

RESOLUTION 2017-055

RESOLUTION SELECTING THE TEAM OF SUN COMMUNITIES, INC. AND NORTHGATE RESORTS LLC AS THE SUCCESSFUL PROPOSER FOR THE REQUEST FOR PROPOSALS (RFP 16-36RH) (RFP) FOR A 19-ACRE RECREATIONAL VEHICLE (RV) PARK TO BE LOCATED AT E STREET AND BAY BOULEVARD IN THE CITY OF CHULA VISTA AND CONCLUDING THE RFP SUBJECT TO THE DISTRICT'S RESERVATION OF CERTAIN RIGHTS THEREIN

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, on October 13, 2016, the Board of Port Commissioners (BPC) directed staff to issue a request for proposals for the redevelopment and operation of a 19-acre recreational vehicle (RV) park to be located at E Street and Bay Boulevard in the Sweetwater District of the Chula Vista Bayfront (Site); and

WHEREAS, on October 24, 2016, staff issued the "Destination RV Park Development Opportunity" Request for Proposals (RFP 16-36RH) (RFP), for the redevelopment and operation of a 19-acre RV park on the Site; and

WHEREAS, the RFP gives the District broad discretion in how a proposal/proposer is selected, as well as reserves certain District rights including, without limitation, the District's ability to reject or move forward any or all proposals or parts thereof, issue subsequent requests for proposals, postpone opening for its own convenience, remedy technical errors in the RFP process, approve or disapprove the use of a particular proposer's sub-service providers, negotiate with any, all, or none of the proposers, solicit best and final offers from all or some of the proposers, award an agreement to one or more proposers and waive informalities and irregularities in the proposals (collectively, Reservation of Rights); and

WHEREAS, on November 29, 2016, District staff conducted an Information Exchange with 40 attendees and as a result of the marketing campaign, targeted developer outreach and information exchange, over 70 parties downloaded the RFP; and

WHEREAS, on December 15, 2016, staff received electronic proposals

from five proposers, of which, four were deemed complete and moved forward for consideration; and

WHEREAS, in January 2017, staff visited representative projects of each of the four proposers in order to provide staff with a tour of an existing project, interact with the development team, and observe operations; and

WHEREAS, a cross-functional team comprised of technical, marketing, environmental, land use and real estate development staff representing Engineering-Construction, Marketing-Communications, Planning and Green Port and Real Estate Development was empaneled to review the proposals and on January 31, 2017, interviewed the four teams; and

WHEREAS, following the oral interviews and completion of the decision analysis, the selection panel unanimously recommended that staff move forward with the team of Sun Communities, Inc. and Northgate Resorts LLC (collectively, Sun), as the Sun proposal scored the highest possible overall score among all four proposals; and

WHEREAS, based on staff's analysis of the results of the RFP and the selection panel's recommendation, staff recommends that the BPC select Sun as the successful proposer; and

WHEREAS, it is recommended that in BPC making such a selection, the District retain all its rights under the RFP, including without limitation the Reservation of Rights, and as permitted under the law; and

WHEREAS, the BPC's action does not constitute an "approval" or a "project" under the California Environmental Quality Act (CEQA) and the BPC may, in its sole and absolute discretion, adopt (1) any and all feasible mitigation measures, (2) alternatives to a project that may arise from the proposal, including a no project alternative, (3) a statement of overriding consideration, if applicable; and/or (4) approve or disapprove the projects and any permits or entitlements necessary for the same; and

WHEREAS, the BPC has considered the entire record, including all proposals/proposers, the criteria in the RFP and how the proposals/proposers meet said criteria, and information provided to the BPC.

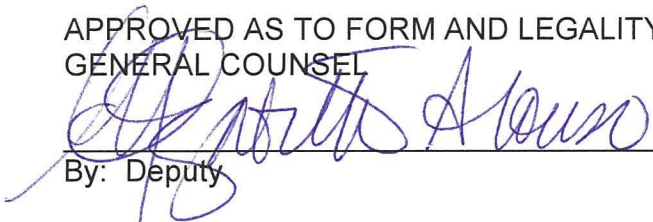
NOW, THEREFORE, BE IT RESOLVED by the Board of Port Commissioners of the San Diego Unified Port District as follows:

The team of Sun Communities, Inc. and Northgate Resorts LLC is selected as the successful proposer of the "Destination RV Park Development Opportunity" Request For Proposals (RFP 16-36RH) (RFP) for the redevelopment and operation of a 19-acre recreational vehicle park to be located at E Street and Bay

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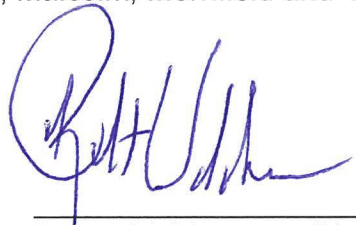
Boulevard in the Sweetwater District of the Chula Vista Bayfront, the RFP is concluded, and the other three (3) proposers are eliminated; provided, however, said selection is conditioned on the District's reservation of all its rights under the RFP and under applicable law.

APPROVED AS TO FORM AND LEGALITY:
GENERAL COUNSEL

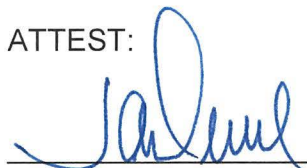

By: Deputy

PASSED AND ADOPTED by the Board of Port Commissioners of the San Diego Unified Port District, this 11th day of April, 2017, by the following vote:

AYES: Moore, Nelson, Castellanos, Malcolm, Merrifield and Valderrama
NAYS: None.
EXCUSED: Bonelli
ABSENT: None.
ABSTAIN: None.


Robert Valderrama, Chair
Board of Port Commissioners

ATTEST:


Timothy A. Deuel
District Clerk

(Seal)