

Request for Qualifications/Proposals

THE DEVELOPMENT & POTENTIAL TRANSFER  
OF  
MIXED USE TRANSIT-ORIENTED DEVELOPMENT  
LOCATED IN CHULA VISTA, CA



In partnership with:



Distribution/Advertisement:	April 18, 2019
Pre-Submittal Meeting:	May 29, 2019, 1:00 p.m.
Deadline-Submittal of Questions:	June 19, 2019, 5:00 p.m.
RFQ/RFP Submittal Deadline:	July 31, 2019, 3:00 p.m.

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REQUEST FOR DEVELOPER QUALIFICATIONS/PROPOSALS  
FOR  
DEVELOPMENT AND POTENTIAL TRANSFER OF MIXED-USE  
TRANSIT-ORIENTED DEVELOPMENT  
IN  
CHULA VISTA, CALIFORNIA

The City of Chula Vista (“City”) and the San Diego Metropolitan Transit System (“MTS”), herein individually referred to as an “Agency” and collectively referred to as “Agencies” are seeking to identify qualified development teams with the vision, resources and expertise to promptly develop two large, contiguous, and highly visible, Agency-owned sites for mixed-use transit-oriented projects that incorporate general goals of the City’s Urban Core Specific Plan. The City-owned site at 707 F Street is 5.98 acres and is contiguous to the MTS-owned site at 750 E Street at 4.15 acres. Together the sites exceed ten acres and are bordered by the UC San Diego Blue Line Trolley and Interstate 5 to the west, E Street to the north and F Street to the south.

The Agencies seek to select one or two development partner(s) for a public-private partnership with the goal of developing high density, mixed-use, transit-oriented development projects (collectively “Project”) on the two sites that comprise nearly one full city block.

The selection process will be divided into two phases. In Phase I, the Agencies will identify a shortlist, anticipated to be no more than three qualified development teams for each site based on the team’s qualifications and a written narrative of the team’s vision for the development of each site and the team’s ability to envision the desired objectives. In Phase II, the selected development teams will be asked to submit fully developed Project concepts, preliminary design drawings and financing strategies before a final selection is made.

Proposals from small businesses, disabled veteran-owned businesses, women-owned businesses, firms owned by underrepresented ethnic groups and local firms are especially encouraged.

There will be a pre-submittal conference on May 29, 2019 at 1:00 p.m., Pacific Standard Time at the City Council Chambers at 276 Fourth Ave, in Chula Vista. Respondents are strongly encouraged to attend. Consultants are also encouraged to attend and network with prospective developers.

Deadline to submit a response is 3:00 p.m. Wednesday, July 31, 2019. Questions related to the proposal must be submitted via PlanetBids and received by 5:00 p.m. Thursday June 19, 2019. Agencies may, but are not required to, provide answers to questions received. Answers (if any) will be uploaded as an addendum in PlanetBids no later than 5:00 p.m. Friday June 28, 2019.

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## **1.0 INTRODUCTION**

### **1.1 Overview of Solicitation**

This solicitation is comprised of the following parts:

The respondent is advised to review and understand the requirements of the entire solicitation before preparing a submittal.

Introduction (Section 1.0)

This section introduces information about the Agencies, including a brief history of each corporation. It also provides relevant background information on the subject sites and market area, and introduces the purpose of this solicitation. Pertinent details, rules and regulations follow in subsequent sections and appendices.

Submittal Requirements (Section 2.0)

This section introduces detailed instructions on submittal preparation. Additional details may be contained in subsequent sections and appendices.

Selection Process and Evaluation Criteria (Section 3.0)

This section explains how proposals will be evaluated and ranked; and the selection process.

Declarations and Additional Information (Section 4.0)

This section contains important declarations and additional information that the respondent must carefully review. Items include, but are not limited to, prerequisites, special conditions, policies, guidelines and requirements.

Appendices (Section 5.0)

This section contains appendices that include, but are not limited to, the development objectives, site description, equal opportunity program requirements, and guidance on Project specific information necessary to compile a complete submittal.

### **1.2 Purpose of Solicitation**

The Agencies are seeking a public-private partnership for the development of 10.13 acres in Chula Vista. The Agencies have determined that a two-phase solicitation approach will be most advantageous to the Agencies and the development community. The Agencies are seeking Statements of Qualifications/Proposals from well-qualified development teams for the opportunity to enter into a public-private partnership for the development of the Project.

In Phase I, capable, experienced and creative development teams are invited to submit responses regarding their development expertise, past success with developing similar projects, financial capabilities, and other pertinent information necessary to enable the Agencies to identify a shortlist of development teams for each site for further consideration of specific development proposals. The Phase I selection will be based on the teams' qualifications, a written narrative of the teams' vision for the development of each site, and the teams' ability to accomplish the desired Urban Core Specific Plan objectives for the City.

Phase II will include only the shortlisted proposers from Phase I and will allow the potential partners to present their vision for the sites. The selected development teams will be requested to submit fully developed Project concepts, preliminary design drawings, lists of potential commercial tenants and financing strategies before a final selection is made. Ideal Projects will include efficient and creative site plans that relate to and activate the streetscape with structures of great density and superior architecture. Ideal Projects will also assist the Agencies in meeting a critical need for transit-oriented market rate housing, commercial retail, hotel and other goals of the City's Urban Core Specific Plan.

The Agencies then intend to enter into an Exclusive Negotiation Agreement ("ENA") with the selected development team(s) for each site to negotiate the terms of an agreement for development of the Project. Such agreement is intended to provide for the legal and financial arrangement among the Agencies and the selected development team to ensure prompt development of each site with the agreed upon program and design.

### **1.3 Background**

#### **Chula Vista – A Dynamic and Growing Smart City**

With 268,000 residents covering 52 square miles in the southwestern edge of California, Chula Vista is the second-largest City in San Diego County and the 14<sup>th</sup> largest city in the state by population. Situated between Downtown San Diego and the international border with Mexico, the City benefits from a diverse, well-educated population and a robust transportation network. From master planned communities with verdant boulevards, to high-quality educational opportunities spanning award winning K-12 schools and Southwestern Community College—the quality of life in Chula Vista is impeccable.

The City is a leader in sustainability which started with the adoption of the City's first Climate Action Plan in 2000. Chula Vista has since been recognized by the Environmental Protection Agency in 2014 with a Climate Leadership Award and in 2015 by the United Nations Conference of Parties in Paris. The City is well on its way to becoming a Smart City leader that is connected, responsive, transparent and innovative.

In 2018 the City was awarded a Smart 50 Horizons award by Smart Cities Connect for the Chula Vista Bayfront Master Plan, a 535-acre waterfront development. In partnership with the Port of San Diego and RIDA Development Corporation, the Chula Vista Bayfront will be transformed into a world class resort destination anchored by a 1,600-room hotel and



415,000 square foot Convention Center with 275,000 square feet of meeting space. The plan establishes thousands of new jobs, creates new public parks, protects natural coastal resources, provides conference and visitor-serving amenities and builds an important asset for the region. The plan represents the last significant waterfront development opportunity in Southern California and was unanimously approved by the California Coastal Commission in 2012.

Chula Vista is at the forefront of research and innovation, which is evidenced by its role as one of ten proving grounds for autonomous vehicles in the United States, as well as providing a site for the region's unmanned aerial vehicles to test on the City's 375-acre university property. Efforts are underway to develop a new four-year multi-institutional, binational university campus that will provide a pedagogy supporting industry with top-quality talent. The City is pursuing an educational ecosystem that prepares students to enter the workforce they day they graduate, regardless of what country they come from.

In May 2018 the entire City and portions of the larger San Diego region were inducted by the Federal Aviation Administration into the UAS Integration Pilot Program, allowing for accelerated testing and deployment of drone technology in areas ranging from international commerce and public safety to medical and package delivery.

The City owns the Chula Vista Elite Athlete Training Center, one of 18 U.S. Olympic and Paralympic training sites throughout the nation as designated by the U.S. Olympic Committee (USOC). Up until January of 2017 it was operated as one of three world class USOC Training Centers. In addition to 155 acres of athletic facilities, the site features nutritious culinary options and abundant housing for athletes.

### **Chula Vista Bayfront Master Plan**

In 2002 the City, in partnership with the Port of San Diego, began planning efforts to establish the long-term vision for 535 acres along Chula Vista's Bayfront. The resulting plan, once implemented, will transform Chula Vista's underutilized landscape into a thriving residential and world-class waterfront resort destination. A site plan for the Chula Vista Bayfront is provided in Figure 1.

**Figure 1: Chula Vista Bayfront Master Plan (Site Plan)**



Approximately 230 acres (more than 40%) of the project's total acreage is dedicated to parks, open space and habitat restoration/preservation; with 130 acres identified for new parks and open space. These areas will include promenades, bike and hiking trails and other public access areas linking the entire Bayfront. See Figure 2 for a photograph of the Chula Vista Bayfront looking northwest toward downtown San Diego.

The project will create and sustain more jobs, investment and revenue than all of the current businesses with the project boundaries combined and it will provide economic benefit to the businesses located on the two existing yacht marinas. In the project's first 20 years, it will generate approximately \$1.3 billion for the regional economy, including more than \$11.5 million in annual tax revenues. It will also create more than 2,200 permanent jobs, nearly 7,000 construction jobs and numerous indirect jobs.

**Figure 2: View of Chula Vista Bayfront Looking Northwest**



Once completed, the public will enjoy more than 200 acres of parks, a shoreline promenade, walking trails, RV camping, shopping, dining and more. Preliminary site preparation is already underway with the construction of access roads, new public streets and other infrastructure to be underway in 2019. Construction of the resort and convention center is expected to be complete by 2023.

### **Resort and Convention Center**

Anchoring the Bayfront Master Plan redevelopment will be a resort hotel and convention center constructed on a 36-acre site west of Marina Parkway between H and G Streets. A visual rendering of the development is provided in Figure 3. The facility will serve as the catalyst for future projects within the Bayfront Master Planned Development. It will be operated by Gaylord Hotels, the large convention hotel brand of Marriott International, and will include approximately 1,600 hotel rooms, 275,000 square feet of convention center and meeting space and associated retail and resort-level amenities such as restaurant/bar/lounge facilities, recreational facilities, a spa, a pool with lazy river, bike and boat rentals and more.

**Figure 3: Visual Rendering of the Resort and Convention Center**



Phase I implementation of the Chula Vista Bayfront Master Plan includes construction of the resort and convention center, as well as the creation of public parks and open space, the restoration of habitat areas and the construction of a new fire station, a new 1,600 stall parking structure and mixed-used development.

### **Chula Vista Bayfront RV Park – The Costa Vista RV Resort**

In April 2018 the Port of San Diego granted conceptual approval and issued a coastal development permit for a new RV Park for the Chula Vista Bayfront—The Costa Vista RV Resort. The new RV resort will be developed and operated by Sun Communities, Inc. and contain 255 spaces, including 139 RV stalls and 116 RV Park Models. RV Park models are unique, trailer-type units that provide temporary accommodations for recreations, camping or seasonal use. They are designed to look like a home, but like any RV, need to be hooked up to site electricity, sewer and water. See Figures 4 and 5 for visual renderings of the Costa Vista RV Resort.

**Figure 4: Visual Rendering of the Costa Vista RV Resort**



Additional amenities include aquatic features including a children’s play pool, family pool and Jacuzzi; day spa/salon, massage treatment rooms, sauna and work-out gym; grill/restaurant; entertainment arcade, game room; business center and a multi-purpose room for educational and large guest gathering. A covered picnic area with outdoor grills; children’s rock climbing and playground, bocce ball courts and horseshoe pits; protected dog area; and welcome center with a marketplace, restrooms, showers and guest laundry facilities.

**Figure 5: Visual Rendering of the Costa Vista RV Resort**



Additional offsite improvements such as relocating and building new roads, new sidewalks and new utilities will also be included as part of the project.

#### **1.4 Sites Available for Development**

The two large, contiguous, and highly visible, Agency-owned sites available for mixed-use transit-oriented Projects are located at 707 F Street and 750 E Street. The City-owned site at 707 F Street is 5.98 acres and the MTS-owned site at 750 E Street is 4.15 acres. Together, the sites total 10.13 acres. The City-owned site at 707 F Street fronts on Woodlawn Avenue to the east and F Street to the south. The MTS-owned site at 750 E Street abuts a property developed with a 77 room Quality Inn hotel to the east and E Street to the north. Aerial imagery identifies both sites in Figure 6. Directly to the west of both sites are Interstate 5 and the MTS trolley, which services the UC San Diego Blue Line and has some of the highest ridership rates in the region.

**Figure 6: City-owned 707 F Street (1) and MTS-owned 750 E Street (2)**



### **1.5 Urban Core Specific Plan**

Allowable uses of and development standards for the sites are governed primarily by the City's [Urban Core Specific Plan](#). Specifically, the sites are located within Urban Core District 15 (or UC-15). This district allows development by-right for a number of intense urban uses, including: dense multiple family dwellings, retail, offices, commercial services and hospitality uses. Other development standards for the sites are provided in Figure 7.

**Figure 7: Urban Core Specific Plan Development Standards**

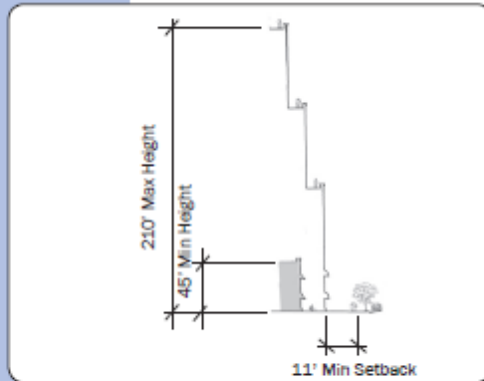
**UC-15 E Street Trolley**

**(Transit Focus Area)**

Primary land uses: Mixed-Use Residential; Residential; Retail; Office (not allowed on ground floor facade, except for access); Hospitality

**Urban Regulations**

1. **Floor Area Ratio:**  
Min: 4.0                      Max: 6.0
2. **Building Height:**  
Min: 45'                      Max: 210'
3. **Building Stepback:**  
Not mandatory
4. **Street Wall Frontage:** N/A
5. **Setbacks:**  
Street Min: 11'\*    Street Max: N/A  
(\*Applies only along E Street between I-5 and 300' east of I-5)
6. **Open Space Requirement:** 100 sf/du



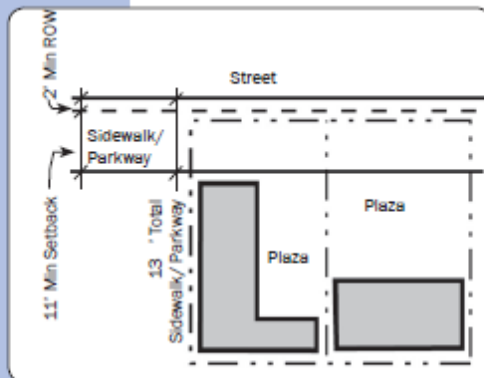
**Section View**

**Fig. 6.44**

**Parking Regulations**

1. **Parking Locations:**  
Any location on-site, except in front of buildings
2. **Residential Parking:**  
Min: 1 space/du  
Guest: 0 spaces  
On-site Min: 100%
3. **Non-Residential Parking:**  
Min: 1 space/1,000 sf  
On-site Min: None

Summary sheet does not reflect all regulations that may apply to each property. Please consult the remainder of the chapter for all criteria.



**Plan View**

**Fig. 6.45**



## **1.6 City/MTS Financial Objectives & Public Benefit**

The financial objectives of the Agencies are to generate and maximize revenue from development and operations of the sites to sustain the ongoing operations of both organizations. The City favors development and long-term leasing of its site to developers and operators in comparison to development and near-term sale but will entertain lease-purchase agreements or immediate transfer of its site. MTS will not entertain proposals resulting in the sale of its site and will only entertain proposals resulting in lease of its site.

The City's objectives favor development of the following land uses in order of priority from highest to lowest:

1. Office
2. Hotel
3. Retail
4. Market Rate Housing – For Rent
5. Market Rate Housing – Sale of Planned Unit Development/Condominiums
6. Affordable Housing

MTS's objectives favor development of the following land uses in order of priority from highest to lowest:

1. Affordable housing – For Rent
2. Market Rate Housing – For Rent
3. Office
4. Hotel
5. Retail

## **2.0 SUBMITTAL REQUIREMENTS**

### **Phase I Submittal Format**

This section contains instructions on how to prepare and submit a response to this solicitation. Questions arising during preparation of a submittal must be submitted via PlanetBids by 5:00 p.m. June 19, 2019.

A concise, professional and complete response to the RFQ/RFP will help the Agencies and the Selection Committee identify the most qualified development team and will be indicative of the level of the respondent's commitment to the desired Project.

Any development team selected to participate with the City will need to meet all applicable City, MTS, local, state and federal requirements.

Any development team selected must demonstrate the experience, resources and expertise needed to design and develop a successful Project. Past design and development experience,

especially with similar projects, will be critical in evaluating the RFQ/RFP responses. Current financial capacity or access to funding sources and the ability to complete the Project in a timely manner will also be important factors in determining the most qualified RFQ/RFP responses.

The respondent shall follow the format specified below. The contents of the submittal must be clear, concise and complete. Each section of the submittal shall be tabbed and labeled in the order identified in Sections 2.1 through 2.9 of this solicitation.

## **2.1 Submittal Cover**

The submittal cover shall identify the applicable sites and include the title, submittal due date, name, address, telephone and fax numbers, and e-mail address of the principal contact.

## **2.2 Table of Contents**

The table of contents shall be complete and clear, listing headings and pages to enable easy reference.

## **2.3 Cover Letter**

The cover letter shall be brief and identify the applicable sites. Any changes to the submittal format or deletions of requested material should be explained in the cover letter. The first sentence should state in boldface type:

**“This submittal is for the development of mixed use transit-oriented development located in Chula Vista, CA.”**

Additional cover letter information:

- Identify the respondent’s primary contact (include address, e-mail address and telephone number), responsible for all queries made during the intake and processing of the response.
- Identify the location of the office(s) housing individuals assigned to provide services.
- If proposing joint venture partners and subconsultants, include company name(s), the types of services to be provided by each, and the primary contact for each.
- The signatory shall be a person with legal authority to bind the respondent.

## **2.4 Identify the Development Team**

Identify the developer and other key members of the development team, including the Project lead for day-to-day management of the Project and consultants who will be responsible for implementing the Project concept (name of individual, firm address, e-mail address and telephone number). At a minimum, the submittal shall identify the lead

development firm, joint venture partner firms, financial partners, and the lead planning and design firm(s). Other proposed consultants may be included, if known. Provide a succinct narrative describing the role and relevant background experience of each of the firms and key individuals who would be involved in implementation of the Project and address the availability of resources, experience and capabilities to assure timely implementation of the Project concept.

## **2.5 Project-Related Experience**

This section shall include examples of the respondent's experience in the past ten (10) years specifically related to the envisioned scope of development. Examples shall be listed chronologically, and the awarding and completion dates noted for each. For each listing, include the name(s) and telephone number(s) of the respondent's Project manager and the developer's Project manager. When listing prime, joint venture partners and subcontractors, provide examples in the same manner described herein.

## **2.6 Project Personnel**

This section shall identify the contact person with primary responsibility for this Project, the personnel proposed to work on this Project, and joint venture partners and subconsultants. The persons listed will be considered committed to the Project with no substitutions without prior agreement with the City or MTS. A résumé for each professional and technical person assigned to the Project, including partners and/or subconsultants, shall be submitted. The résumés shall include at least three references from previous assignments with telephone numbers and e-mail addresses.

## **2.7 Organization Chart**

This section shall include an organization chart containing the names of all key personnel, joint venture partners, and design team with titles and their specific task assignment for this Project.

## **2.8 Development Team References**

Provide a concise chart listing development team references. Each team member shall include three professional references (e.g., lenders, investors, major accounts), with full names, relationship to team member, address and telephone number.

## **2.9 Additional Required Documents**

This section shall include required documents not requested in other sections of the submittal. The Agencies are strongly committed to equal opportunity in the solicitation of business contracting to assure that persons or businesses doing business with or receiving funds from the Agencies, are equal opportunity businesses and employers. The Agencies endeavor to do business with firms sharing their commitment to equal opportunity and will

not do business with any firm that discriminates. The Agencies strongly recommend that persons and businesses doing business with them take positive steps toward diversity, expand their sub-consulting and sub-contracting solicitation base and offer opportunities to all eligible persons or businesses.

From Appendix B

Attachment B.1 – Disclosure Statement

Attachment B.2 – Financial Capacity & Litigation History

Attachment B.3 – Registration of Interest Form

Attachment B.4 – Subconsultant and Vendor List

### **3.0 SELECTION PROCESS AND EVALUATION CRITERIA**

#### **3.1 Selection Process**

The selection process will be divided into two phases:

Phase I—The Agencies will form a Selection Committee to:

- a. Review the submitted responses and identify a shortlist of respondents, anticipated to be no more than three qualified development teams, for each site. A respondent may be shortlisted for both sites.

Phase II—The Agencies will notice the development teams selected for the shortlist. Shortlisted development teams will be required to:

- a. Submit fully developed Project concepts, preliminary design drawings and financing strategies within ninety (90) days of the date of notice by the Agencies;
- b. Participate in an interview with the Selection Committee to:
  - i. Orally present the teams qualifications and experience;
  - ii. Present the team’s proposed development proposal; and
  - iii. Present the proposed financing structure.

Selection criterion shall comprise qualifications and development team characteristics, financial resources and capability, conceptual Project planning/design/architecture, and other pertinent factors. Additional details on the Phase II requirements may be issued at the time the teams are notified of their selection to participate in Phase II.

The following is a guide to the criterion for Phase I that will be used in evaluating development teams and proposals weighted by percentage of consideration given to each criteria:

A. Proposal and Development Team Characteristic (25%)

1. Quality and completeness of information submitted in response to the RFQ/RFP.
2. Evaluation of past projects and performance.
3. Experience in conceiving and successfully implementing complex mixed-use projects within an urban redevelopment area and/or development projects under a public/private partnership.
4. Experience in designing and developing public projects and the public benefits required in the project (e.g., public art, public parking, if applicable).
5. Experience in effective property management of residential units, commercial space, parking resources and other components of the proposed Project.
6. Demonstrated ability based on prior experiences in San Diego or elsewhere to design a Project that is an asset and a “correct fit” within the Urban Core Specific Plan’s stated vision and goals.
7. Ability to provide the necessary resources, experience and capability to assure timely implementation and completion of the Project concept.
8. Demonstrated commitment to comply with an Equal Opportunity Program.

B. Financial Capability (25%)

1. Demonstrated ability to secure Project funding, including current relationships with major lenders and past funding experience with large transit-oriented mixed-use projects, particularly in public/private partnerships.
2. Ability to provide sufficient equity to demonstrate a commitment to the success of the Project and to satisfy conventional lender requirements.

C. Conceptual Project Planning/Design/Architecture (15%)

1. Demonstrated expertise in planning, designing, and constructing of mixed-use, urban and infill projects.
2. Demonstrated experience designing innovative transit-oriented mixed-use projects utilizing creative product and site design concepts and maintaining a high-quality development standard.

3. Demonstrated experience maximizing density in urban redevelopment and infill projects.
4. Demonstrated architectural and urban design experience on projects similar in quality and scale to the desired project.
5. Experience with projects containing a mixture of public and private uses on the same development site.

**D. Project Personnel Experience and Project References (25%)**

1. Expertise by proposed Project personnel to successfully plan, design, manage, construct, finance, lease/sell and operate a complex urban mixed-use Project.
2. Replies from personnel and development team references that support assertions made in respondent's statement of qualifications.

**E. Equal Opportunity (10%)**

1. Evidence of a willingness to make meaningful and wide-range sub-consulting and employment opportunities available to all interested and qualified firms and individuals in the marketplace.

### **3.2 Submittal Selection Process**

The Selection Committee intends to review the submitted responses and identify no more than three semifinalist development teams (a respondent may be selected for both sites) for each site to proceed forward to Phase II and submit more fully detailed Project concepts, design drawings and financing strategies. Semifinalists will be notified of its selection and instructed to submit fully developed Project concepts, design drawings and financing strategies to the City within ninety (90) days of date of notification.

#### **Developer Presentations/Final Development Partner Selection**

Phase I: Upon receipt of the proposals for the development of each site, the Selection Committee will review the proposals submitted and "shortlist" the most qualified respondents utilizing the Selection Criteria Form. Shortlisted respondents will subsequently be provided with all submittal requirements and selection criteria for Phase II submissions.

Phase II: An Interview Panel will be formed to interview selected respondents. Shortlisted respondents will be given at least ten (10) days to prepare for interviews. Following the interviews, the Selection Committee will frame their findings and recommendation in a report to the Agencies. The City will provide its recommendations to the City Council and MTS will provide its recommendations to the MTS Board of Directors. The City Council and

MTS Board of Directors will make the final selections of the development team(s) based on the recommendations of Agency staff.

The Agencies intend to enter into Exclusive Negotiation Agreements (“ENAs”) with the selected development team(s) to negotiate the terms of an agreement for development of the Project. Such agreement is intended to provide for the legal and financial arrangement among the Agencies and the selected development team to ensure development of the site. The Agencies will manage the ENA and development agreement process.

**If Project objectives are not fulfilled at any stage of the selection process, as determined by City or MTS in their sole and absolute discretion, the City and/or MTS may elect not to enter into an agreement with any of the proposing teams. Respondents acknowledge and agree that if either Agency elects not to enter into an agreement, that Agency is not responsible for any costs incurred by the respondent during any phase of the solicitation or selection process.**

### **3.3 Registration of Interest Form**

Prospective respondents to this RFQ/RFP are requested to complete the Registration of Interest Form (Attachment B.4) and return the form to the City prior to the Pre-Submittal Conference – [kpointer@chulavistaca.gov](mailto:kpointer@chulavistaca.gov).

### **3.4 Pre-submittal Conference**

**A Pre-Submittal Conference has been scheduled for May 29, 2019, 1:00 p.m. at the City offices located at 276 Fourth Avenue, Chula Vista, California 91910.** The conference will provide an opportunity for Agency staff to discuss all aspects of the RFQ/RFP and the selection process, as well as respond to questions. Although the Project manager may update registered prospective respondents via PlanetBids during the period for preparing RFQ/RFP responses, all prospective respondents, their representatives and primary team members are strongly encouraged to attend the Pre-Submittal Conference. All questions and responses generated during the pre-submittal process, including those raised during the Pre-Submittal Conference, will be posted to PlanetBids.

### **3.5 Submittal Schedule**

The solicitation, receipt and evaluation of RFQ/RFP responses, and the process for selecting a development team/Project concept, are anticipated to observe the following time frame (also see Attachment A.2 – Submittal Selection Schedule).

Issuance of RFQ:	April 18, 2019
Pre-Submittal Conference:	May 29, 2019, 1:00 p.m.
Deadline Submittal of Questions:	June 19, 2019, 5:00 p.m.
Deadline for RFQ Submittal:	July 31, 2019, 3:00 p.m.

Semifinalists will be provided with additional information with respect to date and form of proposed Project submittals.

Submission of Proposals by Semifinalist: Ninety (90) Days Following Notification  
 Selected Semifinalists will be informed of date of interviews with the Selection Committee.

The Agencies reserve the right to alter the above dates at any time. Appropriate and timely notification of changes will be made to registered parties.

### **3.6 Submittal Deadline**

Interested parties should direct inquiries and submit RFQ/RFP responses (marked or entitled “707 F Street/750 E Street Mixed-Use RFQ/RFP”) via PlanetBids.

The respondent shall submit: one unbound original hard copy to the address below; ten (10) hard copies to the address below; and one “high quality” digital PDF file via thumb drive to the address below or electronically via PlanetBids. All responses must be submitted and received by City no later than: July 31, 2019, 3:00 p.m.

Submittals to City:  
 City of Chula Vista  
 Finance Department – Purchasing Division (Bldg. A)  
 276 Fourth Avenue  
 Chula Vista, CA 91910

Late submittals shall be cause for disqualification. Copies received by e-mail or fax shall ***not*** be accepted.

## **4.0 DECLARATIONS AND ADDITIONAL INFORMATION**

### **4.1 The Agencies Rights Pertinent to this Solicitation**

The Agencies reserve the right to reject all submittals for any reason without indicating the reasons for rejection.

The Agencies reserve the right to amend this solicitation by addendum. Submitting proposers acknowledge and agree that the terms and conditions of this solicitation are limited solely to those expressly stated in this solicitation and any authorized written addenda thereto. Addenda will be posted to PlanetBids no later than July 17, 2019. It shall



be the submitting proposer's responsibility to check PlanetBids up to the final submittal date daily for any possible addenda.

Respondents acknowledge and agree that the Agencies are not responsible or liable in any way for any costs incurred by the respondent during any phase of the selection process. Respondents acknowledge and agree that all submittals become the property of the Agencies upon submission and may be used by the Agencies in any way deemed appropriate.

The Agencies shall not be responsible to pay any broker fees associated with the potential lease, sale or potential transfer of the City-owned site or lease of the MTS-owned site. Submittals will be considered valid for 365 days after submittal deadline.

#### **4.2 Withdrawal of Solicitation**

The Agencies reserve the right to withdraw this solicitation at any time without prior notice and make no representation that any agreement will be awarded to any respondent. Additionally, the Agencies expressly reserve the right to postpone opening responses to this solicitation for its own convenience, and/or to waive any informality or irregularity in the responses received.

#### **4.3 Public Disclosure**

Submittals made in response to this solicitation indicate the respondent understands that as a general rule all documents received by the Agencies are considered public records. Therefore, all submittals shall be made available for public inspection according to applicable disclosure rules and regulations.

#### **4.4 Confidential Solicitation**

The Agencies will use best efforts not to share the details of individual responses to this solicitation with competing respondents during the selection process. After the selection process ends and prior to action on the contract, all solicitations become public information (except portions otherwise deemed confidential as noted in Section 4.3).

#### **4.5 News Releases**

The respondent agrees that, if selected, the Agencies will review and approve all news releases and other public comment pertaining to this solicitation and/or subsequent agreement(s). All news releases will be submitted in writing to the Project manager designated by each Agency.

#### **4.6 Conflict of Interest/Financial Disclosure**

The respondent agrees, if selected, to comply with the Agencies' Conflict of Interest codes. Principals and key personnel of each development team are required to make such disclosures.

#### **4.7 Indemnification**

The respondent agrees, if selected, to indemnify and hold harmless the Agencies and all officers and employees of each entity from any and all liability, claims, costs (including reasonable attorneys' fees), demands, damages, expenses, and causes of action.

#### **4.8 Examination of Solicitation**

The respondent understands that the information provided herein is intended solely to assist the respondent in submittal preparation. To the best of the Agencies knowledge, the information provided is accurate. However, the Agencies do not warrant such accuracy, and any errors or omissions subsequently will not invalidate this solicitation. Further, by submitting a response to this solicitation, the respondent represents that he or she has thoroughly examined and become familiar with work required in the solicitation and is capable of performing quality work and to achieve the objectives of the Agencies.

#### **4.9 Nondiscrimination Policy**

The respondent shall not discriminate on the basis of race, gender, religion, national origin, ethnicity, sexual orientation, age, or disability in the solicitation, selection, hiring or treatment of subs, vendors, or suppliers. The respondent shall provide equal opportunity for subs to participate in subcontracting opportunities. The respondent understands and agrees that violation of this clause shall be considered a material breach of the contract and may result in contract termination, debarment, or other sanctions.

#### **4.10 Local Business and Employment**

The respondent acknowledges that the Agencies seek to promote employment and business opportunities for local residents and firms on all the Agency contracts. The respondent shall, to the extent legally possible, solicit applications for employment and proposals for subcontracts for work associated with this document from local residents and firms as opportunities occur. The respondent agrees to hire qualified local residents and firms whenever feasible.

## **5.0 APPENDICES**

### Appendix A – Site Description

Attachment A.1 – Site Map

Attachment A.2 – Submittal Selection Schedule

### Appendix B – Additional Project Documents

Attachment B.1 – Disclosure Statement

Attachment B.2 – Financial Capacity/Litigation History

Attachment B.3 – Registration of Interest Form

Attachment B.4 – Subconsultant and Vendor List

**Appendix A**  
Transit-Oriented Mixed-Use Development  
Request for Qualifications/Proposals

**Attachment A.1**  
Site Map

**SITE MAP**



Site 1—707 F Street (City-owned)  
Site 2—750 E Street (MTS-owned)

**Appendix A**  
Transit-Oriented Mixed-Use Development  
Request for Qualifications/Proposals

**Attachment A.2**  
Submittal Selection Schedule

**SUBMITTAL SELECTION SCHEDULE**

Issuance of RFQ/RFP	April 18, 2019
Pre-submittal Conference	May 29, 2019
Deadline to Submit Questions	June 19, 2019
Deadline for RFQ/RFP Submittal	July 31, 2019
<b>Semifinalists will be provided with additional information regarding date and form of proposed Project submittals</b>	
Submission of Proposals by Semifinalist	90 Days Following Notification
<b>Selected semifinalists will be informed of date of interviews with the Selection Committee</b>	

The City and MTS reserve the right to alter the above dates at any time. Appropriate and timely notification of changes will be made to registered parties.

**Appendix B**  
Transit-Oriented Mixed-Use Development  
Request for Qualifications/Proposals

**Attachment B.1**  
Disclosure Statement

**DISCLOSURE STATEMENT**

CONSULTANT'S STATEMENT OF DISCLOSURE OF CERTAIN OWNERSHIP INTERESTS ON ALL  
CONTRACTS THAT WILL REQUIRE DISCRETIONARY ACTION ON THE PART OF AGENCIES.

ALL PROPRIETARY INFORMATION CONTAINED HEREIN NOT SUBJECT TO PUBLIC  
DISCLOSURE

The following information must be disclosed:

1. List the names of all persons having a financial interest in the consultant's business.

_____	_____
_____	_____
_____	_____
_____	_____

2. If any person identified pursuant to (1) above is a corporation or partnership, list the names of all individuals owning more than 10 percent of the share sin in the corporation or owning any partnership interest in the partnership.

_____	_____
_____	_____
_____	_____
_____	_____

3. If any person identified pursuant to (1) above is a nonprofit organization or a trust, list the names of any person serving as director or the nonprofit organization or as trustee or beneficiary or trustor of the trust.

_____	_____
_____	_____
_____	_____
_____	_____

**Appendix B**  
Transit-Oriented Mixed-Use Development  
Request for Qualifications/Proposals

**Attachment B.1**  
Disclosure Statement

4. Have you transacted more than \$250 worth of business with any member of the City Council or MTS Board of Directors or its agency members within the past twelve months?

Yes \_\_\_\_\_ No \_\_\_\_\_ If yes, please indicate person(s).

_____	_____
_____	_____
_____	_____

Person as defined as: "Any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver, syndicate; this and any other group or combination acting as a unit"
--

*(Note: Attach additional sheets as necessary)*

\_\_\_\_\_  
Authorized Signature of Firm/Date

\_\_\_\_\_  
Print or type name of firm

**Appendix B**

Transit-Oriented Mixed-Use Development  
Request for Qualifications/Proposals

**Attachment B.2**

Financial Capacity/Litigation History

FINANCIAL CAPACITY/LITIGATION HISTORY

I. DEVELOPER INFORMATION

Firm Name:	
Address:	
Telephone/Fax:	
Email:	
Contact Name:	

Is the Developer a subsidiary of/or affiliated with any other Corporation(s), Joint Venture(s) or Firm(s)?

\_\_\_\_\_No \_\_\_\_\_Yes

If yes, list each such Corporation, Joint Venture or Firm by name and address. Specify its relationship to the Developer or the percentage of interest of the partners and identify the Officers and Directors or Trustees common to the Developer and such other Corporation or Firm:

Name of Corporation, Joint Venture or Firm	
Relationship to Developer	
Officers/Directors/ Trustees:	
Percentage Interest of the Partners:	



**Appendix B**

Transit-Oriented Mixed-Use Development  
Request for Qualifications/Proposals

**Attachment B.2**

Financial Capacity/Litigation History

Individual(s) authorized to negotiate, on behalf of the development entity/team and responsible for Project execution:

Name(s)	
Position:	
Telephone/Fax:	
Email:	

II. FINANCIAL CAPACITY

A. Sources and amount of cash available to developer to meet equity requirements of the proposed undertaking in bank(s):

Bank name:	
Address:	
City, State, Zip:	
Amount:	
Bank name:	
Address:	
City, State, Zip:	
Amount:	

B. By loans from affiliated or associated corporations or firms:

Name(s)	
Address:	
City, State, Zip:	
Source:	
Amount:	

**Appendix B**  
 Transit-Oriented Mixed-Use Development  
 Request for Qualifications/Proposals

**Attachment B.2**  
 Financial Capacity/Litigation History

C. Provide three bank references:

Bank name:	
Address:	
Contact Person:	
Phone Number:	
Bank name:	
Address:	
Contact Person:	
Phone Number:	
Bank name:	
Address:	
Contact Person:	
Phone Number:	

D. Provide three business references:

Company:	
Address:	
Relationship:	
Contact Person:	
Phone Number:	
Company:	
Address:	
Relationship:	
Contact Person:	
Phone Number:	
Company:	
Address:	
Relationship:	
Contact Person:	
Phone Number:	

E. Has the Developer or (if any), the parent corporation or any subsidiary or affiliated corporation of the Developer's officers or principal members,

**Appendix B**  
 Transit-Oriented Mixed-Use Development  
 Request for Qualifications/Proposals

**Attachment B.2**  
 Financial Capacity/Litigation History

shareholders or investors been involved in litigation relating to a development project either voluntary or involuntary within the past three years?

\_\_\_\_\_ No \_\_\_\_\_ Yes

If yes, provide the following:

Date:	
Location:	
Bankruptcy was filed under the following:	

F. Total amount of development work completed by developer during the last three years:

\$\_\_\_\_\_ .00

G. Projects currently in planning or development by the developer or principals of the development entity/team:

H. Does any member of the developer's corporation/partnership have any known relationship in connection with purchasing and implementing the Project with any member of the governing body of the City of MTS to which the accompanying proposal is being made or do any officer or employee of the local public agency who exercises any functions or responsibilities in connection with carrying out of the Project under which the local public agency covered by the developer's proposal is being made available?

If yes, explain:

**Appendix B**

Transit-Oriented Mixed-Use Development  
Request for Qualifications/Proposals

**Attachment B.2**

Financial Capacity/Litigation History

- I. Statements and other evidence of the developer's qualifications and financial summary are attached hereto and hereby made a part hereof as follows:

**Appendix B**

Transit-Oriented Mixed-Use Development  
Request for Qualifications/Proposals

**Attachment B.3**

Registration of Interest Form

REGISTRATION OF INTEREST FORM

Prospective respondents to this RFQ/RFP are requested to complete the following information and return the form to Kevin Pointer, at the contact information listed below. Registrants will be informed of any addenda to this RFQ/RFP or provided with any additional information of interest prior to the deadline for submission of qualifications

**SUBJECT: REQUEST FOR QUALIFICATIONS/PROPOSALS FOR DEVELOPMENT AND POTENTIAL TRANSFER OF MIXED-USE TRANSIT-ORIENTED DEVELOPMENT**

Name: \_\_\_\_\_

Firm: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Signature: \_\_\_\_\_

I/my firm plan(s) to attend the Pre-submittal Conference.

**Return this form to:**

Kevin Pointer  
Senior Economic Development Specialist  
City of Chula Vista  
276 Fourth Avenue  
Chula Vista, CA 91910  
Phone: 619-691-5248  
Email: [kpointer@chulavistaca.gov](mailto:kpointer@chulavistaca.gov)

**Appendix B**

Transit-Oriented Mixed-Use Development  
Request for Qualifications/Proposals

**Attachment B.4**

Subconsultant and Vendor List

SUBCONSULTANT AND VENDOR LIST

Submittals shall include a complete list of **all** proposed co-venture partners, subconsultants and vendors receiving more than one half of one percent (.05%) of the total investment value or \$10,000, whichever is less. Listed subconsultants and vendors must provide services in the profession, trade, or craft listed. All columns shall be filled out. **No changes to this subconsultant list will be allowed without prior written approval from the City and/or MTS.**

<b>NAME AND ADDRESS OF SUBCONSULTANTS</b>	<b>SCOPE OF WORK</b>	<b><u>ESTIMATED</u> DOLLAR AMOUNT OF CONTRACT</b>	<b>DBE, DVBE, MBE, SBE OR WBE</b>	<b>WHERE CERTIFIED</b>

*(Note: Attach additional sheets as necessary)*

*For information only.* As appropriate, respondent shall identify co-ventures, subconsultants or vendors according to the following list:

- |  |      |
|--|------|
| Certified Disadvantaged Business Enterprise    | DBE  |
| Certified Disabled Veteran Business Enterprise | DVBE |
| Certified Minority Business Enterprise         | MBE  |
| Certified Small Business Enterprise            | SBE  |
| Certified Woman Business Enterprise            | WBE  |
| Other Business Enterprise (not certified)      | OBE  |