NOTICE OF REQUEST FOR PROPOSAL

REQUEST FOR PROPOSAL NO. 2026-RFP-18

Leasing Joe Becker Stadium, Wendell Redden Stadium, And Gene Bassman Softball Complex

RFP Due Date: 10:00 A.M., Friday, April 17, 2026

Location: City of Joplin
Parks Department
3301 West 1st Street
Joplin, MO 64801

Staff: Greg Bertoncino, Assistant Parks Director, Email gbertonc@joplinmo.org
Paul Bloomberg, Parks Director, Email PBloombe@joplinmo.org

Phone: 417-625-4750 EXT 1506

Proposals will be received by the Parks Department at the specified location until the time and date cited above. Only proposals received by the correct time and date will be recorded.

Proposals must be submitted in an envelope with the Request for Proposals number and the Vendor's name and address clearly indicated on the envelope. All proposals must be completed in ink or typewritten and submitted by the time and date above.

Consultants are strongly encouraged to carefully read the entire Request for Proposals.

03/17/2026
Issue Date

NOTICE TO BIDDERS

The City of Joplin, Missouri will accept sealed bids until ***10:00 a.m., Friday, April 17, 2026,*** at the *Joplin Athletic Complex* located at *3301 West 1st Street*, Joplin, Missouri 64801 to LEASE the following:

Joe Becker Stadium, Wendell Redden Stadium, and Gene Bassman Softball Complex

The City reserves the right to evaluate all bids, to reject any or all bids and re-bid at a later date. The City may waive any irregularities in the bid or negotiate variances from specifications and make awards that are in the best interests of the City. The City will make final decision in all matters regarding acceptance of bids and issuance of awards.

The City encourages minority and female owned businesses to submit bids on all City purchases.

Finance Director
Leslie Haase, CPA, CMA

Publication Date: March 17, 2026

INSTRUCTIONS TO BIDDERS

The City of Joplin, Missouri proposes to LEASE the following:

Joe Becker Stadium, Wendell Redden Stadium, and Gene Bassman Softball Complex

All proposals shall have firm-fixed F.O.B. Joplin, Missouri price and shall be honored for a minimum of ninety (90) days following the bid opening.

All proposals shall be exclusive of Federal, State, and City taxes.

It is the intent of the specifications included with this bid document to generally describe the item(s) desired in sufficient detail as to secure bids on comparable items. All parts not specifically mentioned which are necessary in order for the item(s) to perform as intended shall be included. The strength, quality of workmanship, and material shall be in accordance with the best trade practices.

Specification variances, manufacturer's literature and additional information should be attached to the bid form. All blanks on the attached bid specifications shall be filled in completely and accurately. Any bid not meeting this requirement may be considered non-responsive.

Any protest or grievance must be issued in writing and delivered to the office of the Director of Finance within five (5) working days following the bid opening. Any protest filed after this time period has elapsed will not be considered.

The City encourages selection of products manufactured, assembled and/or produced in the United States, as long as the quality and price are comparable with other items bid.

Businesses which are located within the city limits of Joplin may be given preference in the awarding of a bid, providing the bid from the local business does not exceed the lowest bid by more than 3% or $2,500, whichever is less.

The City may give preference to vendors handling products that contain post-consumer recovered materials, providing the bid does not exceed the lowest bid by more than 5% or $2,500, whichever is less.

Once the bids are reviewed and evaluated, the successful vendor will be notified, in writing, and will receive an authorized City of Joplin purchase order. Verbal acknowledgments will not be considered as official notification and will not obligate the City in any way. Delivery or performance should not be completed without the receipt of an authorized purchase order.

Minimum information to be submitted with each bid shall consist of the following:
1. Verification of Bid Specifications (with variances noted)

MARK BID ENVELOPES: “**Leasing Joe Becker Stadium, Wendell Redden Stadium, and Gene Bassman Softball Complex”** - Proposal #2026-RFP-18, 10:00 A.M., Friday, April 17, 2026”

Questions concerning the specifications and bidding procedures should be directed to Greg Bertoncino, Asst. Director (417)-625-4750 EXT 1506 or Paul Bloomberg, Director 417-625-4750. CITY OF JOPLIN, MISSOURI

CITY OF JOPLIN, MISSOURI

Leasing Joe Becker Stadium, Wendell Redden Stadium, And Gene Bassman Softball Complex

INTRODUCTION

The City of Joplin, Missouri is seeking proposals from qualified entities interested in leasing **Joe Becker Stadium (w/ Clubhouse), Wendell Redden Stadium, and Gene Bassman Softball Complex.** The successful proposer will assume responsibility for specific operational and scheduling functions for all three facilities, while the City retains responsibility for core maintenance and field preparation for each facility.

SCOPE OF LEASE

The selected Lessee shall:

1. **Lease Payment –** Propose an annual lease payment amount to be paid to the City of Joplin.
2. **Subleasing –** Manage and coordinate all scheduling for sub-lessees. Copies of all signed sub-lease agreements will be submitted to the City of Joplin and will include schedules.
3. **Maintenance Responsibilities**
    a. The City of Joplin will provide all building, plumbing, electrical, and landscape maintenance through the City's Parks and Recreation Athletic Maintenance Division.
    b. The City of Joplin will be responsible for all cleaning of buildings, parking lots, grounds, field/turf maintenance, and all irrigation operations and maintenance.
    c. The City of Joplin will provide one staff person during tournament play to keep facility clean from trash. Will work closely with Lessee Site Supervisor during games.
    d. The Lessee will be responsible equipment for games and tournaments such as tables, chairs, water coolers, cups, etc.
    e. Equipment such as pitching screens, portable pitching mounds, portable fencing (softball), etc. are able to be used by Lessee with the responsibility of Lessee for putting up and taking down each item. And making sure all equipment is secure.
4. **Utilities -** All utilities will be the responsibility of Lessee.
5. **Coaching and Supervision –** A qualified coach must be present at all games and practices conducted within the facility.
6. **Gate Fee –** The Lessee may charge a gate fee.
7. **Officiating and Game/Tournament Staff -** It will be the responsibility of Lessee for scheduling and paying of officials and game/tournament staff (admissions, runners, etc.).
8. **Concessions –** The Lessee will manage concession operations, including equipment, supplies, cleaning, and staffing. It will be allowable for Lessee to sublessee concessions, as long as they follow same scope. Equipment issues will be responsibility of Lessee.

9. **Reporting** – The Lessee will be required to present an update annually to city council on operations which include number of games, tournaments, etc.
10. **Scheduling**
    a. All sublease scheduling and coordination of activities will be managed exclusively by the Lessee.
    b. All schedules will be delivered to Parks and Recreation in timely manner determined by the department.
    c. Lessee will be able to schedule Joe Becker Stadium and Wendell Redden Stadium for games, tournaments, and practices Monday through Sunday. Gene Bassman Softball Complex will only be available for scheduled games, tournaments, and practices Friday through Sunday.
11. **Insurance Requirement –** The Lessee shall maintain a minimum of one million dollars ($1,000,000) in comprehensive general liability insurance coverage throughout the duration of the Lease. The City of Joplin shall be named as an additional insured on the policy. Proof of such insurance must be provided to the City prior to execution of the Lease and kept current during the entire lease term. Failure to maintain the required insurance coverage shall constitute a material breach of this Lease and may result in immediate termination.

LEASE TERM & TERMINATION

- **City Use –** The City of Joplin reserves the right to use the stadiums and fields at no charge for City-sponsored events, provided the facility is available at the requested time. The City will be responsible for all cleaning and maintenance associated with the event.
- **Utilities –** All utilities shall be the sole responsibility of the Lessee. City of Joplin will invoice on a monthly basis. Utilities consist of electricity (lights).
- **Lease Term –** The lease will have a three-year term from the effective date of execution with the option of a year renewal each year after evaluation of lease period.
- **Termination –** Either party may terminate the lease with a 90-day prior written notice.
- **Three Strike Clause –** All notices of lease violations shall be provided in writing and signed by both the City representative and the Lessee to acknowledge receipt. Upon receipt of the third written notice for a lease violation, the City reserves the right to terminate this Lease immediately and take possession of the premises.
- **Lessee and Sublessee Disputes –** In the event of any unresolved disputes between the Lessee and Sublessee that require the City's intervention, the City reserves the sole discretion to determine whether to continue or terminate the Lease agreement.

PROPOSAL SUBMISSION REQUIREMENTS

All proposals must include the following:

- Proposed annual lease payment to the City of Joplin.
- Detailed plan for scheduling and subleasing arrangements.
- Plan for staffing and supervision of the facility during practices, games, and tournaments.
- Proposed concession operations plan.
- Proof of funding.

EVALUATION CRITERIA

Proposals will be evaluated and scored on the following:

- Proposed annual lease payment. (35 points)
- Demonstrated ability to manage scheduling of facilities for tournament and league play. (25 points)
- Experience in operating or managing athletic facilities. (20 points)
- Commitment to maintaining a clean, safe, and well-supervised environment for all users. (10 points)
- At minimum three references are required. (10 points)

Bidders are encouraged to distinguish themselves by sharing details as to why they feel they are the best suited to be the Lessee. This can include items such as the history of the entity and principals, league or association memberships, partner relationships, operational details and anticipated City economic benefits as a result of game, tournament, and event activities.

SUBMISSION DEADLINE

All proposals must be submitted to the City of Joplin, 3301 West 1st Street, Joplin, Missouri 64801, no later than 10 a.m., Friday, April 17, 2026. Late submissions will not be considered.

Contact Information

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Joplin, MO 64801
417-625-4750, ext. 1506

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