



Request for Qualifications/Proposals

**FOR THE
FORMER CENTRAL LIBRARY SITE
820 E STREET, SAN DIEGO, CA 92101**

**LOCATED IN
THE EAST VILLAGE
OF
DOWNTOWN SAN DIEGO**

Distribution/Advertisement:	February 26, 2016
Site Tour	March 10, 2016, 9:30 a.m.
Pre-Submittal Meeting:	March 10, 2016, 10:30 a.m.
Deadline-Submittal of Questions:	May 12, 2016, 5:00 p.m.
RFQ/P Submittal Deadline:	May 26, 2016, 4:30p.m.

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REQUEST FOR QUALIFICATIONS/PROPOSALS
FOR THE FORMER CENTRAL LIBRARY WITHIN THE EAST VILLAGE NEIGHBORHOOD
DOWNTOWN SAN DIEGO, CALIFORNIA

Civic San Diego (CivicSD), an equal opportunity contractor, issues this Request for Qualifications/Proposals ("RFQ/P") on behalf of the City of San Diego, for the use, rehabilitation, lease, and/or development and sale of the former Central Library building ("Property").

The Property is designated as a local historic resource located on an approximately 29,163 square-foot parcel in Downtown San Diego, California. The Property is comprised of five-stories, with approximately 75,000 square-feet of useable space. The Property is located at 820 E Street, San Diego, CA.

CivicSD seeks to select a development team for the use, rehabilitation and lease and/or redevelopment and sale of the Property, which fosters and supports innovation and entrepreneurship. A primary objective for the reuse of the Property is to better leverage the region's technology research expertise and funding with investments from non-profits, public/private foundations, businesses, venture capital firms, academic institutions and other entities to commercialize innovation and support high-growth entrepreneurship in Downtown.

The City intends to enter into an Exclusive Negotiation Agreement ("ENA") with the selected development team to negotiate the terms of an agreement. The agreement will provide for the legal and financial arrangement between the City and the selected development team to ensure prompt reuse of the Property with the agreed upon program and design.

Respondents must demonstrate the experience, resources and expertise needed to design, develop and manage a successful project. Past experience with similar types of projects, will be critical in the evaluation of qualifications. Current financial capacity or access to funding sources and the ability to complete the project in a timely manner, as well as the financial and other benefits to the City, will also be important factors in determining the most qualified submittals.

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 tour of the Property, 820 E Street, San Diego, 92101 on Thursday, March 10, 2016, at 9:30 a.m. Immediately thereafter, there will be a pre-submittal meeting also at the Property, on Thursday, March 10, 2016 at 10:30 a.m. Respondents are strongly encouraged to attend. Consultants are also encouraged to attend and network with prospective developers.

The deadline to deliver a submittal is **4:30 pm, May 26, 2016**. RFQ/P text and attachments can be downloaded from CivicSD's website at <http://www.civicsd.com>, then click "RFPs and RFQs" under "Economic Development" tab; or the RFQ/P can be picked up at CivicSD (401 B Street, Suite 400, San Diego, CA 92101). For questions, please contact Sherry Brooks, Associate Project Manager at (619)533-7190 or by e-mail: brooks@civicsd.com.

Incomplete submittals, incorrect information, or late submittals shall be cause for disqualification. Copies received by e-mail and/or fax shall not be deemed as received.

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1.0 INTRODUCTION

1.1 Overview of Request for Qualifications/Proposals

This Request for Qualifications/Proposals (“RFQ/P”) is composed of the following parts:

Each individual or entity making a submittal in response to this RFQ/P (each, a “Respondent”) is advised to review the entire RFQ/P before preparing a submittal.

Introduction (Section 1.0)

This section introduces information about CivicSD, including a brief history of the corporation. It also provides relevant background information on the subject site and market area, and introduces the purpose of this RFQ/P. Pertinent details, rules and regulations follow in subsequent sections and appendices.

Submittal Schedule, Requirements and Process (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 selected.

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 RFQ/P

Civic San Diego (“CivicSD”), previously Centre City Development Corporation (CCDC), is a non-profit public benefit corporation created by the City of San Diego (“City”) in 1975 to implement Downtown redevelopment activities. CivicSD’s role was revised by the City in 2012 and includes managing the City’s portfolio of former redevelopment properties and projects within the fourteen (14) former redevelopment project areas, pursuant to a consulting agreement with the City, and to perform a wide range of services and activities

affecting Downtown development. These activities include long range planning, zoning administration, entitlements and other permit approval processing, public works, management of the Downtown Parking District, and property disposition. CivicSD works closely with the City and qualified developers, property owners and public agencies concerning rehabilitation projects, new construction and public improvements.

CivicSD is representing the City in the reuse of the former Central Library site ("Property"). The City vacated the Property in September 2013, upon the completion of the New Central Library at 11th Avenue, J Street and Park Boulevard.

CivicSD and the City seek to select a development team for the reuse and/or development of the Property to foster innovation and entrepreneurship from: technology-driven industries; private entrepreneurs; arts, cultural, and performing arts organizations and academic institutions of higher learning.

A primary objective for the Property is to better leverage the region's technology research expertise and funding with investments from non-profits, public/private foundations, businesses, venture capital firms, academic institutions and other entities to commercialize innovation and support high-growth entrepreneurship in Downtown in the following manner:

1. Provide resources for entrepreneurs (mentoring, finance, marketing, etc.);
2. Advance the region's technology and innovation infrastructure (e.g. incubator/accelerator space, connectivity, etc.);
3. Develop linkages with the local business environment, training organizations, and financial sources;
4. Stimulate arts and culture initiatives that will contribute to an environment of creativity and innovation and establish arts and cultural industries as a key element of economic growth;
5. Provide training programs for supportive industries that employ highly-educated workers, such as advanced business services; and
6. Foster market-focused innovation, nurture startup companies to drive job creation.

CivicSD seeks entrepreneurial proposals that provide uses that support or incorporate the local technology/innovation economy, such as:

- Technology/Innovation
- Computer Engineering/Computer Science
- Software/hardware development
- Website/content development
- Life sciences/Biotechnology
- Photonics
- Cyber security
- Telecommunications
- Design
- Engineering
- Technology/Start up incubator
- Technology/accelerator
- Arts and culture that contribute to an innovation economy
- Co-working space
- Fabrication laboratories

CivcSD issued a Request for Ideas (“RFI”) for the reuse of the Property in May 2015. The goal of the RFI was to identify entrepreneurial ideas including initiatives supporting the technology/innovation economy in Downtown. Summaries of the five ideas submitted are included as Appendix A, Attachment A.2.

CivicSD is issuing this RFQ/P from development teams for the opportunity to enter into a lease agreement with the City for the reuse, management and operation of the Property, or a disposition and development agreement (“DDA”) for the sale and prompt development of the property. Respondents must demonstrate the experience, resources and expertise needed to develop, implement, manage and operate a successful reuse of the Property.

Respondent’s submittals are required to meet all of the submittal requirements, including, but not limited to, fully developed project concepts, preliminary scope of improvements and alterations necessary to fully implement the proposed project concept, preliminary design drawings, lists of proposed uses and tenants, an initial framework outlining community benefits, legal structure of the development team, financing strategies and further detailed evidence of financing capacity and capability, including a project pro-forma.

The City intends to select a development team and enter into an Exclusive Negotiation Agreement (“ENA”) to attempt to negotiate the terms of a future lease or DDA. The anticipated future lease or disposition and development agreement is anticipated to provide for the re-use of the Property and the legal and financial arrangement between the City and the selected development team to ensure prompt development of the Property with the agreed upon improvements and uses. This RFQ/P, any future ENA and any future lease or disposition and development agreement are or will be subject to the applicable provisions of the City of San Diego Charter, the San Diego Municipal Code, and City Council Policies.

1.3 Background

San Diego – A National High-Tech Hub & Regional Superpower



San Diego is a leader in cutting edge innovation and technology industries and is recognized as one of the foremost high-tech hubs in the United States. The diversity and strength of the regional San Diego economy continue to place its ranking among the top capital and real estate investment markets in the country. The San Diego region is home to more than 500 life sciences firms, the highest concentration of Navy and Marine Corps facilities in the United States, including the U.S. Navy’s Third Fleet headquarters, Space and Naval Warfare

Systems Command (SPAWAR), dozens of defense contractors, world-class universities and research institutes, and a thriving population in excess of three million. Independent studies indicate that San Diego is one of the top ten cities in the country positioned for job growth through 2025, with many technology-based jobs being created by emerging high-tech companies in the region.

Top industries for employment and future growth within the region include tourism, defense, biosciences, environmental sciences, healthcare, telecommunications, software, manufacturing, agriculture, transportation, and international trade. San Diego's businesses are bolstered by one of the top workforces in the country, boasting the highest number of college graduates and doctoral degrees per capita of any city.



More than 32 million tourists arrive in San Diego each year, visiting its many world-class attractions: the San Diego Zoo and Safari Park, SeaWorld, Legoland, more than 70 miles of beaches and coastline, the historic Gaslamp Quarter, Balboa Park, local mountains and many other features of natural beauty. More



than 250,000 cruise ship passengers pass through the Port of San Diego each year, bringing \$155 million into the local economy. The proximity of the San Diego International Airport to Downtown, businesses and major attractions also makes San Diego one of the most convenient cities to visit, whether for work or play.

Downtown – A Thriving Community

Downtown San Diego is evolving into one of the most exciting urban districts anywhere. Poised between sparkling San Diego Bay and Balboa Park, the largest cultural park in the country, and possessing a balmy Mediterranean climate, Downtown is ideally positioned as the regional economic, residential and cultural center. Downtown has experienced a renaissance following significant redevelopment efforts that began with the construction of the Horton Plaza retail center, the rehabilitation of the Gaslamp Quarter National Historic District in the 1980s and the construction of the San Diego Convention Center phases in 1989 and 2001. The continued success is evident in the vitality and energy of the area's streets, its emergence as a shopping and entertainment destination, and its booming residential growth. The current residential population is more



than 37,000. The Downtown population is projected to increase to more than 55,000 by 2020 and 90,000 by 2030.

Inviting cultural attractions including museums, galleries, theaters, the opera and symphony are found throughout the Downtown neighborhoods. Its position as a business, cultural and civic center is bolstered by major facilities such as the San Diego Convention Center and PETCO Park (home of Major League Baseball's San Diego Padres), which draw millions of visitors each year and have spurred numerous hotel, commercial and service developments that support them. Recently, Downtown's waterfront has re-emerged as the focal point for future growth, with projects such as the North Embarcadero Visionary Plan, Lane Field and the Cruise Ship Terminal, Navy Broadway Complex, Old Police Headquarters and Ruocco Park, Hilton Convention Center Hotel and the Harbor Drive Pedestrian Bridge significantly improving Downtown's connection with San Diego Bay for area residents and visitors.

The world-class San Diego Convention Center is one of North America's leading convention facilities and the epicenter of San Diego's successful convention and meeting industry. The facility continues to break annual attendance records and in fiscal year 2015, hosted 172 events (70 conventions/trade shows) and attracted 808,400 attendees. The convention center supports approximately 12,500 region wide jobs. The proposed Phase 3 expansion would add 225,000 square feet of exhibit space, 101,000 square feet of meeting rooms, an 80,000 square foot ballroom, and 6,900 new, permanent jobs.



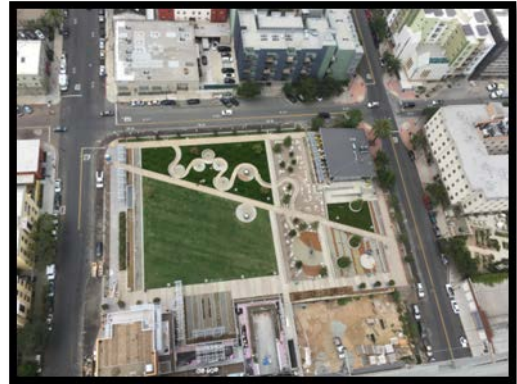
East Village – Ballpark District Comes to Life

The East Village is Downtown's largest neighborhood, consisting of 325 acres. East Village will experience the greatest development and population growth of any Downtown neighborhood in coming years. As it transforms over the next 20 years, the East Village will maintain an eclectic character and support a wide range of interests, including: entertainment at PETCO Park; events at the new Central Library; academic endeavors at Thomas Jefferson School of Law, San Diego City College, the New School of Architecture, San Diego Fashion Institute, and two high schools; as well as a mix of unique retail establishments.

Fault Line Park opened in August 2015, as part of a larger mixed-use development called "Pinnacle on the Park," which was the result of a public/private partnership. The project will ultimately include over 950 new homes, including 72 affordable units, in two high-rise towers, street level commercial



and retail space, underground parking, a stand-alone commercial structure and public restrooms. The first residential tower also opened in August 2015. The new park covers approximately 1.2 acres and includes seating, shade trees, play areas for children, a multi-purpose lawn area, an intimate garden area and public art. The park is located at 14th Street and Island Avenue in East Village. A restaurant/café constructed as part of the private development overlooks the park. The park's public art installation called "Fault Whisper" designed by Po Shu Wang, features two stainless steel spheres on opposite sides of the Rose Canyon Fault line that runs through the park. www.sandiego.gov/arts-culture/publicart/civcart/faultwhisper .



Additional parks are planned throughout East Village in the future. A General Development Plan has been approved for the design at the East Village Green, a 4.1 acre park, located between 13th, 15th, F and G Streets. The first phase, almost two acres in size, is slated to open in 2018 and includes a community center, children's play area, off-leash dog areas, food vendors, and underground parking. A master plan is underway for the 14th Street Promenade, an 11-block long linear park/ pedestrian promenade creating a pleasant pedestrian north/south linkage to connect the City College campus and two future parks on its route south to the Barrio Logan neighborhood.

Other private activities contributing to the evolution of the East Village include the proposed San Diego Makers Quarter (www.makersquarter.com), a \$900 million master plan in Downtown's upper East Village in the heart of the 20-block "I.D.E.A. District" where its self-styled "makers" hope to concentrate innovation, design, education and arts companies and organizations <http://ideadistrictsd.com/vision-document/> .

New projects, both residential and commercial, are spreading throughout the East Village, making it the most dynamic district in Downtown. Recent large and small-scale residential developments in the Ballpark District and the rest of the East Village are creating an urban neighborhood that provides many housing options for a wide range of lifestyles and incomes. These projects make it possible for residents to experience the excitement and convenience of Downtown living. Projects vary in style and function and reinforce the area's transition to a vital neighborhood. Additional details on new or soon-to-be completed projects Downtown can be found on the CivicSD webpage <http://www.civicsd.com/>.

1.4 Property Description

The Property contains a five-story building consisting of approximately 144,600 gross square feet with approximately 75,000 square feet of useable space above grade. The Property is a designated local historic site located on an approximately 29,160 square foot parcel. The Property site is assigned Assessor's Parcel No. 534-323-02 and is

located at 820 E Street in the East Village neighborhood of Downtown. The City relocated library services from the Property to the new innovative technology-rich Central Library located at 11th Avenue, J Street and Park Boulevard.

The building has 3 floors above grade. The ground and second floors cover the full site; the third floor is smaller. The building has two windowless basement levels, with low ceiling heights due to hanging pipes, ducts, and sprinkler heads. This low height may preclude uses of the basement other than for utilities, maintenance, and storage. The building lacks fire sprinklers on the upper three (3) floors.

Due to the age of the building, it is likely that asbestos is present in the building, including, but not limited to:

1. Spray-on ceiling texture;
2. Plumbing distribution system; and
3. Floor tiles.

Additional information on the Property, including as built drawings, and a 2014 Facility Condition Assessment Report can be found on the CivicSD website at <http://www.civicsd.com> (click on “Economic Development” and “RFPs & RFQs”).

1.5 Land Use Information

The Downtown Community Plan (“DCP”) places the Property in a Neighborhood Mixed-Use Center (“NC”) within the Northwest sub-district of the East Village. Under the DCP, the goals of Neighborhood Mixed Use Centers include:

1. Promote walkability by providing amenities in proximity to every Downtown worker, resident and linking neighborhood centers to green streets.
2. Street level uses reinforcing Neighborhood Center streets.

The NC Land Use Designation requires a minimum of 40% of the ground floor street frontage to contain active commercial uses. Additional active commercial uses are required as follows:

1. 8th Avenue – Main Street Overlay requires a minimum of 80% frontage devoted to active commercial uses; and
2. E Street – Commercial Street Overlay requires a minimum of 60% frontage devoted to active commercial uses.

It should be noted that non-active commercial or residential uses may be proposed in historic buildings through a Conditional Use Permit, if it is found consistent with the goals and policies of the Downtown Community Plan.

The DCP envisions that, as this Neighborhood Center develops, the southern edge which includes the Post Office and the Property, will become a culturally-oriented node.

1.6 Historical Resource Information

The Property has been designated as a local historic resource by the City of San Diego Historical Resources Board. The building, constructed in 1954, is significant for its association with and contributions to the civic and cultural history of San Diego. The designation includes the Property and exterior of the building, including the terrazzo sidewalk with the City Seal in front of the building entrance.

The historical resource shall be preserved, restored, rehabilitated, reconstructed, or maintained in its original historical appearance. All proposals that may result in the alteration of an historical resource, or any site containing a structure over 45 years in age, shall be reviewed in accordance with the San Diego Municipal Code.

The 2003 Historic Resources Report can be found on the CivicSD website at <http://www.civicsd.com> (click on “Economic Development” and “RFPs & RFQs”).

1.7 City’s Financial Objectives

The City anticipates that all aspects of the reuse of the Property will be the responsibility of the selected Respondent under a negotiated future lease or disposition and development agreement with the City. The City expects that the Respondent will be solely responsible for the total cost and expense of developing the project, preparing the Property for any such use, and the operation and management of the project.

In the case of a lease proposal, the City anticipates the receipt of market value rent and other lease terms in accordance with City of San Diego “Council Policy 700-10 Disposition of City Owned Real Property,” which can be found on the City’s website at http://docs.sandiego.gov/councilpolicies/cpd_700-10.pdf. Discounts will not be negotiated, unless an extraordinary need or circumstance is recognized by a City Council Resolution setting forth the amount of the discount and the justification of the discount in accordance with the Council policy.

In the case of a development and purchase proposal, the City anticipates optimizing the land sale price based on an appraisal reflecting current market value and other sale terms in accordance with City of San Diego “Council Policy 700-10 Disposition of City Owned Real Property,” which can be found on the City’s website at http://docs.sandiego.gov/councilpolicies/cpd_700-10.pdf.

1.8 Terms

The City anticipates potential responses may propose repurposing the existing building on the Property. One of the City’s goals includes the immediate reuse of the facility. A lease for a term of 10-20 years will be considered, without expansion or complete redevelopment. However, based upon the cost to customize the space for the needs of a particular tenant, a longer term may be considered to allow for an appropriate

amortization of an unusually significant financial investment by the Respondent. The facility is offered in an “as is” condition. The City does not anticipate making any capital improvements or tenant improvements to the building or providing for any furniture, fixtures or equipment. Any future agreement for the lease or sale of the Property must be approved by the City Council, unless otherwise provided by City Council Policy.

Should an expansion or redevelopment of the Property be proposed, the sale or long term ground lease of the site will be analyzed and negotiated during the exclusive negotiation period. Any potential redevelopment of the Property is required to be in compliance with all applicable City policies and regulations, including those related to the historical designation of the Property.

2.0 SUBMITTAL SCHEDULE, REQUIREMENTS AND PROCESS

2.1 RFQ/P Schedule

The solicitation, receipt and evaluation of RFQ/P submittals, and the process for selecting a development team/project proposal, are anticipated to observe the following time frame.

Milestone	Date
Issue RFQ/P	February 26, 2016
Pre-proposal Inspection of the Property	March 10, 2016
Pre-submittal Meeting	March 10, 2016
Deadline for Submittal of Questions	May 12, 2016
RFQ/P Responses Due	May 26, 2016
Selection Panel Review, and Interviews, if any	June/July, 2016
CivicSD Committee recommendation	August/September, 2016
CivicSD Board recommendation to City	TBD
City Council consideration of Exclusive Negotiation Agreement	TBD
City Council consideration of lease or Disposition and Development Agreement	TBD

A **pre-proposal inspection** of the Property will be held on Thursday, March 10, 2016, 9:30 a.m. at 820 E Street to give all prospective Respondents and consultants an opportunity to view the Property. It is strongly suggested that all prospective Respondents attend the pre-proposal inspection, and if attending, wear comfortable walking shoes. While attendance is not mandatory, it is the sole responsibility of Respondents to understand the scope of work necessary to implement their proposed projects prior to delivering a submittal in response to this RFQ/P.

Immediately after the pre-proposal inspection, CivicSD will hold a **pre-submittal meeting**, also at the Property, on Thursday, March 10, 2016, at 10:30 a.m., for development teams and any of their partners, consultants and team members and will provide an opportunity for all to ask questions and hear responses at one setting. At this meeting development teams may ask questions or request clarification regarding the RFQ/P content, process, submittal requirements, selection criteria, project goals and objectives, etc.

All questions thereafter must be submitted by 5:00 p.m. on May 12, 2016, via electronic mail to Sherry Brooks at brooks@civicsd.com. Inquiries must contain the phrase "Former Central Library RFQ/P" in the subject line.

CivicSD and the City reserve the right to alter the above dates at any time. Addenda and responses to questions regarding this RFQ/P will be posted on CivicSD's website at <http://www.civicsd.com> (click on "Economic Development" and "RFPs & RFQs"). It shall be the Respondent's responsibility to check the website daily, up to the final submittal date, for any possible addenda and responses to questions regarding this RFQ/P.

Prospective Respondents to this RFQ/P are requested to complete the Registration of Interest Form (Attachment C.3) and return the form to CivicSD to brooks@civicsd.com prior to the pre-submittal conference.

2.2 Submittal Requirements

This section contains instructions on how to prepare and deliver a submittal in response to this RFQ/P. Questions arising during preparation of a submittal shall be addressed only to the designated Project Manager, identified below.

A concise, professional and complete submittal to this RFQ/P will help CivicSD and the Selection Committee identify the most qualified Respondent and will be indicative of the level of the Respondent's commitment to the desired project. Any team selected to participate with the City will need to meet all applicable City, local, state and federal requirements.

Any Respondent selected must demonstrate the experience, resources and expertise needed to design, develop and manage a successful project. Past development experience, especially with similar projects, will be critical in evaluating the RFQ/P submittals. 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/P submittals.

Respondents 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 shown below.

Respondents must include the following information in a brief and concise format. CivicSD and the City reserve the right to request additional information during the evaluation of RFQ/P submittals and to reject any or all submittals. Each submittal must be divided into sections and labeled according to the headings listed below:

Deliver RFQ/P submittals (marked or entitled "Former Central Library RFQ/P") and direct inquiries to the "Project Manager," as follows:

Sherry Brooks, Associate Project Manager
Civic San Diego
401 B Street, Suite 400
San Diego, CA 92101
E-mail: brooks@civicsd.com

Except as noted immediately below, each Respondent shall deliver one unbound original hard copy, ten (10) hard copies, and one (1) "high quality" digital PDF file (on CD, flash drive or such other current electronic medium) of its submittal in response to this RFQ/P to the Project Manager, no later than **May 26, 2016 by 4:30 p.m.**

2.3 Respondent's Financial Capacity and Capability Document Submittal

Documents submitted as evidence of "Respondent Financial Capacity and Capability" should **not** be included in the hard copy submittal or in the digital PDF file on CD or flash drive, but should be submitted separately in unbound, hard copy format in a sealed envelope marked "Former Central Library RFQ/P-Financial Capacity & Capability" ("Financial Capacity & Capability Envelope"). The sealed Financial Capacity & Capability Envelope **must** also contain a self-addressed, stamped envelope to provide for the return of the documents. The sealed Financial Capacity and Capability Envelope should be delivered no later than **May 26, 2016, by 4:30 p.m.**, directly to:

Keyser Marston Associates, Inc.
Attention: Paul Marra
555 West Beech St., Suite 460
San Diego, California 92101

Keyser Marston Associates, Inc., will review the documents submitted in the sealed Financial Capacity & Capability Envelope, evaluate whether all requested documents have been provided, and provide an oral summary of the contents of the documentation to the Selection Panel (defined in Section 3.0) during the evaluation/selection process. All documents submitted as evidence of Respondent Financial Capacity & Capability will be treated as confidential as allowed by law and returned in the self-addressed envelope prior to selection of a recommended Respondent for the lease or sale of the Property. Failure to follow these instructions may result in rejection of the proposal and/or in the records becoming open to public inspection pursuant to Section 4.3 Public Disclosure.

2.4 RFQ/P Submittal Content and Organization

A. Cover

The submittal cover shall identify the Property and include the name of the Respondent, address, telephone number and email address of the principal contact.

B. Table of Contents

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

C. Cover Letter

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

"This submittal is for the former Central Library"

Additional cover letter information:

1. State in boldfaced font **the proposed lease or sale and development terms and proposed rent payment or sale price for the Property.**
2. Identify the development team's primary contact responsible for all queries made during the intake and processing of the submittal (include address, e-mail address and telephone number).
3. Identify the location of the office(s) housing individuals assigned to provide services.
4. If proposing joint venture partners and sub-consultants, include company name(s), the types of services to be provided by each, and the primary contact for each.

D. Project Description

Provide a concise written description of the project proposal (3 page maximum), including:

1. General description of the vision and proposed project for the Property;
2. Breakdown of the project components;
3. Rehabilitation plan;
4. Changes or additions to the existing building;
5. Financial structure of proposed project;
6. Operational benefits to the City;
7. Types of commercial and retail uses envisioned for the project;
8. Conceptual details of any public amenities, and/or public art; and
9. Project components supporting the technology/innovation economy.

All information provided in the Project Description must be consistent with the Pro Forma requirement listed under Section 2.4, J - Project Pro Forma.

E. Respondent Team

Identify the "Respondent Team," including an organization chart of the Respondent Team containing the names of all key personnel, joint venture partners, and design, rehabilitation, leasing, and operations team, with titles and their specific task assignments for this project.

This section must also detail the overall financial and legal relationships between the members of the Respondent Team, any investors or banking partners and other public funding agencies during the life of the project.

F. Project-Related Experience

This section shall include examples of the Respondent Team's experience in the past ten (10) years specifically related to the project proposal, including renovation, repurposing and/or restoration of historic structures, developing, leasing and managing commercial space and retail space to support technology, innovation and entrepreneurship. Examples shall be listed chronologically noting the completion date for each. For each listing, include the project manager's name.

G. Project Personnel

This section shall identify the contact person(s) with primary responsibility for the negotiations with CivicSD, management of the design, development and construction of improvements and alterations to the Property, leasing, operations, the personnel proposed to work on the project, and any joint venture partners and sub-consultants. The persons listed will be considered committed to the project and no substitutions will be allowed without prior approval by CivicSD.

H. Respondent's Financial Capacity and Capability

In order to evidence access to equity capital and financing resources to carry out the proposed project, each Respondent is to provide in a separate submittal (marked "Confidential Financial Capacity/Capability"), two sets (not bound or stapled) of the information indicated below for each financially responsible partner(s) that is (are) part of the Respondent Team. **Documents submitted as evidence of Respondent's Financial Capacity and Capability** should be submitted in accordance with above Section 2.3 Respondent's Financial Capacity and Capability Document Submittal.

Respondent must clearly designate those financial submittals which Respondent in good faith determines to be a trade secret or confidential proprietary information that the Respondent claims is protected from disclosure under applicable law. To the extent permitted by law, CivicSD will attempt to maintain the confidentiality of such financial submittals. However, such confidentiality cannot be assured.

The submittals must include the requested information listed below, as well as completion of Appendix C - Attachments C.1 and C.2.

1. **Financial Statements:** Submit audited financial statements for the past two years of each financially responsible partner(s) of the Respondent, including statement of changes in financial position and statements of any parent organizations and any materially relevant subsidiary units, see Submittal Requirements in Section 2.2. If audited financial statements are not available, submit Independent Accountant's Review Reports prepared by a Certified Public Accountant (CPA) wherein the CPA confirms that they have reviewed the financial statement and found no material modifications that should be made to the statement in order for the statement to be in conformity with accounting principles generally accepted in the U.S.
2. **Real Estate Portfolio:** For each financially responsible partner(s) of the Respondent Team, submit a summary of the partner's current real estate portfolio, listing the following for each project: project name, type, location (city, state), project size (rentable/saleable area), date completed, value,

debt, role (developer, operator, property manager, etc.), ownership interest, and occupancy rate. Identify the amount of the financially responsible partner(s)' recourse debt, any non-performing loans, and the amount of guarantees and/or contingent liabilities. Note if any of the projects have negative cash flow.

3. **History of Financing Commitments:** For each financially responsible partner(s) of the Respondent Team, submit a ten-year history in obtaining financing commitments, detailing type of project, dates of commitment, financing source, amounts committed, etc.
4. **Pipeline Projects:** For each financially responsible partner(s) of the Respondent Team, list and describe all projects in the pipeline including status, development budget and schedule and financial commitment required of Respondent, a detailed description of the project financing methods, sources and amounts. Indicate any working relationship on other projects with members of the Respondent Team for the proposed project.
5. **Availability of Sources of Debt and Capital:** Identify specific sources of debt/equity capital for financing the proposed project. Include relationship(s) to the Respondent (outside lender, parent company, etc.) and contact information for each source.

Provide letters of intent or a written statement from each financing source that the equity and/or mortgage capital is available or will be made available for funding the proposed project, and that the proposed project is consistent with the source's investment criteria for a project of this type and size. In lieu of letters of intent for the proposed project, Respondent may submit written statements from their financing source(s) describing past projects which the source has financed for the Respondent. Such written statements shall detail the amount of capital, the size of the proposed project and any other pertinent information that will assist CivicSD and the City in determining the availability of equity or mortgage capital to fund the proposed project.

I. Rehabilitation and Alteration Improvement Plans / Development Design Concept Drawings

1. Rehabilitation proposals: submit a project data sheet, a site plan and a floor plan for each level, showing the general location of all of the existing improvements, proposed alterations, improvements and/or major equipment that will be removed, relocated, installed or replaced. Include a minimum of two cross sections through the most informative portions of the site, indicating all major elements and vertical dimensions. If changes are proposed to the exterior of the building, include color elevations of each façade. Drawings do not need to be detailed construction drawings, but

should be drawings to a consistent scale in sufficient detail to clearly show the types, dimensions and locations of all proposed uses, improvements, alterations and facilities.

2. Development proposals: Submit a project data sheet, site plan and a floor plan for each level (identical floors may be represented by a single sheet) and roof, showing the general location of all proposed improvements. Ground floor must show entries, windows, driveway entrances, loading dock, urban open space areas, sidewalks and street trees. Include color elevations and a minimum of two cross sections through the most informative portions, indicating all major elements and vertical dimensions. All drawings must clearly depict any and all changes to the facades of the existing historic building. Drawings do not need to be detailed construction drawings, but should be drawings to a consistent scale in sufficient detail to clearly show the types, dimensions and locations of all proposed uses, improvements, alterations and facilities.
 3. All drawings are to be to scale, clear line work (hard line strongly preferred), with all dimensions, materials and other notes clearly legible at 11x17 inch sheet size. All drawings should be clear and fully legible if copied black and white.
- J. Project Pro Forma
Provide a Project Pro Forma, including a breakdown of all the project components, costs for each component, proposed lease rate and/or purchase price, operating expenses, income, net operating income, and financing sources and uses.
- K. Proposed Terms
1. Lease: Provide the proposed term of the lease and the justification therefore based on capital investment in equipment, facilities, as well as community benefits for potential public use of the Property, if any.
 2. Purchase: If proposing development and purchase of the Property, provide the proposed terms of sale and proposed purchase price for the Property.
- L. Proposed Rent
If proposing leasing of the Property, propose a base rent as a guaranteed minimum annual rent, and a percentage rent, and provide a list of rent percentages by category for the proposed term, and the initial minimum annual rent.
- M. Management and Operation of the Project & Property
Provide a description of how the proposed project will be implemented and describe both strategic direction and day-to-day management and

operation in accordance with the proposed project. Specific tasks to include:

1. Oversight of the project, including, but not limited to, conception, execution, launch, and day-to-day management of operations;
2. Strategic planning;
3. Financial management, including sourcing and maintaining funding for the project; and
4. Marketing and outreach.

N. Project Timeline

Submit a detailed timeline for project development and execution, as well as expected duration of the project.

O. Proposed Tenants

Provide a list of proposed tenants; include any commitments or letters of intent from proposed tenants.

P. Schedule

Provide a schedule of performance starting at the approval of the proposed lease or disposition and development agreement, and through completion of construction, including 100% construction drawings; building permit issuance; construction loan; and completion of construction.

Q. Equal Opportunity Strategy

Carefully read the documents included in Appendix B. CivicSD and the City 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 CivicSD or the City, are an equal opportunity business and employer. CivicSD and the City endeavor to do business with firms sharing CivicSD and the City's commitment to equal opportunity and will not do business with any firm that discriminates. Persons and businesses doing business with CivicSD and the City shall take positive steps toward diversifying and expanding their sub-consulting and subcontracting solicitation base and offering opportunities to all eligible persons or businesses. Complete and submit the following forms from Appendix B:

Attachment B.3 – Equal Opportunity Agreement
Attachment B.6 – Work Force Report

3.0 SELECTION PROCESS AND EVALUATION CRITERIA

CivicSD will form a “Selection Panel” of stakeholders to review submittals in response to this RFQ/P and make a selection recommendation to the CivicSD Board of Directors, which will in turn consider recommending a proposal to the City Council.

The evaluation criteria shall include, but not be limited to, the following pertinent factors:

1. The responsiveness to this RFQ/P;
2. Relevant professional experience and qualifications;
3. Proposals supporting the technology/innovation economy;
4. Uses and community components consistent with the goals and visions of the Downtown Community Plan and the Centre City Planned District Ordinance;
5. Financial capability and financial structure;
6. Overall project feasibility;
7. Rent/purchase offer and overall financial benefit of the proposal to the City;
8. Proposed scope of building rehabilitation or development improvements;
9. Commitments from potential tenants;
10. Availability of sources of debt and capital;
11. Commitment to Equal Opportunity;
12. Quality and type of public benefits to be realized from the proposal; and
13. The proposal contributes to the revitalization of the surrounding neighborhood.

Each submittal will be evaluated on its own merit and in comparison to the other submittals received.

Upon receipt of the submittals in response to this RFQ/P, CivicSD staff, together with the Selection Panel, and with assistance from retained professional consultants, will review the submittals and may shortlist one or more Respondents. Interviews may or may not be held with any RFQ/P shortlisted or selected Respondents, at the discretion of CivicSD staff and the Selection Panel. If interviews are held, CivicSD will provide at least ten (10) days’ notice for interview preparation.

Upon completion of the submittal review and interviews, if any, the Selection Panel will evaluate the Respondents on the content of the submittals and interviews, if any, based upon the criteria outlined above. CivicSD staff will draft a report summarizing the Selection Panel’s findings and present a recommendation of final Respondent selection to the CivicSD Board.

The Respondent’s team recommended by the Selection Panel shall present its proposed project to the CivicSD Board. The CivicSD Board shall decide, in its sole discretion, whether to recommend selection of a Respondent and entry into an ENA with the selected Respondent to the City Council. Any decisions or actions regarding the ultimate Respondent selection and entry into an ENA shall be at the sole and absolute discretion of the City Council. The City Council may decide, in its sole and absolute discretion, to reject the recommended Respondent and/or to not authorize entry into an ENA with the recommended Respondent.

If the City Council approves the recommended Respondent and authorizes the entry into an ENA with that Respondent, the City will then enter into an ENA with the selected Respondent and attempt to negotiate the agreement terms for the legal and financial arrangement between the City and the selected Respondent for development and implementation of the proposed project. The ENA process will be managed by CivicSD.

If project objectives are not fulfilled at any stage of the selection process, the City may elect not to enter into an ENA or other agreement with any of the Respondents.

4.0 DECLARATIONS AND ADDITIONAL INFORMATION

4.1 CivicSD and City Rights Pertinent to this RFQ/P

CivicSD and the City reserve the right to reject all submittals for any legally permissible reason, without indicating the reasons for rejection.

CivicSD and the City reserve the right to amend this RFQ/P by addendum. CivicSD and the City are bound only by what is expressly stated in this RFQ/P and any authorized written addenda thereto. Addenda will be posted on CivicSD's website at <http://www.civicsd.com> (click on "Economic Development" and "RFPs & RFQs"). It shall be the Respondent's responsibility to check the website daily, up to the final submittal date, for any possible addenda.

CivicSD and the City accept no financial responsibility for any costs incurred by the Respondent during the selection process. All submittals become the property of CivicSD and the City when submitted and may be used in any way deemed appropriate by either of them.

CivicSD and the City shall not be responsible to pay any broker fees or commissions associated with leasing or sale of the Property.

Submittals will be considered valid for 120 days after the submittal deadline.

4.2 Withdrawal of RFQ/P

CivicSD and the City reserve the right to withdraw this RFQ/P at any time, without prior notice, and make no representation that any agreement will be awarded to or entered into with any Respondent. Additionally, CivicSD and the City expressly reserve the right to postpone opening submittals responding to this RFQ/P for their own convenience and/or to waive any informality or irregularity in the submittals received.

4.3 Public Disclosure

The Respondent understands that as a general rule all documents received by CivicSD are considered public records. Therefore all submittals shall be made available for public inspection according to applicable disclosure rules and regulations. If the Respondent considers his or her submittal as proprietary and/or otherwise exempt from disclosure he or she must submit a written request for a determination of whether the documents can be withheld from public disclosure no later than 15 days prior to the due date of the submittal. CivicSD and City legal counsel will make a determination of confidentiality. If a determination is not obtained prior to the submittal deadline, all document(s) shall be subject to public disclosure.

4.4 Confidential RFQ/P

CivicSD and the City will not share the details of individual submittals to this RFQ/P with competing Respondents during the selection process to the extent permitted by law. After a Respondent is recommended to the City Council, following completion of the selection process under this RFQ/P, all submittals become public information (except portions otherwise deemed confidential, as noted in Section 4.3). Respondent agrees not to publicly disclose any element of a proposal it submits in response to this RFQ/P by posting the proposal on its website, publicly handing out copies of its proposal or otherwise, until after the selection committee has recommended a proposal to the City Council or recommended that no proposal be considered by the City Council, in order to maintain the integrity of the proposal review and recommendation process.

4.5 News Releases/Public Comment

The Respondent agrees that, if selected, Respondent will submit to CivicSD and the City, for prior review and approval, all news releases and other public comment pertaining to this RFQ/P and/or subsequent agreement(s). All news releases will be submitted in writing to the Project Manager. No news releases or public comment pertaining to this RFQ/P, the proposals and Responses, and/or subsequent agreement(s) shall be released or made public without the prior approval of CivicSD and the City.

4.6 Conflict of Interest/Financial Disclosure

The Respondent agrees, if selected, to comply with the City's and CivicSD's Conflict of Interest Code, including, but not limited to, City Charter section 225. Principals and key personnel of each Respondent Team are required to make conflict of interest disclosures.

4.7 Indemnification

The Respondent agrees, if selected, to indemnify and hold harmless CivicSD, the City and all elected officials, officers, employees, agents and volunteers of each entity from and against any and all liability, claims, loss, costs (including reasonable attorneys' fees), demands, damages, expenses, and causes of action arising from or relating to this RFQ/P and/or the Respondent's project.

4.8 Examination of RFQ/P

The Respondent understands that the information provided in this RFQ/P is intended solely to assist the Respondent in submittal preparation. To the best knowledge of CivicSD and the City, the information provided in this RFQ/P is accurate. However, neither CivicSD nor the City warrants the accuracy of such information and any errors or omissions will not invalidate this RFQ/P. Further, by delivering a submittal in response to this RFQ/P, the Respondent represents that he or she or it has thoroughly examined and become familiar with all work required in this RFQ/P and is capable of performing quality

work and achieving the objectives of CivicSD and the City for use, rehabilitation and/or development of the Property.

4.9 Equal Opportunity Program

CivicSD and the City are strongly committed to equal opportunity in solicitation of services. All eligible service providers including individuals, contractors, vendors, consultants, grantees, lessees, and banks, must comply with the City's and CivicSD's Equal Opportunity Policy and Program.

See also Appendix B, Equal Opportunity Program documents.

4.10 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 subcontractors, consultants, vendors, or suppliers. The Respondent shall provide equal opportunity for subcontractors to participate in subcontracting opportunities. The Respondent understands and agrees that violation of this clause shall disqualify the Respondent's submittal from consideration and/or be considered a material breach of the ENA and/or the lease agreement and may result in contract termination, debarment, or other sanctions.

4.11 Local Business and Employment

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

4.12 Prevailing Wage

Depending on the ultimate nature of the proposal and financing plan, prevailing wage requirements, as set forth in the California Labor Code and/or San Diego Municipal Code section 22.3019, may apply to some or all components of the proposed project. The Respondent shall be solely responsible for payment of all prevailing wage rates and amounts applicable to the project.

4.13 Responsibility of Respondents

Each Respondent is responsible for making all investigations and examinations necessary for formulating proposals for developing and operating the Property. Submission of a proposal shall be considered evidence that the Respondent is familiar

with the nature and extent of the requirements of this RFQ/P and has made such investigations and examinations.

4.14 Compliance with Law

The selected Respondent shall secure and maintain full compliance with all applicable municipal, county, state, and federal laws and regulations, at its own cost, regarding all aspects of the use, rehabilitation, lease, and/or development and purchase and activities in, on or at the Property.

4.15 Taxes

The selected Respondent must pay all taxes and assessments relating to the use, rehabilitation and/or development of the Property, including, but not limited to, possessory interest taxes and/or documentary transfer taxes levied by reason of its leasehold.

4.16 Non-Responsibility

CivicSD and the City hereby disclaim any responsibility, liability, or obligation to issue any permits or licenses or to waive any legal requirement by reason of selecting a Respondent, or executing an ENA, lease and/or agreement with the selected Respondent.

4.17 Improvements and Alterations

All improvements and alterations to the Property shall be in accordance with plans and specifications approved in writing by the City in advance, through the City's land use approval process, at the sole cost and expense of the selected Respondent. The Respondent will be solely responsible for paying any and all City fees and/or costs associated with obtaining City land use approvals and/or issuance of permits by the City relating to the project. Also, all improvements or alterations to the Property shall be made at the sole cost and expense of the Respondent.

4.18 Maintenance

The Property is leased or sold "as is" and all maintenance and repairs shall be the responsibility of the selected Respondent throughout the entire term of any lease, or disposition and development agreement, without expense to CivicSD or the City. The selected Respondent shall maintain the Property in clean, safe and well maintained condition throughout the term of the lease or disposition and development agreement, to the satisfaction of the City and in compliance with all applicable laws.

This RFQ/P is not an offer to enter into an agreement with any party. By delivery of a submittal in response to this RFQ/P, the submitting party and its principals, directors, officers, partners, and their affiliates waive any and all rights to

challenge this RFQ/P, CivicSD or the City in connection with this RFQ/P for any cause whatsoever, at law or in equity, including, but not limited to, any action based in contract, tort, or common law or applicable statutes or regulations. No agreement or understanding between the City and the selected Respondent shall be binding, unless and until a written agreement has been duly signed and delivered by the Respondent and the City, after the City has received requisite approval of the City Council and the City Attorney for the transaction.



5.0 APPENDICES

Appendix A – General Information

Attachment A.1 – Site Map/Photos

Attachment A.2 – Summary of Responses to Request for Ideas

Appendix B– Equal Opportunity

Attachment B.1 – CivicSD Equal Opportunity Policy

Attachment B.2 – Equal Employment Outreach Program

Attachment B.3 – Equal Opportunity Agreement

Attachment B.4 – Advisory Goals and Guidelines

Attachment B.5 – Strategies for Successful Team

Attachment B.6 – Work Force Report

Appendix C – Additional Project Documents

Attachment C.1 – Disclosure Statement

Attachment C.2 – Financial Capacity/Litigation History

Attachment C.3 – Registration of Interest Form



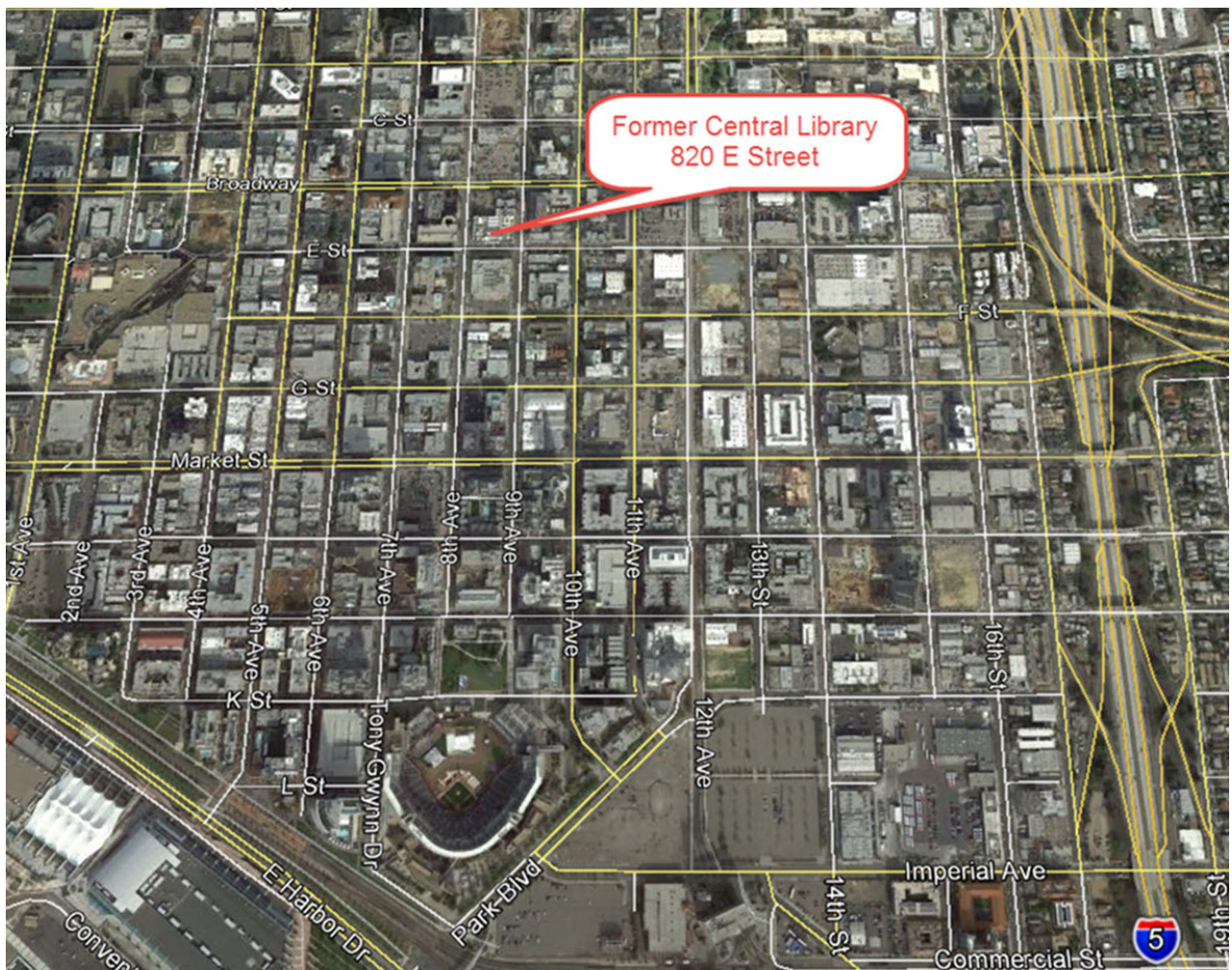
Appendix A – General Information

Attachment A.1 – Site Map/Photos

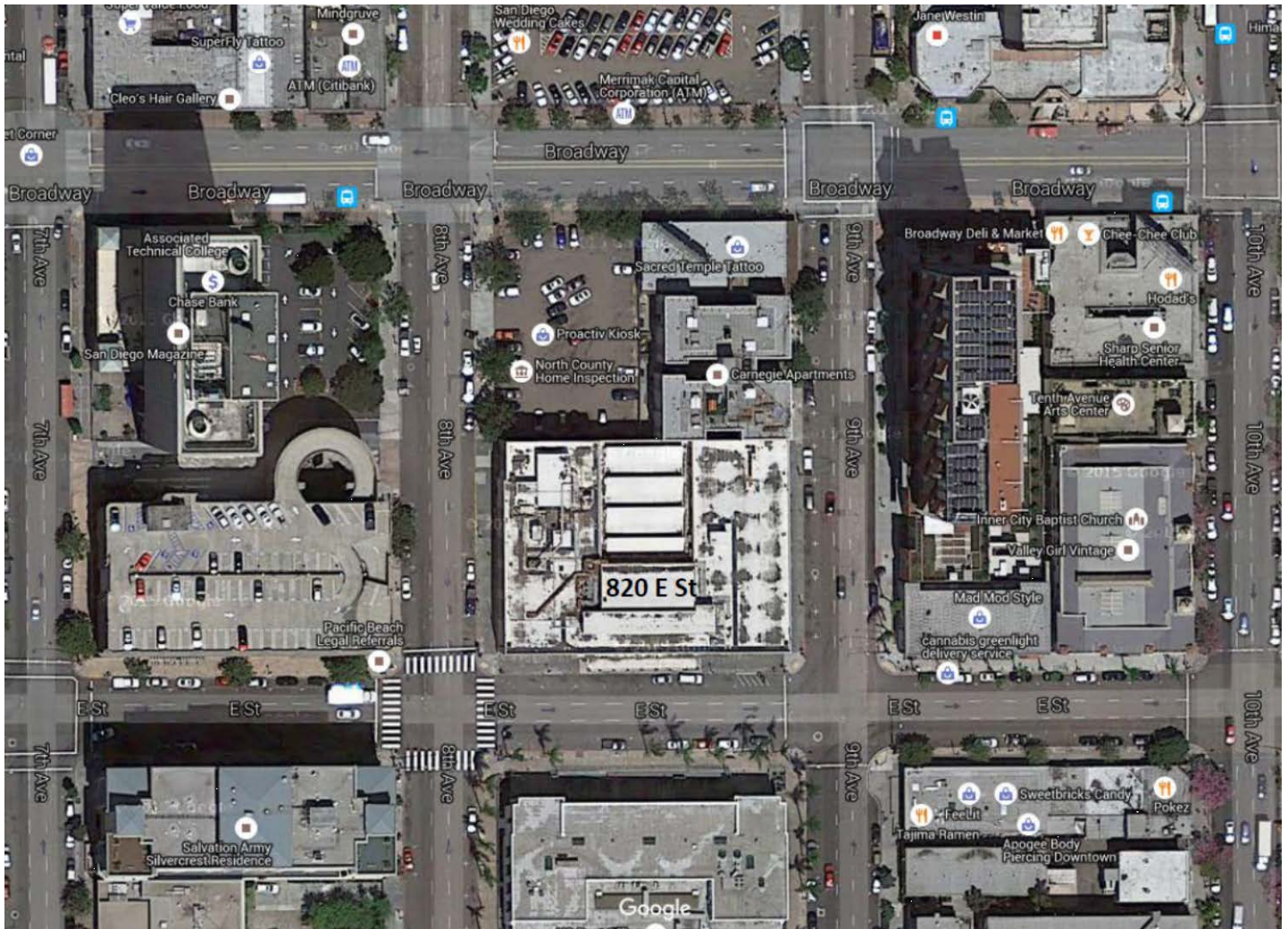
Attachment A.2 – Summary of Responses to the Request for Ideas (RFI)



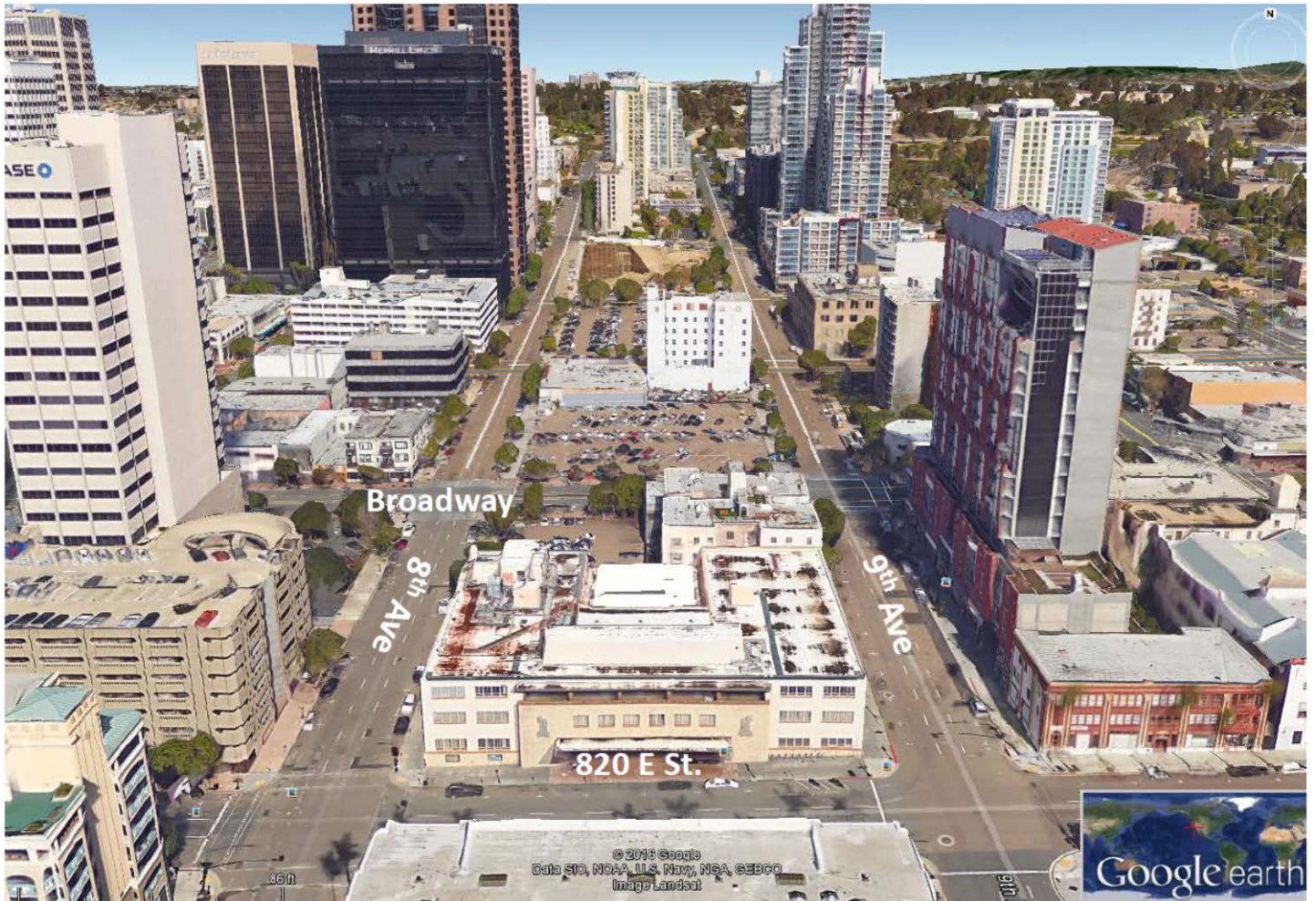
Attachment A.1 – Site Map/Photos



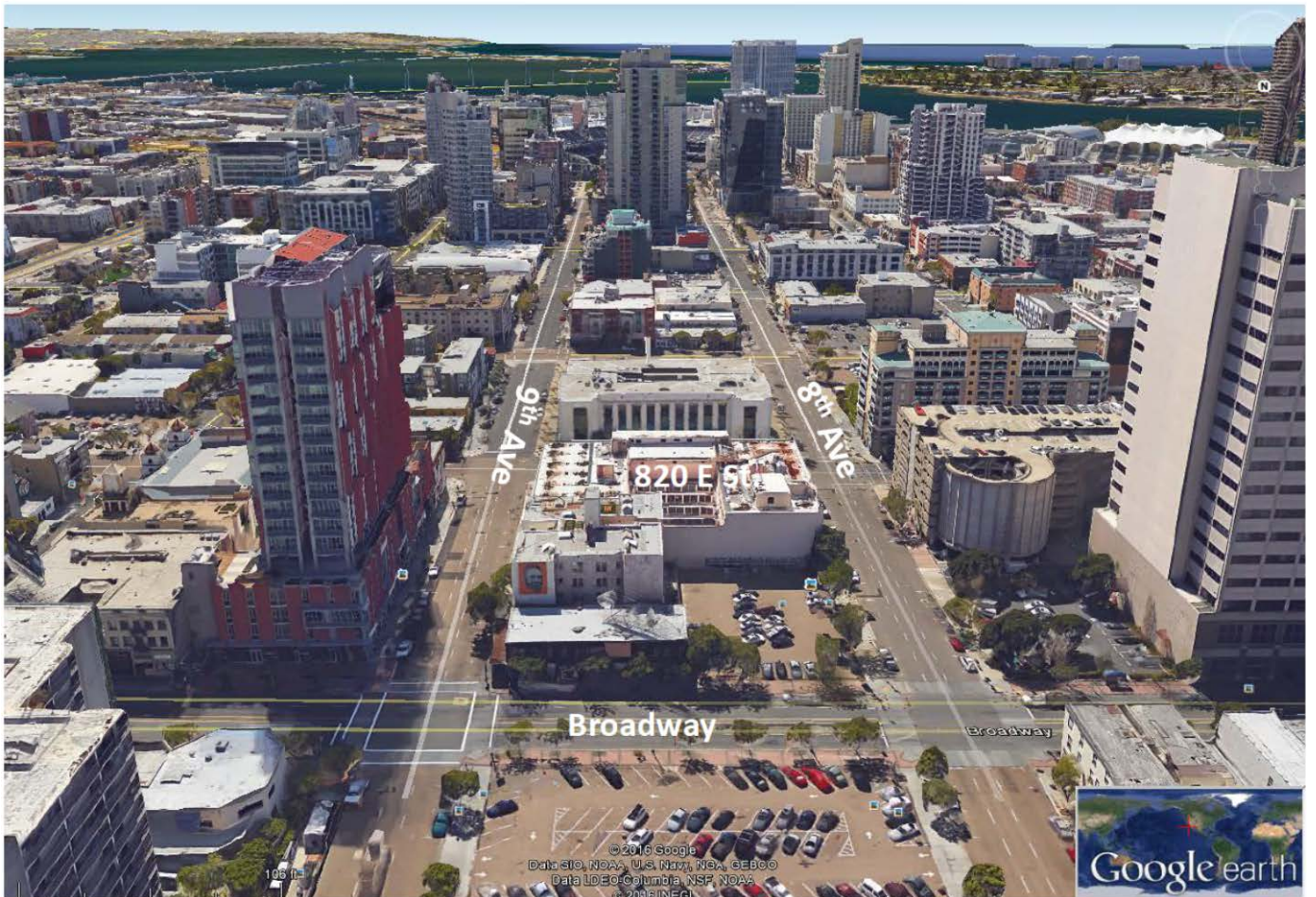
Attachment A.1 – Site Map/Photos



Attachment A.1 – Site Map/Photos



Attachment A.1 – Site Map/Photos



Attachment A.1 – Site Map/Photos



Attachment A.2 - Summary Of Responses To Request For Ideas
(Presented in alphabetical order)

Response to Request for Ideas A.2.a

RFI Respondent	Kathleen Daghaly
Team Members	Kathleen Daghaly, New School Graduate; Kurt Hunker, New School; Eve Edelstein, New School Faculty
Idea	Graduate thesis dedicated to architecture decreasing childhood obesity. Utilize the library for a public elementary school to decrease childhood obesity through physical activity and education on nutrition and health.
Project Components	Classrooms, cafeteria, health center, continuous ramp from ground floor to roof top, theater and roof top playground.
Financing Ideas	State general fund money is proposed. Proposal focuses on design not project implementation.

Response to Request for Ideas A.2.b

RFI Respondent	San Diego Unified School District (SDUSD) and Health Science High & Middle College (HSHMC)
Team Members	<p>SDUSD Lee Dulgeroff, Chief Facilities Planning and Construction Officer; Gene Fuller, Director District RE Services; Ray Rodriguez, Construction Consultant SDSUD Prop Z Charter Schools Facility Committee; David Marshall AIA, Historic Preservation</p> <p>HSHMC Ian Pumpian, Ph.D. CEO/ President</p>
Idea	<p>SDUSD proposes to be the master tenant with the City for the library project. SDUSD would be responsible for design and renovation and would maintain its oversight and authorization responsibilities for Health Science High & Middle College. HSHMC would be primarily responsible for implementing a high quality educational program. The San Diego Community College system & HSHMC have a formal arrangement at San Diego, Mesa and City colleges such that HSHMC students can take credit bearing community college courses, tuition-free, toward both degree and health and human service professional certification programs.</p>
Project Components	<p>The school is designed to serve as an alternative to a traditional public high school. The students are high school age, grades 9 - 12. The school, with SD City College and Mesa College, allow HSHMC students to take college courses for college credits such as EMT training, anatomy and physiology, physical therapy assistantship, biochemistry, respiratory therapist certification, and phlebotomist certifications. This provides the students with many opportunities to take advanced coursework in health sciences, as well as courses of interest that are not typically available on the campus of other high schools. College level world language instruction is also provided. The school operates under the following four principals, Health & Healthcare, Home Away from Home, Diplomas that Matter, and Respect for Self, Others & Environment. The school is currently located at 3910 University Avenue.</p>
Financing Ideas	<p>The funding for the capital improvement project is proposed to come from local Prop Z school facility bond funds set aside specifically for public charter school facilities. The proposed project is contingent upon Board of Education approval.</p>

Response to Request for Ideas A.2.c

RFI Respondent	Startup San Diego
Team Members	Fabrice Gould, Principal Contact Additional Founders, Leaders and Core Team: Brant Cooper, Austin Neudecker, Tim Ryan, Melani Gordon, Eric Otterson Al Bsharah.
Idea	Startup's vision for the library is for it to be the central hub of innovation activity for the greater San Diego metropolitan area. The plan is to provide a location and services for hundreds of innovators, including startup founders, social impact entrepreneurs, scientists, engineers and other creative individuals. Services would include machinery, investment capital, domain experts, wellness advice, the arts, leadership training, mentoring, and educational programs.
Project Components	Startup proposed a phased approach, which would begin with the least amount of time, budget and effort to establish a safe and functional environment for a co-working location. Overtime, the following types of programs, services and facilities would be provided: technology/innovation/life sciences focused higher education campus or educational programs; technology/Startup incubator; technology/accelerator; co-working; fabrication laboratories; and arts and culture. A primary objective is to better leverage the region's technology research expertise and funding with investments from academic institutions, non-profits, public/private foundations, businesses, venture capital firms and other entities to commercialize innovation and support high-growth entrepreneurship in Downtown San Diego.
Financing Ideas	Startup expressed interest in participating in the project through the RFI. Plan details, and financing would be included in the RFP stage.

Response to Request for Ideas A.2.d

RFI Respondent	Streetlight Residential
Team Members	Streetlight Residential, Developer & General Contractor Martinez + Cutri, Architects McKinney Advisory Group, Sourcing Capital and commercial leasing
Idea	Develop a high rise, mixed-use, multifamily project, preserving the historic façade and terrazzo sidewalk of the former Central Library.
Project Components	<p>Approx. 250 Residential unit mixed-use tower Approx. 420 parking spaces (two levels underground and three above grade) 15,000 sf Commercial including "technology incubator space"</p> <p>Levels 1-3: contain 5K sf commercial space per level along E Street (street level multifamily leasing office, & 5K sf commercial incubator on levels 2 &3).</p> <p>Levels 4-6: 3 levels of Type 1 construction over the parking garage, with approx... 5K sf of commercial on level 4. Levels 5 & 6 would include an approx. total of 20 multifamily residential units.</p> <p>Levels 7-21: Type-1 tower with approx. 230 units (approx. 15 per level)</p>
Financing Ideas	<p>40% - Partner (90%) & Streetlight Equity (10%)</p> <p>60% - Lender Sources</p> <p>Respondent proposed to purchase the site from the City.</p>

Response to Request for Ideas A.2.e	
RFI Respondent	United Artists of San Diego
Team Members	Tasha Zogo, Project Manager & CEO Barbara Mosher, Asst PM; James Kapsalis, Music Director; Patricia Maldonado Dance Director; Eva Luz Carillo, Fashion Director; James Gormly-Rack, HR Manager; Jennifer Love Icasiano Ficken, Ceramics & Bookstore Manager; Jason Smithson, Ceramics Teacher & Coffee Shop Manager; Jason Rogalski, Art & Science Teacher; Linda Litteral, Art & Design Teacher; Joshua Rutherford, Recital and Book Reading Coordinator
Idea	Utilize the former Library to concentrate artists into a central location in the heart of Downtown where they can teach, exhibit, perform, network and provide artistic community enrichment, educational opportunities and economic development for all San Diego residents. Stimulate arts and cultural initiatives are UASD's priority objectives.
Project Components	1st and part of 2nd floor: Art Gallery space. 2nd Floor: Stage, rows of seating, performance and office space. 3rd floor and rooftop: Artists' studios and work with clay. UASD proposes to involve experts for construction, remodel, electrical engineering and lighting and that many of the artists have a background in construction. Everything will be brought up to code. Wooden parts would be reused for furniture, as some artists in the group are furniture builders. UASD states that they do not need to hire outside parties for remodel but professional services will be invited to participate with addressing problems such as asbestos, piping, rooftop, small remodels and parts that the UASD artists cannot perform.
Financing Ideas	At the time of the submittal, UASD was applying for non-profit status and applying for grants from all foundations known to support art and education. In addition they will be seeking donations and generating funds by charging fees for programs and classes in order to fund maintenance.

Appendix B – Equal Opportunity

Attachment B.1 – CivicSD Equal Opportunity Policy

Attachment B.2 – Equal Employment Outreach Program

Attachment B.3 – Equal Opportunity Agreement

Attachment B.4 – Advisory Goals and Guidelines

Attachment B.5 – Strategies for Successful Team

Attachment B.6 – Work Force Report



Attachment B.1 – CivicSD Equal Opportunity Policy

I. Purpose

This document is to set forth Civic San Diego's (CivicSD's) Equal Opportunity Policy and Equal Employment Opportunity Program guidelines for business contracting. Business contracting includes, but is not limited to; hiring of persons and businesses for consultant services, vendors, and contractors by CivicSD and developers and property owners that enter into lease agreements, Disposition and Development Agreements (DDAs) and Owner Participation Agreements (OPAs) with the City of San Diego.

II. Policy to Ensure and Promote Equal Opportunity in Business Contracting

A. It is the policy that race, religion, sex, color, ethnicity, sexual orientation, national origin, and disabilities will not be used as criteria in its business contracting practices. Every effort will be made to ensure that all persons and businesses will have equal access to contracts and other business opportunities with CivicSD.

B. CivicSD is strongly committed to equal opportunity in the solicitation of business contracting to assure that persons or businesses doing business with or receiving funds from CivicSD are an equal opportunity business and employer. CivicSD endeavors to do business with firms that share CivicSD's commitment to equal opportunity and will not do business with any firm which discriminates.

C. The Board of Directors for CivicSD and its staff expect persons and businesses doing business with CivicSD to take positive steps to expand their subconsulting and subcontracting solicitation base and offer opportunities to all eligible persons or businesses.

D. CivicSD encourages businesses to contract with small businesses, disabled-owned businesses, women-owned businesses, firms owned by underrepresented ethnic groups (African-Americans, Asian-Americans, Filipinos, Latinos and Native Americans), and local firms or enter into a joint venture with these firms.

III. Guidelines for Equal Employment Opportunity (EEO) Program for Business Contracting

A. EEO is fair treatment in employment, promotion, training, and other personnel actions without regard to race, color, religion, sex, age, sexual orientation, national origin, and physical or mental disability.

B. Business contractors shall take the required steps to ensure equal employment opportunity within their own workplace and set forth action to achieve the County Labor Force Availability measures for the employment of underrepresented ethnic groups (African-Americans, Asian-Americans, Filipinos, Latinos and Native Americans), women and people with disabilities.

C. CivicSD has implemented the City's Equal Employment Opportunity Program. The overall objective of the program is to ensure that business contracting entities doing business with or receiving funds from the City of San Diego and CivicSD will not engage in unlawful discriminatory employment practices prohibited by state or federal law.

D. Persons or businesses shall comply with requirements of the City of San Diego Ordinance No. 18173, Section 27.2701 through 22.2708, Equal Employment Opportunity Outreach Program.

Adopted by CivicSD's Board of Directors December 5, 2001

Attachment B.2 – EEO Program

SAN DIEGO MUNICIPAL CODE DIVISION 27 EQUAL EMPLOYMENT OPPORTUNITY OUTREACH PROGRAM

§ 22.2701 Purpose and Intent

The overall objective of the City's Equal Employment Opportunity (EEO) Program is to ensure that contractors doing business with or receiving funds from the City will not engage in unlawful discriminatory employment practices prohibited by state or federal law. Such employment practices include, but are not limited to the following: employment, promotion or upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rate of pay or other forms of compensation, and selection for training, including apprenticeship.

§ 22.2702 Definitions

Unless stated otherwise, the following definitions apply to this Division:

"City" means The City of San Diego and those agencies, boards, commissions and corporations authorized to act on behalf of, or as an agent for, the City of San Diego.

"Contract" means an agreement to provide labor, materials, supplies or services in the performance of a contract, franchise, concession or lease granted, let or awarded by or on behalf of the City.

"Contractor" means any person, firm, partnership, corporation, or combination thereof, who is selected to enter into, or actually enters into a contract with department heads and officers empowered by law to enter into contracts on behalf of the City for public works or improvements to be performed, or for a franchise, concession or lease of property, or for goods, services or supplies to be purchased, at the expense of the City or to be paid out of moneys deposited in the

treasury or out of trust moneys under the control of, or collected by, the City.

"Equal Employment Opportunity Plan" means a document prepared by a contractor in accordance with a form and format supplied by the City which describes the contractor's plan of action.

"Gender" means the character of being male or female.

"Program Manager" means the Program Manager for the City's Equal Opportunity Contracting Program or his or her designee.

"Workforce Analysis" means a comparison of a contractor's Workforce Report with applicable County Labor Force Availability data.

"Workforce Report" means a report, in a format supplied by the City but compiled by the contractor, of the contractor's total work force which indicates the number of males and females in each identified ethnic group by occupational category.

§ 22.2703 Scope

Except as provided in Section 22.2704, this Division applies to all contractors except:

(a) Contractors and subcontractors who do less than a total of \$10,000 worth of business with the City during the preceding twelve (12) months or who have less than a total of fifteen (15) employees, except that contractors exempted by this Subsection shall be subject to audits pursuant to Section 22.2707 to determine if unlawful discriminatory employment practices are occurring.

(b) Contracts to which any city (other than the City of San Diego), county, district or other political subdivision, or any joint powers authority created under authority of law, or other public entity, or any other group or combination of the foregoing acting as a unit, is a party.

(c) Nonprofit charitable, educational, or religious associations or corporations, as evidenced by records on file with the City to be compiled for purposes of this Division in accordance with procedures established by the City Manager.

(d) Emergency contracts, if a written partial or full waiver is granted by the City Manager except that contractors exempted by this Subsection shall be subject to audits pursuant to Section 22.2707 to determine if unlawful discriminatory employment practices are occurring. The City Manager may grant a partial or full waiver from the requirements of this Division for an emergency contract only to the limited extent necessary in order to expedite the award of such contract. For purposes of this Section, the term "emergency" has the same meaning as in San Diego City Charter, Section 94.

§ 22.2704 Mandatory Nondiscrimination Contract Clause

Notwithstanding the provisions of Section 22.2703, every contract shall contain a nondiscrimination clause which shall read as follows:

Contractor shall not discriminate against any employee or applicant for employment on any basis prohibited by law. Contractor shall provide equal opportunity in all employment practices. Prime contractors shall ensure that their subcontractors comply with this Program. Nothing in this Section shall be interpreted to hold a prime contractor liable for any discriminatory practice of its subcontractors.

§ 22.2705 Duty to Submit Reports

(a) If a contract is competitively solicited, after the lowest responsible bidder has been determined and prior to the execution of the contract, the apparent low bidder shall submit to the Equal Opportunity Contracting Program a Workforce Report, on a City form, or an

Equal Employment Opportunity Plan approved by the Program Manager.

If a contract is not competitively solicited, the contractor shall submit to the Equal Opportunity Contracting Program a Workforce Report or an Equal Employment Opportunity Plan approved by the Program Manager prior to tendering the signed contract documents to the City for signature.

(b) Staff will conduct a workforce analysis on all Workforce Report submittals to determine whether or not an Equal Employment Opportunity Plan is required. If an Equal Employment Opportunity Plan is required, the contractor will submit a Plan for approval by the Program Manager.

(c) Any Equal Employment Opportunity Plan approved by the City shall not include quotas, goals or timetables for increasing women and minority employment and will not require terminating or laying off existing employees.

(d) If the apparent low bidder or contractor does not submit either a Workforce Report or Equal Employment Opportunity Plan as required by this Section, for purposes of awarding the contract only, the City Manager will ensure an administrative hearing is conducted by an independent hearing officer to determine if the contract should be awarded in accordance with city, state, and federal law.

§ 22.2706 Duty to Comply with Equal Employment Opportunity Plan

A contractor for whom an Equal Employment Opportunity Plan has been approved by the City shall use best efforts to comply with that Equal Employment Opportunity Plan.

§ 22.2707 Reviews

(a) The Program Manager shall conduct periodic reviews of contractors to ensure that unlawful discrimination is not

being practiced and Equal Employment Opportunity Plans are implemented.

(b) If the City Manager determines, after review, that the contractor has not implemented their Equal Employment Opportunity Plan and/or practices unlawful discrimination and corrective action has not occurred by the contractor after sufficient notice, the City Manager may recommend termination of the contract and debarment to the City Council.



Attachment B.3 – Equal Opportunity Agreement

NONDISCRIMINATION CLAUSE: Contractor shall not discriminate against any employee or applicant for employment on any basis prohibited by law. Contractor shall provide equal opportunity in all employment practices. Contractor shall ensure that its subcontractors comply with CivicSD's Equal Employment Opportunity Program.

EQUAL EMPLOYMENT OPPORTUNITY (EEO): Contractor has received, read, understands and agrees to be bound by the City of San Diego Municipal Code, Chapter II, Article 2, Division 27 (Equal Employment Opportunity Program) provided as Attachment C.2 of this package.

Contractor has submitted either a Workforce Report or an Equal Employment Opportunity Plan as required by Section 22.2705 of the City of San Diego Municipal Code.

City and contractor agree that compliance with EEO provisions will be implemented, monitored, and reviewed by CivicSD's Equal Opportunity Contracting Program staff.

EQUAL OPPORTUNITY CONTRACTING: Contractor has received, read, understands and agrees to be bound by the Equal Opportunity Contracting Program requirements described in the proposal package.

If requested, contractor shall submit the Outreach and Teaming Survey. Contractor agrees to provide updated reports as requested by CivicSD.

Contractor agrees to insert equal opportunity compliance language into all subcontracts for any work covered by this Agreement and such provisions will be binding upon each subcontractor.

Company Name: _____

Date: _____

Authorized Signature: _____

Print Authorized Signature

Name: _____



Attachment B.4 – EO Advisory Goals and Guidelines

Equal Opportunity Contracting Advisory Goals and Guidelines

Any project valued at \$25,000 or more has a voluntary subcontracting goal of 20 percent. The goal is achieved by contracting with any combination of certified Minority Business Enterprise (MBE), Women Business Enterprise (WBE), Disadvantaged Business Enterprise (DBE), Disabled Veteran Business Enterprise (DVBE), Small Business Enterprise (SBE) and/or Other Business Enterprise (OBE) firms at the prime, coventure partner, subconsultant and/or vendor level. Attainment of the goal is strongly encouraged but strictly voluntary.

- ✓ To qualify for DBE certification, the business firm must provide proof of being socially and economically disadvantaged as identified in Caltrans' DBE certification process.
- ✓ To qualify for DVBE certification, a firm must provide proof that it is owned and operated by one or more veterans with a Service-related disability and the management of the firm is controlled by the qualifying party(ies).

To qualify for MBE certifications, the business firm must provide proof of being at least 51 percent owned and operated by African-Americans, Asians, American Indians, Filipinos, and/or Latinos and that its management is controlled by one or more members of the identified ethnic groups.

- ✓ To qualify for SBE certification, the business must be independently owned and operated, cannot be dominant in its field of operation, must have a principal office in California and owners living in California and, together with its affiliates, be either: Businesses with 99 or fewer employees and average gross receipts of \$10 million or less over the previous three tax years, or be a manufacturer with 100 or fewer employees.
- ✓ To qualify for WBE certification, the business firm must provide proof of being at least 51 percent owned and operated by one or more women and its management be controlled by one or more women.

OBE means any business which does not otherwise qualify as a Minority, Women, Disadvantaged, or Disabled Veteran Business Enterprise.



Attachment B.5 – Strategies for Successful Team

1. Use City and Caltrans directories of DBE, DVBE, MBE, WBE, and SBE-certified businesses providing the needed services. Call or write to the listed certified firms. Directories are available at the City's EOCP office, 619-533-4464; and Caltrans, 916-445-3520 or on the Internet at www.dot.ca.gov/hq/bep/.
3. Search the federal directory of certified firms under www.ccr.gov.
4. Attend scheduled presubmittal meetings to network with subconsultants.
5. Advertise subconsulting opportunities in general circulation, trade associations, community organizations and special interest newspapers in a timely manner, including but not limited to entities reaching out to DBEs, DVBEs, MBEs, WBEs, SBEs, and certified firms.

For referrals, use the services of community organizations, professional associations focusing on, but not limited to, women and underrepresented ethnic groups, and local, state, and federal small business assistance offices and other organizations.

City of San Diego
Equal Opportunity Contracting (EOC)
1200 Third Avenue • Suite 200 • San Diego, CA 92101
Phone: (619) 236-6000 • Fax: (619) 235-5209



Attachment B.6 – Work Force Report

The objective of the *Equal Employment Opportunity Outreach Program*, San Diego Municipal Code Sections 22.3501 through 22.3517, is to ensure that contractors doing business with the City, or receiving funds from the City, do not engage in unlawful discriminatory employment practices prohibited by State and Federal law. Such employment practices include, but are not limited to unlawful discrimination in the following: employment, promotion or upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rate of pay or other forms of compensation, and selection for training, including apprenticeship. Contractors are required to provide a completed *Work Force Report (WFR)*.

NO OTHER FORMS WILL BE ACCEPTED

CONTRACTOR IDENTIFICATION

Type of Contractor: ☐ Construction ☐ Vendor/Supplier ☐ Financial Institution ☐ Lessee/Lessor
☐ Consultant ☐ Grant Recipient ☐ Insurance Company ☐ Other

Name of Company: _____

ADA/DBA: _____

Address (Corporate Headquarters, where applicable): _____

City: _____ County: _____ State: _____ Zip: _____

Telephone Number: () _____ Fax Number: () _____

Name of Company _____ CEO: _____

Address(es), phone and fax number(s) of company facilities located in San Diego County (if different from above):

Address: _____

City: _____ County: _____ State: _____ Zip: _____

Telephone Number: () _____ Fax Number: () _____

Type of Business: _____ Type of License: _____

The Company has appointed: _____

as its Equal Employment Opportunity Officer (EEOO). The EEOO has been given authority to establish, disseminate and enforce equal employment and affirmative action policies of this company. The EEOO may be contacted at:

Address: _____

Telephone Number: () _____ Fax Number: () _____

☐ One San Diego County (or Most Local County) Work Force – Mandatory; ☐ Branch Work Force*; ☐ Managing Office Work Force

Check the box above that applies to this WFR. *Submit a separate Work Force Report for all participating branches. Combine WFRs if more than one branch per county.

Certification: Please check one of the following boxes: ☐ DBE (Disadvantaged Business Enterprise); ☐ DVBE (Disadvantaged Veteran-Owned Business Enterprise); ☐ MBE (Minority-Owned Business Enterprise); ☐ SBE (Small Business Enterprise); ☐ WBE (Woman-Owned Business Enterprise); ☐ OBE (Other Business Enterprise)

I, the undersigned representative of (Firm Name)
(County) (State) hereby certify that information provided herein is true and correct. This document was executed on this _____ day of _____, 20____.

(Authorized Signature)

(Print Authorized Signature Name)

WORK FORCE REPORT – Page 2

NAME OF FIRM: _____ DATE: _____

OFFICE(S) or BRANCH(ES): _____ COUNTY: _____

INSTRUCTIONS: For each occupational category, indicate number of males and females in every ethnic group. Total columns in row provided. Sum of all totals should be equal to your total work force. Include all those employed by your company on either a full or part-time basis. The following groups are to be included in ethnic categories listed in columns below:

- | | |
|--|--|
| (1) Black, African-American | (5) Filipino |
| (2) Hispanic, Latino, Mexican-American, Puerto Rican | (6) White, Caucasian |
| (3) Asian, Pacific Islander | (7) Other ethnicity; not falling into other groups |
| (4) American Indian, Eskimo | |

ADMINISTRATION OCCUPATIONAL CATEGORY	(1) Black		(2) Hispanic		(3) Asian		(4) American Indian		(5) Filipino		(6) White		(7) Other Ethnicity	
	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)
Management & Financial														
Professional														
A&E, Science, Computer														
Technical														
Sales														
Administrative Support														
Services														
Crafts														
Operative Workers														
Transportation														
Laborers*														

*Construction laborers and other field employees are not to be included on this page

Totals Each Column														
--------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Grand Total All Employees

Indicate by Gender and Ethnicity the Number of Above Employees Who Are Disabled:

Disabled														
----------	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Non-Profit Organizations Only:

Board of Directors														
Volunteers														
Artists														

WORK FORCE REPORT – Page 3

NAME OF FIRM: _____ DATE: _____

OFFICE(S) or BRANCH(ES): _____ COUNTY: _____

INSTRUCTIONS: For each occupational category, indicate number of males and females in every ethnic group. Total columns in row provided. Sum of all totals should be equal to your total work force. Include all those employed by your company on either a full or part-time basis. The following groups are to be included in ethnic categories listed in columns below:

- | | |
|--|--|
| (1) Black, African-American | (5) Filipino |
| (2) Hispanic, Latino, Mexican-American, Puerto Rican | (6) White, Caucasian |
| (3) Asian, Pacific Islander | (7) Other ethnicity; not falling into other groups |
| (4) American Indian, Eskimo | |

TRADE OCCUPATIONAL CATEGORY	(1) Black		(2) Hispanic		(3) Asian		(4) American Indian		(5) Filipino		(6) White		(7) Other Ethnicity	
	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)
Brick, Block or Stone Masons														
Carpenters														
Carpet, Floor & Tile Installers Finishers														
Cement Masons, Concrete Finishers														
Construction Laborers														
Drywall Inst., Ceiling Tile Inst														
Electricians														
Elevator Installers														
First-Line Supervisors/Managers														
Glaziers														
Helpers; Construction Trade														
Millwrights														
Misc. Const. Equip. Operators														
Painters, Const. & Maintenance														
Pipelayers, Plumbers, Pipe & Steam Fitters														
Plasterers & Stucco Masons														
Roofers														
Security Guards & Surveil. Officers														
Sheet Metal Workers														
Structural Metal Fabricators & Fitters														
Welding, Soldering & Brazing Workers														
Workers, Extractive Crafts, Miners														
Totals Each Column														

Grand Total All Employees

Indicate By Gender and Ethnicity the Number of Above Employees Who Are Disabled:

Disabled														
----------	--	--	--	--	--	--	--	--	--	--	--	--	--	--



CITY OF SAN DIEGO WORK FORCE REPORT

History

The Work Force Report (WFR) is the document that allows the City of San Diego to analyze the work forces of all firms wishing to do business with the City. We are able to compare the firm's work force data to County Labor Force Availability (CLFA) data derived from the United States Census. CLFA data is a compilation of lists of occupations and includes the percentage of each ethnicity we track (Black, Hispanic, Asian, American Indian, Filipino) for each occupation. Currently, our CLFA data is taken from the 2000 Census. In order to compare one firm to another, it is important that the data we receive from the consultant firm is accurate and organized in the manner that allows for this fair comparison.

Work Force & Branch Work Force Reports

When submitting a WFR, especially if the WFR is for a specific project or activity, we would like to have information about the firm's work force that is actually participating in the project or activity. That is, if the project is in San Diego and the work force is from San Diego, we want a San Diego County Work Force Report.¹ By the same token, if the project is in San Diego, but the work force is from another county, such as Orange or Riverside County, we want a Work Force Report from that county.² If participation in a San Diego project is by work forces from San Diego County and, for example, from Los Angeles County and from

Sacramento County, we ask for separate Work Force Reports representing your firm from each of the three counties.

Managing Office Work Force

Equal Opportunity Contracting may occasionally ask for a Managing Office Work Force (MOWF) Report. This may occur in an instance where the firm involved is a large national or international firm but the San Diego or other local work force is very small. In this case, we may ask for both a local and a MOWF Report.^{1,3} In another case, when work is done only by the Managing Office, only the MOWF Report may be necessary.³

Types of Work Force Reports:

Please note, throughout the preceding text of this page, the superscript numbers one¹, two² & three³. These numbers coincide with the types of work force report required in the example. See below:

¹ One San Diego County (or Most Local County) Work Force – Mandatory in most cases

² Branch Work Force *

³ Managing Office Work Force

*Submit a separate Work Force Report for all participating branches. Combine WFRs if more than one branch per county.

Exhibit A: Work Force Report Job categories-Administration

Refer to this table when completing your firm's Work Force Report form(s).

Management & Financial

Advertising, Marketing, Promotions, Public Relations, and Sales Managers
Business Operations Specialists
Financial Specialists
Operations Specialties Managers
Other Management Occupations
Top Executives

Life, Physical, and Social Science Technicians
--

Media and Communication Equipment Workers

Sales

Other Sales and Related Workers

Retail Sales Workers

Sales Representatives, Services

Sales Representatives, Wholesale and Manufacturing
--

Supervisors, Sales Workers

Professional

Art and Design Workers
Counselors, Social Workers, and Other Community and Social Service Specialists
Entertainers and Performers, Sports and Related Workers
Health Diagnosing and Treating Practitioners
Lawyers, Judges, and Related Workers
Librarians, Curators, and Archivists
Life Scientists
Media and Communication Workers
Other Teachers and Instructors
Postsecondary Teachers
Primary, Secondary, and Special Education School Teachers
Religious Workers
Social Scientists and Related Workers

Administrative Support

Financial Clerks

Information and Record Clerks

Legal Support Workers

Material Recording, Scheduling, Dispatching, and Distributing Workers

Other Education, Training, and Library Occupations
--

Other Office and Administrative Support Workers

Secretaries and Administrative Assistants

Supervisors, Office and Administrative Support Workers
--

Architecture & Engineering, Science, Computer

Architects, Surveyors, and Cartographers
Computer Specialists
Engineers
Mathematical Science Occupations
Physical Scientists

Services

Building Cleaning and Pest Control Workers
--

Cooks and Food Preparation Workers

Entertainment Attendants and Related Workers
--

Fire Fighting and Prevention Workers

First-Line Supervisors/Managers, Protective Service Workers

Food and Beverage Serving Workers

Funeral Service Workers

Law Enforcement Workers

Nursing, Psychiatric, and Home Health Aides

Occupational and Physical Therapist

Technical

Drafters, Engineering, and Mapping Technicians
Health Technologists and Technicians

Assistants and Aides
Other Food Preparation and Serving Related Workers
Other Healthcare Support Occupations
Other Personal Care and Service Workers
Other Protective Service Workers
Personal Appearance Workers
Supervisors, Food Preparation and Serving Workers
Supervisors, Personal Care and Service Workers
Transportation, Tourism, and Lodging Attendants

Crafts

Construction Trades Workers
Electrical and Electronic Equipment Mechanics, Installers, and Repairers
Extraction Workers
Material Moving Workers
Other Construction and Related Workers
Other Installation, Maintenance, and Repair Occupations
Plant and System Operators
Supervisors of Installation, Maintenance, and Repair Workers
Supervisors, Construction and Extraction Workers
Vehicle and Mobile Equipment Mechanics, Installers, and Repairers
Woodworkers

Operative Workers

Assemblers and Fabricators
Communications Equipment Operators
Food Processing Workers
Metal Workers and Plastic Workers
Motor Vehicle Operators
Other Production Occupations

Printing Workers
Supervisors, Production Workers
Textile, Apparel, and Furnishings Workers

Transportation

Air Transportation Workers
Other Transportation Workers
Rail Transportation Workers
Supervisors, Transportation and Material Moving Workers
Water Transportation Workers

Laborers

Agricultural Workers
Animal Care and Service Workers
Fishing and Hunting Workers
Forest, Conservation, and Logging Workers
Grounds Maintenance Workers
Helpers, Construction Trades
Supervisors, Building and Grounds Cleaning and Maintenance Workers
Supervisors, Farming, Fishing, and Forestry Workers

Exhibit B: Work Force Report Job categories-Trade

Brick, Block or Stone Masons

Brickmasons and Blockmasons
Stonemasons

Carpenters

Carpet, floor and Tile Installers and Finishers

Carpet Installers
Floor Layers, except Carpet, Wood and Hard Tiles
Floor Sanders and Finishers
Tile and Marble Setters

Cement Masons, Concrete Finishers

Cement Masons and Concrete

Finishers
Terrazzo Workers and Finishers

Construction Laborers

Drywall Installers, Ceiling Tile Inst
Drywall and Ceiling Tile Installers
Tapers

Electricians

Elevator Installers and Repairers

First-Line Supervisors/Managers

First-line Supervisors/Managers of Construction Trades and Extraction Workers

Glaziers

Helpers, Construction Trade

Brickmasons, Blockmasons, and Tile and Marble Setters
Carpenters
Electricians
Painters, Paperhangers, Plasterers and Stucco
Pipelayers, Plumbers, Pipefitters and Steamfitters
Roofers
All other Construction Trades

Millwrights

Heating, Air Conditioning and Refrigeration Mechanics and Installers
Mechanical Door Repairers
Control and Valve Installers and Repairers
Other Installation, Maintenance and Repair Occupations

Misc. Const. Equipment Operators

Paving, Surfacing and Tamping Equipment Operators
Pile-Driver Operators

Operating Engineers and Other Construction Equipment Operators

Painters, Const. Maintenance

Painters, Construction and Maintenance
Paperhangers

Pipelayers and Plumbers

Pipelayers
Plumbers, Pipefitters and Steamfitters

Plasterers and Stucco Masons

Roofers

Security Guards & Surveillance Officers

Sheet Metal Workers

Structural Iron and Steel Workers

Welding, Soldering and Brazing Workers

Welders, Cutter, Solderers and Brazers
Welding, Soldering and Brazing Machine Setter, Operators and Tenders

Workers, Extractive Crafts, Miners



Appendix C – Additional Project Documents

Attachment C.1 — Disclosure Statement

Attachment C.2 — Financial Capacity/Litigation History

Attachment C.3 — Registration of Interest Form

Attachment C.1 – Disclosure Statement

CONSULTANT'S/DEVELOPERS STATEMENT OF DISCLOSURE OF CERTAIN OWNERSHIP INTERESTS ON ALL CONTRACTS THAT WILL REQUIRE DISCRETIONARY ACTION ON THE PART OF CIVIC SAN DIEGO, THE CITY COUNCIL, AND PLANNING COMMISSION OF THE CITY OF SAN DIEGO.

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 shares 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 of the nonprofit organization or as trustee or beneficiary or trustor of the trust.
4.

Have you transacted more than \$250 worth of business with any member of the Corporation Board, Planning Commission, or Council/Agency members within the past twelve months?

Yes _____ No _____ If yes, please indicate person(s)
5.

List the address of any property owned by the consultant's firm or principals identified in (2) that is located within the Centre City and Horton Plaza Redevelopment Projects.

Person is 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 pages as necessary.)

Authorized Signature of Firm/Date

Print or type name of firm



Attachment C.2 — Financial Capacity/Litigation History

I. RESPONDENT INFORMATION

Firm Name:	
Address:	
Telephone/Fax:	
E-mail:	
Contact Name:	

Is the Respondent 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 Respondent or the percentage of interest of the partners and identify the Officers and Directors or Trustees common to the Respondent and such other Corporation or Firm (attach additional sheet if necessary):

Name of Corporation/ Joint	
Address:	
Relationship to Respondent:	
Officers/Directors/Trustees:	
% Interest of the Partners:	

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

Name(s):	
Position:	
Telephone/Fax:	
E-mail:	

II. FINANCIAL CAPACITY

- A. Sources and amount of cash available to Respondent 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:	

- C. Provide three bank references:

Bank:	
Address:	
Contact Person:	
Telephone:	
Bank:	
Address:	
Contact Person:	
Telephone:	
Bank:	
Address:	
Contact Person:	
Telephone:	

D. Provide three business references:

Company:	
Address:	
Relationship:	
Contact Person:	
Telephone:	
Company:	
Address:	
Relationship:	
Contact Person:	
Telephone:	
Company:	
Address:	
Relationship:	
Contact Person:	
Telephone:	

E. Has the Respondent or (if any), the Parent Corporation or any Subsidiary or affiliated Corporation of the Respondent's Officers or Principal Members, Shareholders or Investors been adjudged bankrupt, either voluntary or involuntary, within the past ten (10) years?

☐ Yes ☐ No

If yes, provide the following information:

Date:	
Location:	
Bankruptcy was filed under the following	

F. Has the Respondent or (if any), the parent corporation or any subsidiary or affiliated corporation of the Respondent's officers or principal members, shareholders or investors been involved in litigation relating to a development project either voluntary or involuntary within the past three years?

☐ Yes ☐ No

If yes, provide the following information:

Date:	
Place:	
General Description:	
Current Status:	

G. Total amount of development work completed by Respondent during the last three years:

\$_____.

H. Projects currently in planning or development by the Respondent or principals of the Respondent Team:

I. Does any member of the Respondent'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 or CivicSD to which the accompanying proposal is being made or to any officer or employee of the local public agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the local public agency covered by the Respondent's proposal is being made available?

☐ Yes ☐ No

If yes, explain:

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

CERTIFICATION

I/We _____ certify that this Respondent's Statement of Qualifications and Financial Summary and the attached evidence of the Respondent's qualifications and financial summary are true and correct to the best of my/our knowledge and belief, and that the information contained in this statement is considered public record and will be made available for inspection and copying upon request. Availability of these public records begins when the Respondent selection process includes public meetings.

Name

Title

Signature

Date

Street Address

City, State & Zip

Title

Signature

Date

Street Address

City, State & Zip

If the Respondent is a corporation, this statement should be signed by the president and secretary of the corporation; if an individual or proprietorship, by such individual; if a partnership, by one of the general partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Respondent.

Attachment C.3 — Registration of Interest Form

Prospective Respondents to this RFQ/P are requested to complete the following information and return the form to Sherry Brooks, whose contact information is listed below.

Subject: REQUEST FOR QUALIFICATIONS / PROPOSALS FOR THE FORMER CENTRAL LIBRARY, 820 E STREET, SAN DIEGO, CALIFORNIA

Name: _____

Firm: _____

Address: _____

Telephone: _____ **Fax:** _____

E-mail: _____

Signature: _____

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

Return this form to:

Sherry Brooks
Associate Project Manager
Civic San Diego
401 B Street, Suite 400
San Diego, CA 92101
Telephone: 619-235-2200
E-mail: brooks@civicsd.com