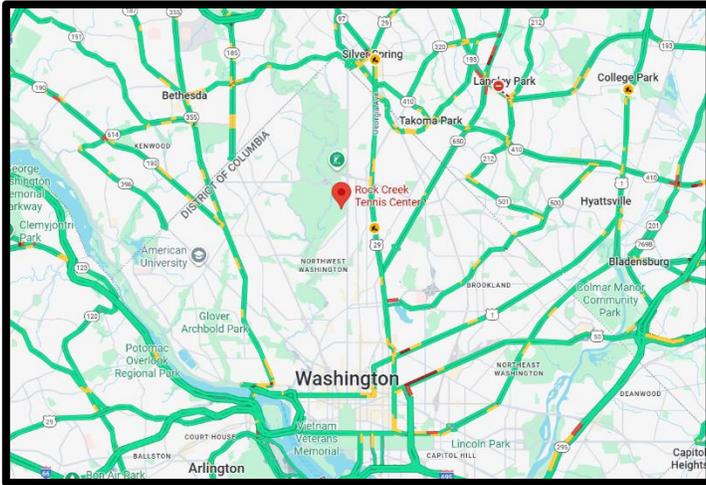
Stadium Court Looking North – NPS Photo



Tennis Stadium West Side – NPS Photo

Overview of Lease Terms and Conditions

The Premises will be leased as-is; the Lessee will be responsible for the repair and maintenance of the Premises throughout the term of the Lease and for the Improvements (as that term will be defined in the final Lease) to the Premises. Improvements must be carried out in accordance with the terms of the final Lease.



Use of the Leased Premises

Authorized uses:

- The Lessee may use the leased Premises for any and all legal purposes that are usual and customary in the operation of a tennis center, including a stadium, and tennis-related facilities and events, including the operation and provision of related or incidental services such as retail shops, food and beverage sales, training facilities, and professional tennis tournaments, subject to all applicable laws, the 1997 Rock Creek Tennis Stadium Record of Decision (ROD) for the 1995 Final Environmental Impact Statement, Tennis Stadium, Rock Creek Park (FEIS), and other applicable authorities. At the Offeror's request, NPS may review, reinstate, and/or update the ROD and the FEIS or other existing or necessary compliance applicable to the Premises.
- Additionally, those areas that are not part of the tennis facilities, including the recreational fields, picnic areas, and parking lot, may be used by the public for the recreational purposes for which they have customarily been utilized, including team sports, individual and group use of the fields and picnic areas, parking of vehicles, and as a gathering and storage space for operations associated with tournaments and other event activities that may be held.
- Any requested change to authorized uses during the term of the lease that deviates from the ROD, the analysis in the FEIS, or other existing compliance applicable to the Premises may require additional new compliance with the National Environmental Policy Act (NEPA, 42 U.S.C. §§ 4321 et seq.), Section 106 of the National Historic Preservation Act (Section 106, 54 U.S.C. § 306108), Section 7 of the Endangered Species Act (Section 7, 16 U.S.C. § 1536), and other Applicable Laws before the Lessor approves it.

The NPS does not own, control, or have any financial or operational rights in the Mubadala Citi DC Open Tennis Tournament.

Term of the Lease

The Lease term (duration) could commence as early as any date negotiated between the NPS and the selected Offeror, with rent, insurance, repair and maintenance, utility payments and billing, and all other lease obligations beginning upon the commencement date of the Lease. The term of the Lease proposed by the selected Offeror should be supported by details in the Offeror's response to Criterion 2 (the financial capability of the Offeror to carry out the terms of the Lease) and allow for a reasonable return on investment as determined by the Offeror.

Rent

Under 36 C.F.R. part 18 (Part 18), the Lease must require payment of rent to the government that is at least equal to the property's fair market value rent. The amount of rent included in the Lease will be negotiated with the selected Offeror, provided that the rent is at least equal to the property's fair market value rent as determined by the NPS.

The Lessor may approve rent offsets for the Lessee's expenditures related to initial improvements and future alterations approved by the NPS in accordance with the terms of the final Lease.

Insurance

During the term of the Lease, the Lessee must maintain the following types of insurance coverage, in addition to all other insurance the Lessee should maintain to adequately protect the Lessee, the Lessor, and the Premises: general liability, boiler and machinery, property, worker's compensation and employer's liability, and insurance during construction. Insurance policies must list the United States of America as additionally insured. Further information regarding insurance requirements can be found in Exhibit B to the Draft Lease.

The Lessor will periodically review the Lessee's insurance coverage amounts. These reviews will ensure the Lessee has appropriate coverage considering any changing circumstances.

Other Terms and Conditions

The terms and conditions will be negotiated between the selected Offeror and the NPS, provided they are consistent with the requirements of this RFP and applicable statutes and regulations. However, the final Lease must provide for the Required Investment and other conditions as defined below.

- Required Investment – Appropriate provisions requiring the Lessee to invest no less than \$10,000,000 in the first 18 months of the Lease term, and an additional \$15,000,000 (for a total of \$25,000,000) in the following 42 months of the Lease term, will be included in the final Lease.
 - Capital Protection – Appropriate provisions to protect the substantial initial capital investment required and to encourage continued capital investment will be included in the final Lease.
 - Deferred Maintenance – Appropriate provisions requiring the Lessee to immediately and diligently address deferred maintenance at the Premises to again make the facilities suitable for recreational activities will be required in the final Lease.
 - Recreational Fields – Appropriate provisions requiring the Lessee to improve and maintain the recreational fields so that they are suitable for field sports, in keeping with generally accepted standards of turf and grounds management for facilities of this character, will be included in the final Lease.

Premises Condition

The Premises will be leased to the Lessee in "as-is" condition.

Contractors

The Lessee may utilize contractors to perform repairs, replacements, and improvements, and to provide event services.

- The Lessee’s contractors must abide by all Lease provisions as well as all applicable laws.
- The Lessee is responsible for its contractors and compliance with the terms of the Lease.
- The Lessee must require its contractors to maintain appropriate insurance coverage that names the Lessee and the United States of America as an additionally insured.

Utilities

Subject to advance written approval by the Lessor of any utility service, the Lessee, at its sole expense, must make all arrangements with appropriate utility providers (including the Lessor where applicable), for all utilities furnished to the Premises, including water, electricity, telephone, cable, and internet access. Any utility service provided by the Lessor will be subject to the Lessor’s established policies and procedures for provision of utility services to third parties, which can be found in NPS Director’s Order #35(B).

Competitive Process

This lease opportunity is open to all interested persons and businesses on a competitive basis. Whoever submits the responsive proposal determined by the NPS to best meet, on an overall basis, the proposal selection criteria will be given an opportunity to negotiate the terms of the final Lease with the NPS. The final terms of the final Lease must be consistent with the requirements of this RFP and all applicable laws.

To be selected by the NPS, an Offeror must demonstrate that they have the managerial experience and capability, and the financial capacity to carry out and finance their proposed operational model. The proposal selection criteria and the NPS’s process for selecting the Lessee are described in detail in the sections below titled “Proposal Selection Criteria” and “Evaluation and Selection Process.” The NPS may determine that a proposal is non-responsive and not consider it further. The NPS also may reject all proposals received and cancel this RFP at any time without liability.

Proposal Submission Protocol

Offerors may only submit proposals electronically. Proposals that are not received at the designated electronic address below by the specified deadline will not be considered.

The NPS will not consider proposals received by phone, fax, mail, and any other means of transmittal other than email. Please refer to the “Proposals Considered Public Documents” section at the end of this RFP if you believe that your proposal contains trade secrets or confidential commercial and financial information that you do not want to be made public.

Authority

This RFP is issued under the authority of 36 C.F.R. part 18. This RFP and the offered Lease are subject to and incorporate all terms and conditions of part 18 as applicable. In the event of any conflict between the terms of this RFP and part 18, part 18 controls.

The NPS has the authority to lease buildings and historic property through its general leasing authority (54 U.S.C. § 102102), historic property leasing authority (54 U.S.C. § 30621), and other applicable authorities.

REQUIREMENTS

Proposals must be submitted no later than Tuesday, January 20, 2026, electronically to:
NPSNCRLeasing@nps.gov

The subject line should include the following: "Tennis Center RFP L-ROCR002-2025."

Offerors must submit their proposal in electronic format using Microsoft Word or Adobe Acrobat. Financial data may be in Microsoft Excel format. Proposals must be formatted to 8-1/2" x 11"-page size.

While there is no limit on the file size of your proposal, the total file size of the email submission, including all attachments, cannot exceed 40MB. If your proposal exceeds this limit, you must break it into smaller files and send them in separate emails.

Proposals should be organized with the same format and naming system as this RFP, and should contain clear, concise, answers that address all the required criteria.

PROPOSAL SELECTION CRITERIA OVERVIEW

The NPS will select the best responsive proposal received under this RFP under the following selection criteria:

- The compatibility of the proposal's intended use of the offered property with respect to preservation, protection, and visitor enjoyment of the Park;
- The financial capability of the Offeror to carry out the terms of the Lease;
- The experience of the Offeror demonstrating the managerial capability to carry out the terms of the Lease;
- The ability and commitment of the Offeror to conduct its activities in the Park in an environmentally enhancing manner through, among other programs and actions, energy conservation, waste reduction, and recycling;
- The ability and commitment of the Offeror to make improvements to and maintain the Tennis Center in a manner acceptable to the NPS;
- The benefit to the NPS of the financial terms of the proposal, including the amount of rent proposed; and
- The compatibility of the proposal with the historic qualities of the property.

PROPOSAL CONTENT

Proposals submitted in response to this RFP must include 1) responses to the Requested Information listed below on the appropriate forms provided as Attachments B-F to this RFP; and 2) responses to the six (6) Proposal Selection Criteria listed below. Offerors are required to supply the specific information identified in the Required Response section for each of the six (6) Proposal Selection Criteria. Please label responses correspondingly and respond fully and accurately to all questions or requests.

REQUESTED INFORMATION

Offeror Business History Information

Offerors must complete and submit the Business History Information form (NPS Form 10-352) provided in Attachment B to this RFP.

Offeror Business Organization Information

Offerors must complete and submit the applicable Business Organization Information (NPS Form 10-353 for an Individual or Sole Proprietorship or NPS Form 10-354 for a Corporation, Limited Liability Company, Partnership, or Joint Venture) provided in Attachments C and D to this RFP.

Offeror Transmittal Letter

Each proposal must include an Offeror's Transmittal Letter using the template provided in Attachment F to this RFP, and the individual that signs the transmittal letter must be duly authorized to sign on behalf of the Offeror.

PROPOSAL SELECTION CRITERIA

Criterion 1: Use (20%)

The compatibility of the Offeror's intended use of the leased property with respect to preservation, protection, and visitor enjoyment of the Park.

NPS Objective: The NPS is interested in continued use of the Tennis Center and associated property. Proposals must be compatible with the authorized uses of the Premises. NPS is also interested in uses of the property that will serve the local community, such as providing training and education for younger athletes and tennis-related youth programs, and that will continue to provide public access to the recreational fields, picnic areas, parking lot, and trails. Additionally, the NPS desires to continue to have at least one professional tennis tournament at the Tennis Center annually.

Required Response: Describe in detail your proposed operational concept for the Tennis Center, and other recreational, natural, and historical amenities included in the Premises, including, but not limited to, services and amenities consistent with the NPS's objective above, authorized uses of the Premises, and any other additional proposed uses (services or amenities). Proposed improvements to the Premises related to any newly proposed or existing uses should be described in your response to Criterion 5.

Offerors should be aware that compliance with the National Environmental Protection Act (NEPA), Section 7 of the Endangered Species Act, and Section 106 of the National Historic Preservation Act will be required prior to signing the final negotiated Lease. The extent of that compliance, and whether any potential additional compliance must be done, will depend on the negotiated terms of the final Lease.

Criterion 2: Financial (20%)

The financial capability of the Offeror to carry out the terms of the Lease.

NPS Objective: The selected Offeror must be capable of operating and maintaining the Premises, as well as making the financial investment required for the initial improvements or future alterations described by the Offeror in response to Criterion 5. Offerors must propose a Lease term (duration of Lease) that they believe is necessary for a reasonable return on their investment.

Required Response: Offerors must provide the following information:

- Demonstrate the source and availability of the funds necessary to carry out your proposal, including any proposed initial improvements or future alterations, by submitting bank statements, bank financing commitment letters, or similar documents that substantiate your financial capability. The more definite the terms stated in the documentation and the more comprehensive the documentation, the more likely the Service is to find the Offeror's ability to obtain the required funds credible. The Service will only consider documentation of illiquid assets (for example, real estate holdings) as relevant to this Criterion if the Offeror also

provides evidence of a current line of credit for those assets.

- Complete NPS Form 10-355B, included in Attachment E to this RFP.
- A complete credit report in the name of the Offeror that includes scores and is dated within thirty (30) days prior to the date of its submission to the NPS. The report must be from a major credit reporting company such as Equifax, Experian, TRW, or Dun & Bradstreet. If the Offeror is not yet formed, include a credit report for each of the individuals or entities that will have ownership interests in or control of the potential Lessee.
- A proposed Lease term (which may not exceed 60 years). Explain why you believe that your proposed Lease term is the shortest term possible taking into account your proposed commitments (financial, operational, managerial, or otherwise) to the NPS included in your proposal.

Criterion 3: Experience (25%)

The experience of the Offeror demonstrating the managerial capability to carry out the terms of the Lease.

NPS Objective: The selected Offeror must be capable of managing the Tennis Center and the other recreational, historical, and natural amenities included in the Premises, in accordance with the authorized uses and carrying out any proposed improvements, and hosting and managing professional tennis tournaments.

Required Response: Describe in detail your experience and managerial capability relevant to operating a tennis center similar in scope and scale to the Rock Creek Tennis Center and hosting and managing professional tennis tournaments. Offerors must submit resumes for personnel that have committed to taking on key roles in the management and operation of the Tennis Center, including what roles each person will be filling.

Criterion 4: Sustainability (5%)

The ability and commitment of the Offeror to conduct its activities in the Park in an environmentally enhancing manner through, among other programs and actions, energy conservation, waste reduction, and recycling.

NPS Objective: The NPS is interested in selecting an Offeror capable of and committed to conserving energy, reducing waste, and recycling, as feasible.

Required Response: Describe the methods and approaches you will use to minimize impacts to the environment. Include any innovative environmental stewardship programs and operating procedures you will implement.

Offerors should not propose strategies that would commit to the elimination of single use plastics, the use of paper straws, or any other action that conflicts with Secretarial Order 3430 (Rescission of Secretary's Order (SO) 3407, "Department-Wide Approach to Reducing Plastic Pollution") or Executive Order 14208 (Ending Procurement and Forced Use of Paper Straws).

Note: Lessees may implement programs to reduce plastic waste in their operations voluntarily; however, any such action proposed by an Offeror will not be evaluated or included in the awarded Lease as a requirement.

Criterion 5: Improvements (20%)

The ability and commitment of the Offeror to make improvements to and maintain the Tennis Center

in a manner acceptable to the NPS.

NPS Objective: The NPS is interested in selecting an Offeror that will substantially improve, operate, and maintain the Tennis Center in a manner that is on par with other tennis centers that host professional tennis tournaments.

Required Response: Submit a detailed plan describing your proposed improvements to the Premises. Your plan must include, at a minimum: timelines and any applicable project phases; estimated costs for improvements; and any drawings to include basic design. Also include any proposed addition of removable, personal property structures that would be installed to support your operational concept.

Criterion 6: Rent (5%)

The benefit to the NPS of the financial terms of the proposal, including the amount of rent proposed.

Required Response: Please state how much rent you offer to pay for this Lease as a percentage of gross revenues, and your expected total yearly gross revenues. The Lessor may approve rent offsets for Lessee expenditures on approved initial improvements and alterations made towards improving the Premises.

The final rent terms will be negotiated with the selected Offeror.

Criterion 7 – Historic Preservation (5%)

The compatibility of the proposal with the historic qualities of the Premises.

NPS Objective: The selected Offeror must be capable of carrying out the operation of the Premises in a manner that is compatible with, and does not degrade, the historic qualities of the Park area.

Required Response: Describe in detail your experience operating a business within a historic district and maintaining historic properties that are located within historic districts.

EVALUATION AND SELECTION PROCESS

The NPS will review all responses to this RFP through an evaluation panel assisted by technical consultants as appropriate.

All proposals will first be screened for adherence to the requirements of this RFP. The NPS will not consider non-responsive proposals. A non-responsive proposal is a proposal that was not timely submitted or fails to meet the material terms and conditions of this RFP as determined by the NPS.

Selection of a proposal does not guarantee a lease for the Offeror. The NPS will negotiate the terms of the final Lease with the Offeror determined to have submitted the best overall responsive proposal under the selection criteria. Award of the final Lease to that Offeror is dependent on successful negotiation of the final terms of the final Lease. The terms of the final Lease must be consistent with the requirements of this RFP. If negotiations fail, the NPS may negotiate with other Offerors for award of the offered Lease or terminate this solicitation without liability to any person.

ADDITIONAL INFORMATION AND MODIFICATION OF PROPOSALS

The NPS may request from any Offeror additional information or written clarification of a proposal

after the submission date. However, proposals may not be amended after the submission date unless permitted by the NPS. The NPS may not permit amendment of a proposal unless all Offerors that submitted responsive proposals are given an opportunity to amend their respective proposals.

LEASE TERMS AND CONDITIONS

Term of Lease

The term of the Lease is negotiable, consistent with applicable laws.

Lease Provisions

The Lease to be awarded under this RFP will contain the provisions required by applicable law.

A Draft Lease is attached to this RFP for illustrative purposes only.

PROPOSALS CONSIDERED PUBLIC DOCUMENTS

All proposals submitted in response to this RFP may be disclosed by the NPS to any person, upon request, to the extent required or authorized by the Freedom of Information Act (5 U.S.C. § 552). If you believe that your proposal contains trade secrets or confidential commercial or financial information exempt from disclosure under the Freedom of Information Act, mark the cover page of each copy of the proposal with the following legend:

“The information specifically identified on pages of this proposal constitutes trade secrets or confidential commercial or financial information that the Offeror believes to be exempt from disclosure under the Freedom of Information Act. The Offeror requests that this information not be disclosed to the public, except as may be required by law.”

You must specifically identify what you consider to be trade secret information or confidential commercial or financial information on the page of the proposal on which it appears, and you must mark each such page with the following legend:

“This page contains trade secrets or confidential commercial and financial information that the Offeror believes to be exempt from disclosure under the Freedom of Information Act, and which is subject to the legend contained on the cover page of this proposal.”

Information so identified will not be made public by the NPS except in accordance with law. The NPS does not warrant and assumes no liability for the accuracy of the information provided in this RFP.

Attachment A: Draft Lease

This attachment, intended for illustrative purposes only, is included as a separate file issued with this RFP

Attachment B: NPS Form 10-352 – Business History Information

This attachment is included as a separate file issued with this RFP

Attachment C: NPS Form 10-353 — Business Organization Information (Individual or Sole Proprietors)

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Attachment D: NPS Form 10-354 — Business Organization (Corporation, LLC, Partnership, or JV)

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