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# ISLAND AVE REDESIGN: RFQ EXTENDED

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**In order to encourage additional submissions, the DSDP and GQA are extending the deadline for this RFQ. The new deadline is October 20, 2017 at 5pm. Any firm that submitted a proposal by the September 29 deadline is free to submit an updated proposal should they desire to do so.**

## OVERVIEW

The Downtown San Diego Partnership (DSDP) is requesting quotes for conceptual designs for the renovation and redesign of Island Avenue between 4<sup>th</sup> and 5<sup>th</sup> Street in the Gaslamp neighborhood. The Pocket Park on the northeast corner of Island and 4<sup>th</sup> adjacent to the Davis-Horton House museum should be included in the design.

## BACKGROUND

The Downtown San Diego Partnership is a California nonprofit public benefit corporation recognized by the Internal Revenue Service as a tax-exempt organization pursuant to section 501(c) (6) of the Internal Revenue Code. The DSDP was founded in 1952 with a defined mission to advance San Diego as the leading economic, cultural and governmental center of the region through leadership, advocacy and education. The annual budget for the DSDP is \$1.5 million per year and the main programs are membership and events.

The Downtown San Diego Clean & Safe Program (C&S) is a California nonprofit public benefit corporation recognized by the Internal Revenue Service as a tax-exempt organization pursuant to section 501(c) (4) of the Internal Revenue Code. C&S provides enhanced Maintenance and Safety Services within a portion of downtown San Diego, with a budget of over \$8 million per year funded through property tax assessments.

For more information, please visit our website at [www.downtownsandiego.org](http://www.downtownsandiego.org)

## SCOPE

Conceptual design of Island Avenue between 4<sup>th</sup> and 5<sup>th</sup> Street, to include the Pocket Park located adjacent to the Davis-Horton Museum that MAY include some of the following elements:

- Closure and redesign of street as a pedestrian friendly space for the public
- Street furniture including, but not limited to:
  - > Seating – Comfortable and convenient seating such as chairs or other movable furniture is preferable so they can be arranged to fit various activities or uses of

the space. If movable furniture is proposed a mechanism to secure them during off hours or a location to store them off-site should be identified.

- > Shade – Providing seating with shade is important to make the space comfortable for users
- > Fencing – decorative and removable fencing that can be used to section off areas
- Beautification, including but not limited to:
  - > Landscaping – Drought tolerant or low-water landscape features
  - > Lighting – Lighting will promote the activation of the space beyond daylight hours. Lighting can also be part of an artistic installation to draw visibility to the site.
  - > Art – The inclusion of art as part of the design can help add value to the user experience.
- Infrastructure including, but not limited to:
  - > Performance Space – Flexible performance space is important to the future programming of the space. The space should accommodate live music, movie screenings, and other performance art.
  - > Functional outdoor speakers that can be used during events, as well as play music throughout the day should be considered.
  - > Vending Kiosk/Retail Space – Providing spaces for micro retail opportunities, such as a coffee kiosk and information booth, creates an active destination and reasons for people to linger for longer periods of time.
  - > Play Space – Play spaces and elements for adults and children such as a small play area, yoga space or interactive games can provide additional opportunities for ongoing activation.
  - > Pet Friendly - with an area specifically for dogs

All design concepts must conform to downtown design regulations in accordance with all City of San Diego and Civic San Diego guidelines. This includes additional restrictions within the Historic Gaslamp neighborhood, such as those within the Gaslamp Planned District Ordinance (PDO). The Gaslamp PDO can be found on Civic San Diego's website or by following this link:

<http://civicsd.com/departments/planning/planning-regulatory-documents/>

## CRITERIA

Ideal candidates will have the capability to successfully complete all aspects of the project. Key criteria for selection are:

- Experience in the design and construction of projects of comparable size, visibility, and expense;
- Innovation and creativity of project design;
- Ability of design to promote activation of the public space and influence on street-level experience.

## ATTACHMENTS

- Attachment A: Site Map

## REQUIREMENTS

The content and sequence of the cost quotes shall be as follows:

### 1. Cover Letter

A cover letter should be provided describing:

Respondent Information: the respondent, the name and address of the entity submitting the design, the date the entity was established, and the name, address, and telephone number of the person or persons who will serve as the entity's principal contact person with DSDP and be authorized to make representations on behalf of the entity.

Narrative: description of respondent's plans for the design and construction of the space, including proposed improvements. Also include project vision and how it satisfies the goals and criteria.

Project Experience: list of any similar projects: include 2 to 3 projects with key information such as project typology/program, client, location and year completed.

References: two references that may be contacted, including name, title, company affiliation, mailing address, phone number, and email address.

### 2. Cost for Conceptual Design

Detailed cost breakdown for conceptual design to include:

- Renderings/drawings of proposed improvements
- Dimensioned conceptual site plan including structures, equipment, furnishings, materials, landscape and other such elements.
- Precedent images for project elements including soft scape, hardscape, and potential activation.

## SUBMISSION

Submit To:

Bahija Humphrey  
b@humphreyconsulting.com  
Downtown San Diego Partnership  
401 B Street, Suite 100  
San Diego, CA 92101

All designs and attachments are due no later than ~~5:00pm on Friday, September 29, 2017.~~ **NEW DEADLINE: 5:00pm on Friday, October 20, 2017.** Proposals may be submitted by regular mail or email but must be received by the deadline. Late submittals will not be accepted.

DSDP reserves the right to consider alternatives; to reject any or all proposals; and, to waive irregularities of information in any proposal.

ATTACHMENT A

