

# CITY OF SAN DIEGO

REAL ESTATE ASSETS DEPARTMENT  
1200 Third Avenue, Suite 1700  
San Diego, CA 92101  
Fax: (619) 236-7606

## ADDENDUM A

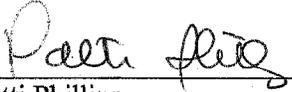
Revised Proposal Deadline Date: June 27, 2014  
at 4:00 p.m.

### NTC PARK AQUATIC CENTER – BUILDING 619 LIBERTY STATION, SAN DIEGO, CA 92106

The following changes to the specifications are hereby made effective as though they were originally issued with the Request for Proposals. Proposers are reminded that all previous requirements to this solicitation remain in full force and effect.

1. **The Proposal deadline date has been changed to June 27, 2014.**
2. Delete the original Request for Proposals cover page and replace with the attached Addendum A Request for Proposal cover page. (**NOTE:** Addendum A has been noted and Proposal Deadline date has been changed).
3. Delete the original page 3 and replace with the attached Addendum A page 3. (**NOTE:** Section B, TYPE OF PROPOSALS SOUGHT, first paragraph has been changed).
4. Delete the original page 14 and replace with the attached Addendum A page 14. (**NOTE:** Section I.1, Due Date, proposal due date has been changed).
5. Delete the original page 20 and replace with the attached Addendum A page 20. (Note: Section W., SCHEDULE OF EXHIBITS, Exhibit "I" – Acknowledgment of Receipt of Addendum/Addenda has been added).
6. Delete the original Exhibit C-1, NTC Park Aquatic Center, Scope of Work, to Exhibit "E" – Draft Concession Agreement and replace with the attached Exhibit C-1. (**NOTE:** paragraphs entitled "Swimming Pool" and "Aquatic Building" have been changed).
7. Add Addendum A, Exhibit "I" – Acknowledgment of Receipt of Addendum/Addenda to the Request for Proposals.

CITY OF SAN DIEGO REAL ESTATE ASSETS DEPARTMENT

  
Patti Phillips  
Proposal Coordinator (619) 236-6766  
May 13, 2014

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# THE CITY OF SAN DIEGO

## REQUEST FOR PROPOSALS

### ADDENDUM A



**NTC PARK AQUATIC CENTER – BUILDING 619**

**LIBERTY STATION, SAN DIEGO, CA 92106**

PROPOSAL DEADLINE: 4:00 p.m. Friday

**June 27, 2014**

LOCATION: Real Estate Assets Department

17<sup>th</sup> Floor, Civic Center Plaza

1200 Third Avenue, Suite 1700

San Diego, CA 92101

CONTACT PERSON: Patti Phillips

TELEPHONE: (619) 236-6766

**ADDENDUM A**

**May 13, 2014**

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with the approved application, through concession agreements entered into with third parties, provided prior concurrence to such agreements is obtained in writing by the Secretary of the Interior." Attached is a draft concession agreement (Exhibit "E") which has been approved by the Department of the Interior.

A. TYPE OF PROPOSALS SOUGHT

The City's Real Estate Assets Department, acting on behalf of the City's Park and Recreation Department, is seeking proposals to redevelop, operate and maintain the Property. The proposed facility would include, but not limited to, **a 50-meter pool, a 25-meter instruction pool, and a family pool with interactive water play elements (including playground features for small children)**; supporting facility and associated site improvements. It would be to each Proposer's advantage to inspect the Property. A pre-proposal inspection, as further set forth below in Section H, is scheduled for this purpose with a representative of the City's Real Estate Assets Department present to answer questions and tour the Property.

Each proposal should reflect the City's desire to have an operator who provides a high level of service to the public while operating, managing and maintaining the Property and related activities in a fiscally responsible manner.

Each Proposer in preparing his/her proposal should consider all applicable laws and available industry guidelines as applicable to historical resources, liability, public health standards, recreational operations, Americans with Disabilities Act (ADA) access, and the highest standards of maintenance of all facilities and equipment.

B. OPERATING PLAN

Proposals must include a conceptual plan for the Property, along with any proposed changes or additions to the existing facilities on the Property. Proposals shall include, at a minimum, detailed responses for the following requirements:

1. A preliminary site and floor plan showing the general location of all of the existing and any proposed capital improvements and/or major equipment on the Property, including a development schedule, a description of any demolition proposed, and a projection of development and construction costs. All uses, improvements, and demolition are subject to approval by the City.
2. A Program Plan providing a description of the planned programs and activities and/or services for the Property, including hours of operation, proposed fees and charges.
3. A proposed term of the concession agreement.
4. A financing plan.

Time: 9:00 a.m. to 10:00 a.m.

Place: Building 619 Liberty Station, San Diego, CA 92106 (at 9:00 a.m. at building entrance).

Contact: Please contact the proposal coordinator, Patti Phillips by Thursday April 24, 2014, at [pPhillips@sanidiego.gov](mailto:pPhillips@sanidiego.gov), phone (619) 236-6766; fax (619) 236-7606, if you are planning to attend.

A. PROPOSAL SUBMISSION

1. Due Date

Proposals must be received at the address listed below no later than 4:00 p.m. on Friday, **June 27, 2014**.

Proposals received after that time will not be considered.

2. Place of Delivery

All proposals should be delivered to:

City of San Diego  
Real Estate Assets Department  
1200 Third Avenue, Suite 1700  
San Diego, CA 92101  
Attn: Patti Phillips

3. Performance Deposits

All proposals **MUST** include a cashier's check or certified check in the amount of Five Thousand Dollars (\$5,000), payable to City Treasurer, as a faithful performance deposit to assure that, if the proposal is selected by the City, that the Proposer will negotiate in good faith for a concession agreement containing substantially the same terms and conditions as set out in this RFP and in the selected proposal. No personal checks will be accepted and no interest will be paid on deposits.

4. Number of Copies

Proposers are requested to submit five (5) complete copies of their proposals. All materials submitted by Proposers become the property of the City of San Diego and may not be returned, with the exception of financial information as stated below. Financial documents, upon request, will be removed from each proposal and returned to the Proposer upon completion of City's review.

W. SCHEDULE OF EXHIBITS

1. Exhibit "A" - Aerial View of the Property
2. Exhibit "B" - Photos of the Property
3. Exhibit "C" - General Development Plan Park Map Schematic
4. Exhibit "D" - Quitclaim Deed
5. Exhibit "E" - Draft Concession Agreement
6. Exhibit "F" - Work Force Report
7. Exhibit "G" - Concessionaire Questionnaire
8. Exhibit "H" - Certification
9. **Exhibit "I" - Acknowledgment of Receipt of Addendum/Addenda**

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## EXHIBIT C-1

### NTC Park Aquatic Center Scope of Work

The following general scope of work for an aquatic center within NTC Park as defined in the Concession Agreement (Project) provides the minimum items to be constructed and provided by the Concessionaire. This scope of work is not intended to be a comprehensive list of requirements, and the Concessionaire is responsible for complying with all federal, state, and local laws, rules, regulations and requirements applicable to the Project.

**Swimming Pool:** The Concessionaire shall be responsible for providing **the following three (3) swimming pools: a 50-meter pool, a 25-meter instruction pool, and a family pool with interactive water play elements (including playground features for small children)**. The swimming pool shall meet all requirements set forth in the Park and Recreation Department's Consultant's Guide to Park Design and Development (Consultant's Guide), Section 2.22.3. The Consultant's Guide can be found on the Park and Recreation Department web site at <http://www.sandiego.gov/park-and-recreation/general-info/documents/index.shtml>.

**Aquatic Building:** The Concessionaire shall be responsible for providing an aquatic building to support the swimming pools that shall, at a minimum, meet the requirements identified in the Consultant's Guide, Section 2.22.2

**Spectator Seating Area:** The Concessionaire shall be responsible for providing a swimming pool spectator seating area which, at a minimum, shall meet the requirements identified in the Consultant's Guide, Section 2.22.4.

**General Site Development Requirements:** The Concessionaire shall be responsible for providing all general site development that shall meet the requirements identified in the Consultant's Guide or as may be approved by the Park and Recreation Department. These requirements shall include, but not be limited to, landscaping, irrigation systems, site amenities, security lighting, identification signs, building standards and graffiti protection.

**Parking Requirements:** The Concessionaire shall be responsible for evaluating and determining the parking requirements related to the Project, and identify and provide on-site parking and parking alternatives. The parking alternatives may include off-site parking opportunities.

**Water Supply:** The Concessionaire shall be responsible for providing all potable water necessary for the Project. This shall include, but not be limited to, wet tap into the City's potable water system, installation of water meter(s), backflow preventer(s) and all other appurtenances associated with supplying potable water to the facility. Connections to the existing potable water system servicing NTC Park will not be allowed.

**Sanitary Sewer Connection:** The Concessionaire shall be responsible for providing all sanitary sewer connections necessary to service the Project. This shall include, but not be limited to, pumps, sewer lines and connection to the City's sanitary sewer system and all other appurtenances associated with a sanitary sewer system to serve the facility. Connections to the exiting sanitary sewer system servicing NTC Park will not be allowed.

**Electrical Supply:** The Concessionaire shall be responsible for providing all electrical service necessary for the Project. This shall include, but not be limited to, coordination with San Diego Gas and Electric, electrical transformers, panels, meters, conduit and conductors and all other appurtenances associated with supplying electrical power to the facility. Connections to the exiting electrical system servicing NTC Park will not be allowed.

**Natural Gas:** The Concessionaire shall be responsible for providing all natural gas service necessary for the Project. This shall include, but not be limited to, coordination with San Diego Gas and Electric, gas meters, gas lines, shut-off valves and all other appurtenances associated with supplying natural gas to the facility.

**Architectural Services:** The Concessionaire shall be responsible for, but not limited to, all architectural, engineering, geotechnical, environmental and landscape architectural services necessary to perform the scope of work for the Project. All plans and specifications and the development of such shall comply with all applicable federal, state and the City's laws, rules, regulations, and requirements including, but not limited to, those items identified in the Consultant's Guide.

**EXHIBIT "I" – ACKNOWLEDGMENT OF RECEIPT OF ADDENDUM/ADDENDA**

**ACKNOWLEDGMENT OF RECEIPT OF ADDENDUM/ADDENDA**

The Proposal shall contain this acknowledgment of receipt of all addenda issued for the Request for Proposals for the NTC Park Aquatic Center – Building 619, Liberty Station, San Diego, CA 92106. If an addendum or addenda has been issued by the City and not noted as being received by the Proposer, this proposal shall be rejected as being non-responsive. The following addenda have been received and are acknowledged in this proposal:

\_\_\_\_\_  
\_\_\_\_\_

IN WITNESS WHEREOF, this Acknowledgment is executed to be made as of \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
\_\_\_\_\_

BY: \_\_\_\_\_

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