

## **RESOLUTION 2014-108**

### **RESOLUTION AUTHORIZING ISSUANCE OF A REQUEST FOR QUALIFICATIONS FOR THE HOTEL AND CONVENTION CENTER SITE IN THE CHULA VISTA BAYFRONT**

**WHEREAS**, the San Diego Unified Port District (District) is a public corporation created by the legislature in 1962 pursuant to Harbors and Navigation Code Appendix 1, (Port Act); and

**WHEREAS**, Section 21 of the Port Act authorizes the Board of Port Commissioners (BPC) to pass all necessary ordinances and resolutions for the regulation of the District; and

**WHEREAS**, the Chula Vista Bayfront Master Plan (CVBMP) is the result of a decade long joint planning effort the District, the City of Chula Vista, Pacifica Companies and a broad coalition of stakeholders; and

**WHEREAS**, the master plan was collaboratively planned through an extensive public participation program that included over 100 community meetings and resulted in a comprehensive Environmental Impact Report and Port Master Plan Amendment, which was certified by the BPC in May of 2010; and

**WHEREAS**, on February 12, 2013, the BPC authorized agreements with Jones Lang LaSalle (JLL) and CCI Partners (CCI) to assist with the advancement of the overall implementation program and with making the Chula Vista Bayfront (CVB) vision a reality; and

**WHEREAS**, JLL's contribution to the implementation effort included an initial analysis identifying the financing options available to fund the vertical development and required infrastructure, a phase I infrastructure cost estimate, and a market demand and feasibility analysis for hotel, convention center and retail, with CCI preparing the marketing and branding study and design guidelines; and

**WHEREAS**, the analysis concludes that initial development in the CVB can support at least a 1,500 room hotel and 400,000 square feet of convention center space; and

**WHEREAS**, the next step in advancing the CVB development vision is a two stage developer solicitation process that includes issuance of a Request for Qualifications (RFQ) and a subsequent Request for Proposals (RFP), which will

be issued to RFQ respondents who advance to the RFP stage based on their qualifications and concepts set forth in the RFQ; and

**WHEREAS**, the RFQ is intended to act both as a marketing piece and qualifications document and will describe the project and principal objectives and require respondents to present project teams, statements of experience and financial qualifications; and

**WHEREAS**, the three fundamental goals of the RFQ are to establish qualifications requirements, provide development teams with the opportunity to respond creatively with an approach to meet the goals of the project, including a narrative, supported by past examples of a very preliminary business case and also, very preliminary, conceptual and aesthetic values, and use the qualifications of the respondents and the quality of their responses as a mechanism to determine a short list of respondents to move onto the RFP stage; and

**WHEREAS**, an additional benefit of this first stage in the solicitation process is that submissions often provide innovative concepts that can help further refine the vision, concepts and supporting structures requested and evaluated in the next-stage RFP; and

**WHEREAS**, to encourage responses at this stage, the RFQ is crafted to generate sufficient response information for the selection, but imposing the least burdensome costs possible; and

**WHEREAS**, District staff will return to request BPC authorization to issue an RFP to teams shortlisted from the RFQ process.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Port Commissioners of the San Diego Unified Port District, as follows:

That the Executive Director or his designated representative is hereby authorized and directed to issue a Request for Qualifications on behalf of the San Diego Unified Port District for the hotel and convention center site in the Chula Vista Bayfront.

APPROVED AS TO FORM AND LEGALITY:  
PORT ATTORNEY

  
By: Assistant/Deputy

2014-108

PASSED AND ADOPTED by the Board of Port Commissioners of the San Diego Unified Port District, this 6<sup>th</sup> day of May 2014, by the following vote:

AYES: Bonelli, Castellanos, Malcolm, Merrifield, Moore, Nelson, and Valderrama

NAYS: None.

EXCUSED: None.

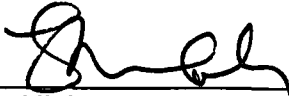
ABSENT: None.

ABSTAIN: None.



Robert E. Nelson, Chairman  
Board of Port Commissioners

ATTEST:



Laura Nicholson  
Deputy District Clerk

(Seal)