

Downtown San Diego Partnership

Clean & Safe Program



Request for Proposal

For

Downtown Property & Business Improvement District (PBID)

Security Service

**1111 Sixth Ave. Suite 101
San Diego, CA 92101
(619) 234-8900
info@improvedtsd.org**

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Introduction: The Downtown San Diego Partnership (“DSDP”) is the owners association responsible for the Downtown Property and Business Improvement District (“PBID”), also known as the DSDP Clean & Safe Program (“C&S”). The Downtown PBID was established in 2000 by a ballot proceeding in accordance with California Proposition 218. It was developed by a growing coalition of property owners in cooperation with the Downtown San Diego Partnership. The PBID is a special benefit assessment district proposed to improve and convey special benefits to properties within PBID boundaries.

The PBID boundaries are generally located south and west of Interstate 5 and include the neighborhoods of City Center, Columbia, Cortez, East Village, Gaslamp Quarter, and Marina. It provides enhanced maintenance and public safety services above and beyond those offered by the City of San Diego.

The PBID is managed by the Downtown San Diego Partnership in accordance with its operating agreement with the City of San Diego. It is governed by the Downtown San Diego Partnership Board of Directors consisting of property owners within the district. The program is financed through the levy of assessments upon real property that benefits from the services provided.

The Downtown San Diego Partnership is requesting proposals for Security & Hospitality services within the PBID boundaries in Downtown San Diego. The district includes six neighborhoods and covers 275 blocks of Downtown San Diego. Proposals will be accepted for individual areas and the entire district.

Definitions:

Block: The public right of way in Downtown San Diego consists of four connecting sides with 2–200-foot sections and 2–300-foot sections.

Super-Block: Sections of the public right of way in Downtown San Diego where the measurements of the four connecting sides are greater than 200 & 300 feet.

Sidewalk: 1 of 4 sections of a downtown block. It will measure 200 feet or 300 feet.

Private Patio: Areas within a public sidewalk that have been converted to private property by authorization of a city permit to be utilized as a sidewalk café/patio.

Scope of Work: The scope of work shall include regularly scheduled patrols of the public right of way that accomplishes the following:

- Patrol strategic downtown beats on foot, bicycle, or by vehicle.
- Respond to calls for assistance from property owners, pedestrians, business owners, residents, and DSDP.

- Assist residents and visitors with directions, maps, and information about Downtown San Diego.
- Provide walking escort services as needed.
- Conduct security checks to prevent illegal and nuisance activity that disturbs property, residents, pedestrians, and business owners.
- Deter & report aggressive panhandling, as defined in the San Diego Municipal Code Article 2 Division 40 Section 52.4001 et seq.
- Deter & report public intoxication, public consumption of alcohol, public urination, intimidating public behavior, and other nuisance activity.
- Conduct routine “visual patrols” of downtown parks within the DSDP jurisdiction.
- Ensure unimpeded access to the public right of way for pedestrians.
- Observe and report problems or criminal activity to a supervisor and SDPD.
- Maintain communications with the San Diego Police Department to report illegal activity such as public intoxication, public urination, public drunkenness, aggressive panhandling, drug sales, and other unlawful activity.
- Appear and give testimony by deposition or in court as required.
- Work with the SDPD and Environmental Services to address trespassing and dumping of refuse.
- Proactively engage unsheltered individuals to provide information about local and state laws and the availability of social services.
- Work with DSDP Homeless outreach and other local outreach teams to proactively refer unsheltered individuals to shelters or other services.
- Immediately report maintenance issues to DSDP Supervisor.
- Make contact with street-level businesses following DSDP protocols, and at intervals specified by DSDP and submit acquired data to DSDP.
- Supervisors will participate in meetings with DSDP management and public and private partners.
- Perform all other specific duties as assigned by DSDP staff, including, but not limited to: replenishment of dog bag stations, sticker and, removal of unauthorized posters on the public right of way.
- Ambassadors shall also perform any additional future duties which DSDP and the Contractor may agree upon in writing after these duties have been duly authorized in writing by proper authority.
- Ambassadors shall not be armed or have powers of arrest. However, they must be equipped with pepper spray, with a valid permit from the State of California’s Bureau of Security and Investigative Services. Proper permits must be on file at the Clean and Safe Office.
- Conduct unsheltered homeless counts once a month.
- Enter all service activity into the required data collection software. The Contractor’s responsibility will include procuring the necessary phone device and software application. The Data collection vendor will charge the Contractor a service fee of \$75 per month per phone.
- Contractor shall comply with CDC guidelines related to COVID-19 and other health hazards to protect employees and pedestrians.
<https://www.cdc.gov/coronavirus/2019-ncov/index.html>

- Contractor shall ensure all employees are provided with personal protective equipment (PPE) daily. The Contractor Supervisor will ensure PPE equipment is used during Contractor hours.
- Immediately report all discrepancies, such as broken branches, damaged trees, damaged sidewalks, dead trees, diseased trees, any other hazards via the City of San Diego’s “Get it done app” <https://www.sandiego.gov/get-it-done>

Training:

- The Clean & Safe Program requires respondents to have Guard Cards for each Safety Ambassador. The Contractor must provide proper documentation.
- The Clean & Safe Program requires respondents to have safety ambassadors CPR certified. The Contractor must provide certificates.
- All safety ambassadors must be trained on the district’s boundaries, including neighborhood zones and grids.
- All safety ambassadors must be trained on local, state, and federal laws regarding public safety.
- All safety ambassadors must be trained on local, state, and federal laws regarding homelessness.
- All safety ambassadors must be trained on proper radio protocol.
- All safety ambassadors must be trained on how to handle themselves in various situations, including conflict resolution and techniques for de-escalation.
- All safety ambassadors must be trained on bike safety protocol.
- All safety ambassadors must be trained on proper reporting techniques.
- All safety ambassadors must be trained in hospitality and customer service.
- All safety ambassadors must receive unconscious bias and implicit bias training.
- All safety ambassadors must be trained in active shooter training.
- All safety ambassadors must receive sexual harassment training.
- Safety ambassadors with at least one year of prior experience in the safety field are required.
- Participate in twice a year training with the San Diego Police Department’s Psychiatric Emergency Response Team (PERT). It will be the responsibility of the Contractor to fund and schedule the training.
- Participate in customer service training to be coordinated in cooperation with DSDP Management.
- Contractor must document and provide proof of training every quarter to the assigned DSDP Director.

Reports:

- Immediately report any unusual incidents or hazardous conditions to representatives designated by the DSDP. Complete and turn-in an incident report for all incidents involving a security officer that results in personal injury

(employee or private citizen), property damage (public or private), equipment damage, an arrest, use of medical services, use or brandishing of weapons.

- Real-time electronic documentation of each ambassador's calls for service, including any GPS, or route tracking data.
- Enumeration and mapping of street homeless.
- Current schedule of safety ambassadors.
- Weekly payroll report showing hours worked on the contract.

Performance Standards:

Management - Contractor shall provide management services, including but not limited to employee supervision, work scheduling, supplies control, quality control, and management availability.

Employee Supervision - Contractor shall supervise employees to ensure the execution of proper duties and adherence to contractual requirements. The Contractor's supervisor must make a weekly inspection of the Downtown sidewalks and document their inspections using EPONIC.

Dismissal of Unsatisfactory Employees- If, in the opinion of DSDP, an employee of the Contractor is incompetent or disorderly, refuses to perform by the terms and conditions of the contract, threatens or uses abusive language while on duty, or exhibits other unsatisfactory behaviors shall be removed from all work under this contract.

The removal of an employee is not to affect the quality or timeliness of the contract in any way.

Quality Assurance- Whenever complaints are received from building occupants, an inspection by DSDP will be made to validate the complaint. If valid, DSDP will notify the Contractor, who needs to take corrective action within twenty-four (24) hours or the next business day. Continued failure and poor performance shall be cause for termination of the contract.

Participation- Contractor, must learn about all services provided by DSDP and notify supervisor on the duty of any issues (e.g., trash on the sidewalk, safety issues.).

Protection of Existing Facilities- The Contractor shall take every precaution to protect all public and private property during the performance of this contract. Any damages caused by the Contractor's personnel or equipment will be promptly repaired to the condition existing before the damage or be replaced. All such costs for such repairs or replacement shall be the sole responsibility of the Contractor.

Duties of Contractor: DSDP, at this moment, retains the Contractor as an Independent Contractor to maintain and perform the services outlined in this Agreement beginning on the Commencement Date. Contractor shall perform the following duties:

- Contractor will visit the site and conduct work with a complete understanding of the requirements regarding inherent hazards and the necessary precautions involved in safely conducting the work.
- Contractor shall have an ongoing Safety Training Program for employees assigned to this contract. Employees shall always be certified in Cardiopulmonary Resuscitation and First Aid skills. The Contractor must provide certificates.
- Contractor shall have direct two-way voice communications with all field managers and supervisors directing work under this contract.
- Contractor shall maintain casualty insurance in such amounts as DSDP specifies and name DSDP and the City of San Diego as additional insured.
- Contractor will have in effect an active drug and alcohol abuse and testing policy and shall, where applicable, comply with the U.S. Department of Transportation's regulations for commercial motor vehicle drivers, 49 CFR 382, Controlled Substances and Alcohol Use and Testing.
- Contractor will comply with all federal, state, and local laws and regulations applicable to the work performed under the contract.
- All work shall be regulated by the requirements of the Contract Documents and the California Building Code, Uniform Building Code, Mechanical Code, Plumbing Code, and Electric Code; either International, National, or Local, whichever applies.

Requirements Relating to Contractor Employees. The Contractor shall hire, employ, discharge control, and supervise all personnel and labor necessary for the performance of the duties described in this Agreement. The Contractor shall use its best efforts to exercise reasonable care to select qualified, competent, and trustworthy employees. All employees shall be employees of the Contractor and not DSDP. The Contractor shall comply with all laws, ordinances, statutes, codes, and regulations including, without limitation, governmental anti-discrimination laws and the requirements of the Americans with Disabilities Act relating to employees and all requirements relating to employee tax, employee benefits, and other federal and state requirements. The Contractor shall make whatever reports may be required by the state and federal governments relative to such taxes or deductions. All employees shall be covered under the Contractor's Worker's Compensation insurance policy at the Contractor's expense.

Communication: The ability to speak English well enough to effectively communicate with people in the service area, management, and supervisory personnel.

Appearance: A professional, well-groomed appearance is consistent with the Downtown San Diego Partnership DSDP Program's image and ensures our clients have a positive overall impression of the organization and Downtown San Diego.

- **Uniforms:** All work attire must be complete, clean, odor-free, without stains, rips, or holes.

- Work shirts and a safety vest must be provided. Explicit or suggestive language or images are forbidden.
 - Pants/Shorts: pants or shorts must not be ripped, worn, torn, or frayed.
 - Shoes: Shoes must be clean and conform to the safety standards of your service.
 - Socks: Must wear black or white socks
 - Belt: Belts that are worn should coordinate and not pose a safety hazard.
 - Jewelry: Jewelry must not present a safety hazard.
- **Hygiene:** Clean hygiene is expected.
 - **Hair:** Must conform to the safety standards of your service.
 - **Body Art:** Tattoos are acceptable but may not be offensive, derogatory, racial, explicit, or gang-related.
 - **Cell Phone:** While delivering contracted services, personal cell phones, texting devices, pagers, or other electronic communication devices should not be used unless related to the service provided. Per California state law, a hands-free device must be employed while driving and speaking on a cell phone.
 - **Sunglasses:** Sunglasses must conform to the safety standards of your service.

Equipment:

- Contractor shall furnish all equipment including, but not limited to, transportation, storage, communications, etc.
- All transportation equipment in this contract shall be equipped with the CLEAN AND SAFE logo and possess a unique identification number.
- Contractor shall possess or shall be able to obtain necessary replacement equipment and staffing to ensure that the work will be performed without regard to equipment failures or absenteeism of employees.
- Contractor shall ensure that there is enough equipment on-hand to eliminate any potential gaps in service.
- Contractor shall possess or obtain necessary replacement equipment and staffing to ensure that the work will be performed.
- 90% of all equipment should always be in good operational condition. If equipment falls below 90%, a plan must be submitted to the Clean and Safe team with an estimated date to be fully functional.

Two Way Radios: The Contractor shall ensure that each in-service employee provides two-way radios and utilize an FCC registered frequency provided by CLEAN AND SAFE. Contractors can either provide radios at their own expense or use available units provided by CLEAN AND SAFE. Contractor shall assume all maintenance and replacement costs of CLEAN AND SAFE equipment.

Bikes: Safety ambassador bikes must be appropriate for the high-level usage and various terrain in the downtown environment. Beach cruisers are not permitted.

Technical Specifications: Contractor is to list equipment and staffing proposed to be used in this contract, including:

- Vehicles
- Bikes
- Segways

Neighborhoods:

Columbia: The Columbia neighborhood has 83 sidewalks and includes restaurants, high-rise office buildings, hotels, residential units, and government agencies. Many of the sidewalks have enhancements such as brick pavers and tiles. Most of the blocks in this neighborhood measure 200 feet by 300 feet.

City Center: The City Center neighborhood has 206 sidewalks and includes high traffic areas, such as transit corridors, restaurants, banks, high-rise office buildings, high-end hotels, residential units, and government agencies such as courts, jails, and City Hall. Many of the sidewalks have enhancements such as brick pavers and tiles. Most of the blocks in this neighborhood measure 200 feet by 300 feet.

Gaslamp Quarter: The Gaslamp Quarter has 67 sidewalks in a historic district with heavy foot and vehicle traffic. It is comprised of retail establishments, fine dining restaurants, nightclubs, residential units, high-end hotels, and office space. The blocks in this neighborhood are 200 feet by 300 feet in length, and the sidewalks are composed of brick pavers. The sidewalks in this neighborhood have many obstructions such as trees, news racks, parking meters, utility boxes, and private patios. Private patios should not be included in your calculations for determining rates.

East Village: The East Village has 389 sidewalks with a rapidly developing residential community, increasing commercial uses, and Petco Park. It is currently home to several large commercial warehouses and a high concentration of social service providers. As a result, it is significantly impacted by the homeless population and those seeking social services. It has medium-level foot traffic with expected increases due to the continuing residential and retail development. During baseball season (81+ San Diego Padres home games every season) or special events, foot traffic in this area increases significantly. Most of the sidewalks in this neighborhood are 200 feet by 300 feet in length. Some have enhanced tiles and pavers.

Marina: The Marina district has 112 sidewalks with medium-level foot traffic. It is comprised predominantly of residential units with some retail and office space. It is home to several community parks and street-level restaurants/cafés. Several sidewalks are composed of enhanced tiles and pavers. The blocks in this neighborhood measure 200 feet by 300 feet in length.

Cortez: The Cortez neighborhood has 162 sidewalks with light foot traffic. This neighborhood is a mixture of residential, commercial, and retail establishments. It is home to several governmental agencies and educational institutions, including an

elementary school, technical schools, and a law school. This neighborhood has several enhanced sidewalks. Most blocks measure 200 feet by 300 feet in length, and portions of this neighborhood sit on a steep hill.

Commercial Enhancement Program (CEP): The CEP program has 105 sidewalks and includes restaurants, high-rise office buildings (over 50,000 square feet), hotels, residential units, and government agencies. Many of the sidewalks have enhancements such as brick pavers and tiles.

Sample Schedule (based on 7-day week):

Staff	Weekly Hours. of Service	Annual Hours. of Service
City Center	320	16,640
Columbia	40	2,080
Gaslamp	280	14,560
East Village	696	36,192
Marina	40	2,080
Cortez	40	2,080
CEP	40	2,080
Graveyard	120	6,240
Safety Supervisor	112	5,824
Program Manager	40	2,080
Total Hrs.	1,728	89,856

We request proposals to perform security duties outlined in the scope of work. All proposals must be submitted with a Contractor employee hourly rate.

Main Office: Safety operations including line up, office space, training, clock-in and clock-out, and equipment storage will be located within the Clean & Safe office and or satellite location.

Frequency: The DSDP may request additional or security hours/services with the appropriate increase or decrease of fees at any time and for any reason.

Subcontracting. If the Contractor intends to use Subcontractors, the Contractor shall submit a list of Subcontractors for approval by DSDP and the DSDP Program. The Contractor may not subcontract 50% or more of the awarded contract work. Any such lists shall show the names of each Subcontractor or supplier, describe the portions of the work or product that each provides, and provide a detailed description of qualifications. Without the approval of DSDP, the Contractor shall not substitute any Subcontractor or supplier in place of the Subcontractors designated in the list.

Demonstrations: Respondents are required to schedule a review of equipment and procedures by contacting the Clean & Safe Program. The point of contact to schedule a demonstration is:

Dani Garcia
Director of Safety Services
1111 Sixth Avenue, Suite 101
San Diego, CA 92101
(619) 234-8900
dgarcia@improvedtsd.org

Public Disclosure: As a general rule, all documents received by the Downtown San Diego Partnership in connection with the PBID are considered public records and will be made available for public inspection and copying upon request. *If you believe any documents submitted with your response to be proprietary or otherwise confidential, please submit a written request to determine whether the documents can be withheld from public disclosure no more than ten (10) days before your due date response.* Any document(s) submitted will be subject to public disclosure if you do not assess confidentiality before the submittal deadline.

Proposal Format and Content: All Respondents are required to submit three hard copies and an electronic submittal sent to the DSDP Clean and Safe Office Coordinator at info@improvedtsd.org. The format is specified below.

1. **Cover Page** – Include project title and company name, address, and telephone number.
2. **Table of contents** – Include a complete and precise listing of headings and pages to reference critical information quickly.
3. **Cover Letter** – The cover letter should be brief. Any changes to the format or deletions of the requested material should be explained in the cover letter. The cover letter should also include the title and signature of the company's contact person for this procurement. The signatory shall be a person with official authority to bind the company.
4. **Methods of Service** – Describe the company's proposed method, equipment (make, model, and year), and schedule for performing the scope of work elements.
5. **Qualifications and Experience** – One to three pages that outline experience conducting security operations, a summary of past experiences, and backgrounds of the individuals to be involved with providing the services under this contract.

6. **Schedule of Rates** – This section shall contain the proposed hourly rate of the seven neighborhoods/districts. Contractors will have the option to bid for all seven neighborhoods/districts or an individual neighborhood/district.
7. **References** – This section shall contain the following: three to five past or current clients for whom the respondent has performed this scope of work, with contact names and phone numbers.
8. **Insurance** – Evidence that Respondent maintains insurance policies stated in the RFP.
9. **Other Information** – List of all Subcontractors to be involved with accomplishing the components listed in the scope of work, along with their credentials and background to perform under this contract, including required permits.

Proposal Evaluation Criteria: Proposals received will be evaluated according to the following criteria.

- Demonstrated ability to deliver services requested
- Proposed methods to accomplish work in a competent and timely manner
- Ability to comply with Municipal Codes.
- Specialized experience and technical competence
- Ability to meet insurance requirements
- Competitive fees and rates
- Technology and equipment reliability
- Ability to respond to and resolve complaints promptly
- Excellent customer service

Proposal Schedule:

- Question Deadline – January 17, 2022.
- Demonstrations – The DSDP Safety Director will schedule demonstrations for the week of January 24, 2022.
- Deadline – Three hard copies and an electronic submittal shall be delivered *no later than 2:30 pm, Monday, January 24, 2022*, to our office at:

Clean & Safe Program
1111 Sixth Avenue, Suite 101
San Diego, CA 92101

Terms and Conditions: The issuance of this RFP does not commit the Downtown San Diego Partnership/PBID to award a contract, pay any cost incurred in the preparation of a response to this request, or procure a contract for services. All Respondents should note that the execution of any contract under this RFP is dependent upon the approval of the PBID Management Committee. The Partnership retains the right to reject all

submittals. Selection is also reliant on negotiating a mutually acceptable contract with the successful respondent. Each submittal pricing will need to be valid during the fiscal year 2022-2023. Any contracts awarded as a result of this request will be effective July 1, 2022, to June 30, 2023, for a period of twelve (12 months).

Contract Extension: At the sole discretion of the Downtown San Diego Partnership/PBID, any resulting contract may be extended on a year-to-year basis; however, in no case shall the renewal extend beyond five years from the date of award of the original contract.

Insurance: The firm(s) selected to perform the work described in this RFP will be required to provide:

Liability Insurance. The Contractor shall maintain throughout this contract Commercial General Liability (CGL) and commercial umbrella insurance (if applicable to meet the minimum limit requirement) with a limit of not less than \$1 million (\$1,000,000) per occurrence with \$2 million (\$2,000,000) in general aggregate. CGL insurance shall be written on the most current version of ISO occurrence form CG 00 01 or a substitute form providing equivalent coverage. It shall cover liability arising from premises, operations, Independent Contractors, products/complete operations, personal injury and advertising injury, and liability assumed under an insured contract (including the tort liability of another thought in a business contract). Any endorsements that restrict coverage will be submitted to DSDP for review. DSDP and the City of San Diego and its respective elected officials, officers, employees, agents, and representatives shall be included as an insured under the CGL, using ISO additional insured endorsement CG 2010 11/85 or a substitute providing equivalent coverage acceptable to DSDP, and under the commercial umbrella, if any. This insurance shall apply as primary insurance concerning any other insurance self-insurance programs afforded to DSDP. The Contractor waives all rights against DSDP and the City of San Diego and its respective elected officials, officers, employees for recovery of damages to the extent these damages are covered by the general commercial liability or commercial umbrella liability insurance maintained under this Section.

Other Insurance. The Contractor shall maintain business auto liability and commercial umbrella liability insurance (if applicable to meet the minimum requirement) with a limit of not less than \$1 million (\$1,000,000) combined single limit (CSL). Such insurance shall cover liability arising out of any auto accident (including owned, hired, and non-owned autos). Business auto coverage shall be written on ISO form CA 00 01 or a substitute form providing equivalent liability coverage. If necessary, the policy shall be endorsed to provide contractual liability coverage comparable to that offered in the 1990 and later editions of CA 00 01. The Contractor waives all rights against DSDP and its agents, officers, directors, and employees for recovery of damages to the extent these damages are covered by the business auto liability or commercial umbrella liability insurance obtained under this Section.

Worker's Compensation Insurance. The Contractor shall maintain worker's compensation and employer's liability insurance. The Employer's Liability Limits shall not be less than \$1 million (\$1,000,000) each accident for bodily injury by accident or \$1 million (\$1,000,000) each employee for bodily injury by disease. The Contractor waives all rights against DSDP and the City of San Diego and their respective elected officials, officers, employees, agents, and representatives for recovery of damages to the extent these damages are covered by the worker's compensation and employer's liability insurance obtained under this Section. The Contractor shall provide the DSDP with a waiver of the right to recover from others' endorsement, Workers Comp Form WC 04 03 06 (Ed. 4-84), or its equivalent.

Insurance Companies. All insurance companies providing coverage shall be licensed to do business in California and have a minimum rating published by A.M. Best & Company of A-VII or better.

Indemnity and Hold Harmless: All services in connection with this Agreement shall be at the risk of Contractor, exclusively. To the fullest extent allowed by law, Contractor shall indemnify, defend (with legal counsel reasonably satisfactory to DSDP and the DSDP Program) and hold harmless the Indemnitees (defined below) from and against any Claims (as described below). The Contractor's obligation to defend and indemnify shall be triggered by the assertion of a Claim against any Indemnitee. It shall apply whether or not the Contractor or any of the Contractor parties was negligent or otherwise at fault and whether or not the Claim has any merit. However, the Contractor shall not be obligated under this Agreement to indemnify any Indemnitee for any Claims arising from the sole negligence or willful misconduct of that Indemnitee. The Contractor's obligation shall also include Claims based on duties, obligations, or liabilities imposed on the Indemnitees by statute, ordinance, regulation, or other law. The indemnification obligation hereunder shall not be limited in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for Contractor or any Contractor Parties under works' or workman's compensation acts, disability benefit acts, or other employee benefit acts. For purposes of this Section, (a) a "Claim" is any claim, demand, obligation, cause of action, damage, loss, liability, mechanic's lien, cost or expense (including, without limitation, attorney's fees and costs and other litigation, mediation, or judicial reference expenses) whether based on tort, contract, or equitable principles, in any way arising from or in any way connected with the performance or nonperformance of this Agreement by Contractor's or its employees, agents, Independent Contractors, suppliers, Subcontractors, officers, directors, shareholders, representatives, affiliates, successors or assigns (collectively, "Contractor Parties"), and (b) the "Indemnitees" are DSDP and the City of San Diego and their respective elected officials, officers, employees, agents and representatives, its members, managers, shareholder, and affiliates, successors and assigns of all such parties.

The firm(s) selected to perform the work described in this RFP will be required to provide evidence of personal injury, bodily injury, and property damage insurance with a combined single limit of not less than one million dollars (\$1,000,000.00) per occurrence, subject to an annual aggregate of two million dollars (\$2,000,000.00) for general liability, completed operations, and personal injury, other than bodily injury, insuring against all liability of the City of San Diego, Downtown San Diego Partnership, its members, Board

of Directors, and its authorized representatives, arising out of or in connection with, the performance of work under this contract with the Downtown San Diego Partnership.

Equal Opportunity Program Requirements: The City of San Diego and the Downtown San Diego Partnership are strongly committed to equal opportunity in the solicitation of professional service consultants. To assure that consultants doing business with or receiving funds from the City of San Diego and the Downtown San Diego Partnership are equal opportunity Contractors and employers, Respondents shall comply with requirements of San Diego Ordinance No. 18173, section 27.2701 through 22.2708.

Living Wage: The Contractor must comply with the City of San Diego Living Wage ordinance. You must visit the following links for specific requirements.

<http://www.sandiego.gov/purchasing/programs/livingwage/>

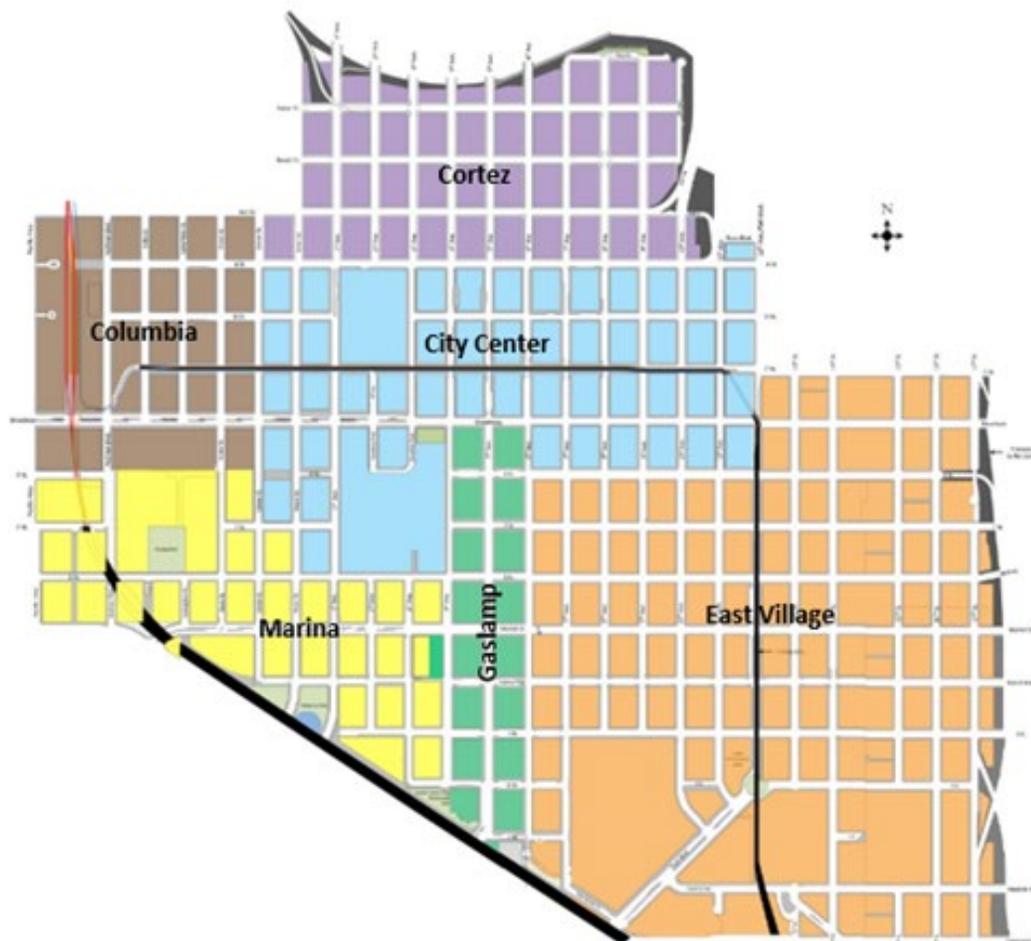
Nondiscrimination Policy: The respondent shall not discriminate based on race, gender, religion, national origin, ethnicity, sexual orientation, age, or disability in the solicitation, selection, hiring, or treatment of employees, Subcontractors, vendors, or suppliers.

Partnership Contact: The Downtown San Diego Partnership looks forward to receiving a submittal from your company; if you have any questions regarding this RFP, please direct them to:

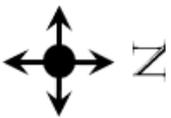
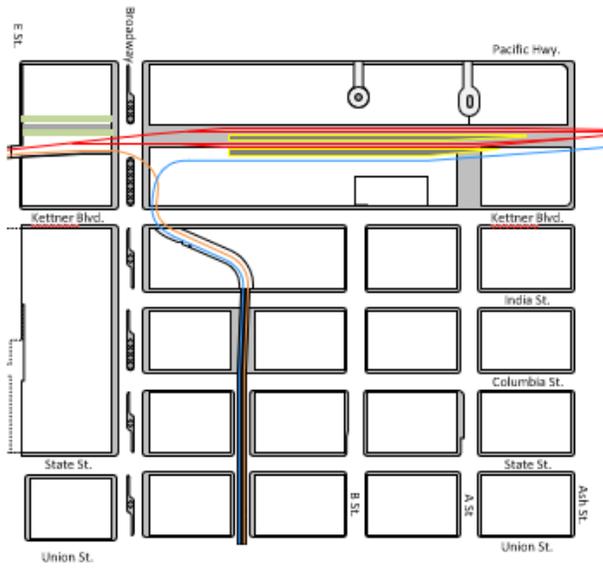
Executive Director, Alonso Vivas
Director of Safety Services, Dani Garcia
Downtown San Diego Partnership
1111 Sixth Ave, Suite 101
San Diego, CA 92101
(619) 234-8900
avivas@improvedtsd.org
dgarcia@improvedtsd.org

Attachments

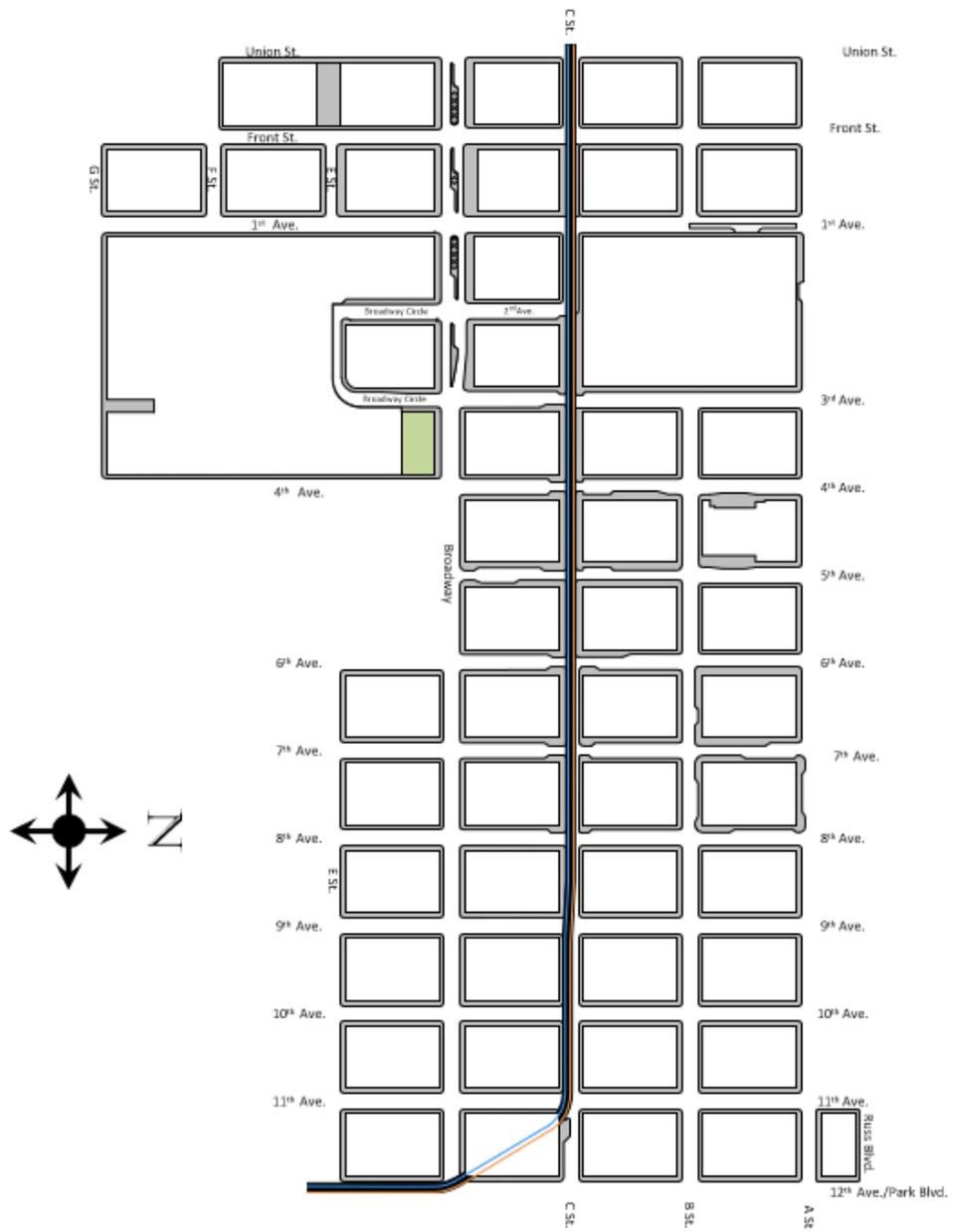
Exhibit A
Map of Downtown PBID District



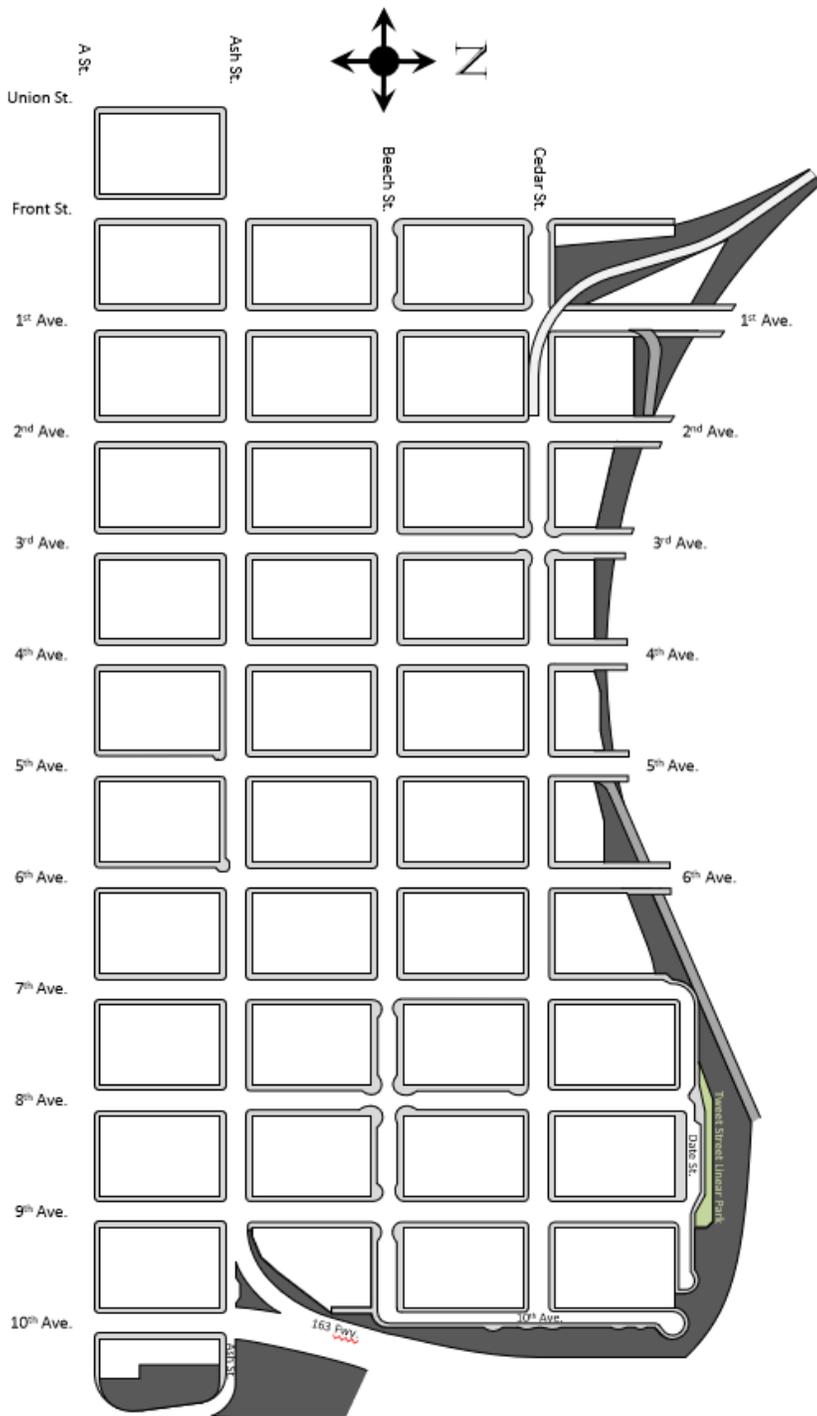
Downtown San Diego Partnership -Columbia -



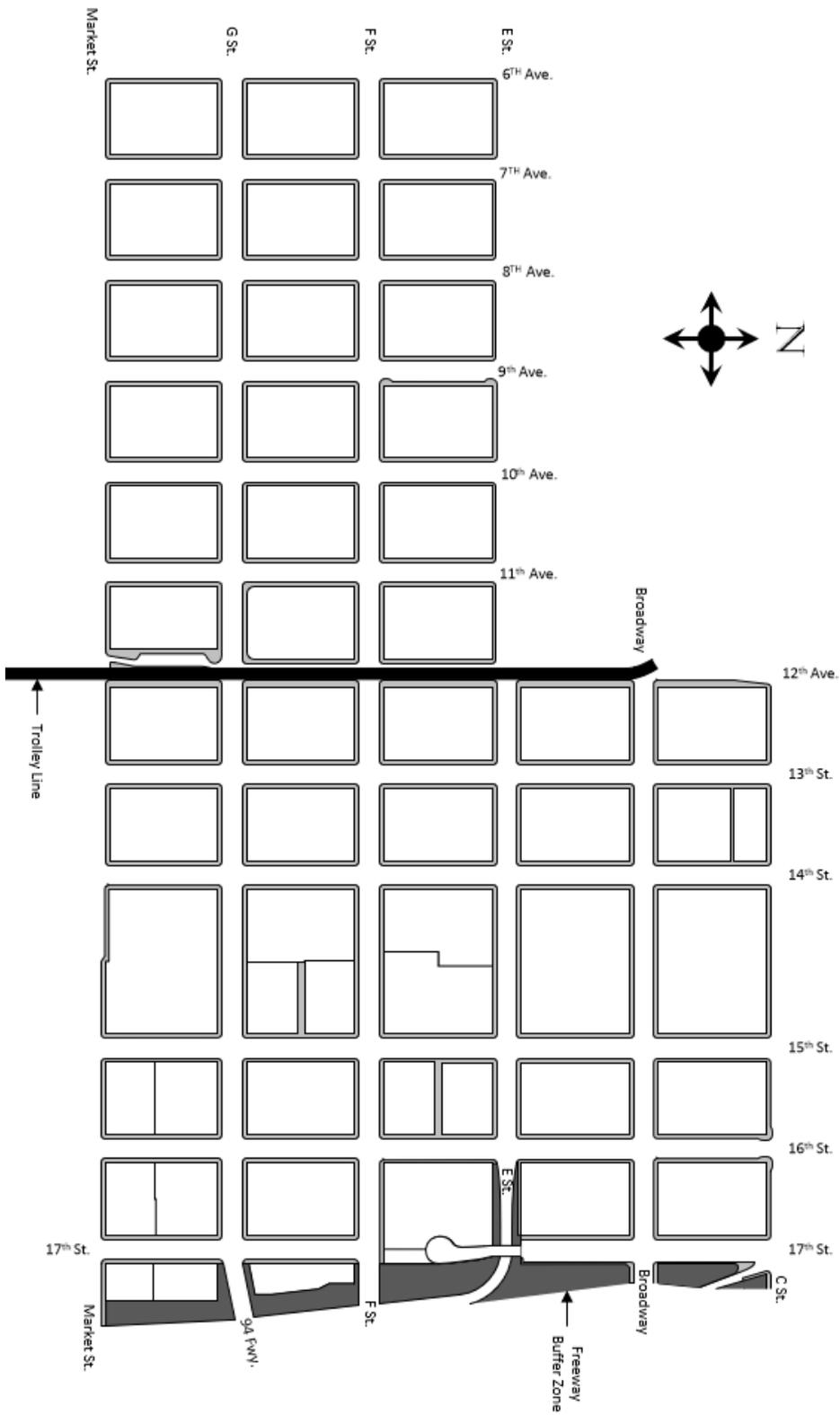
Downtown San Diego Partnership - City Center -



Downtown San Diego Partnership - Cortez District -



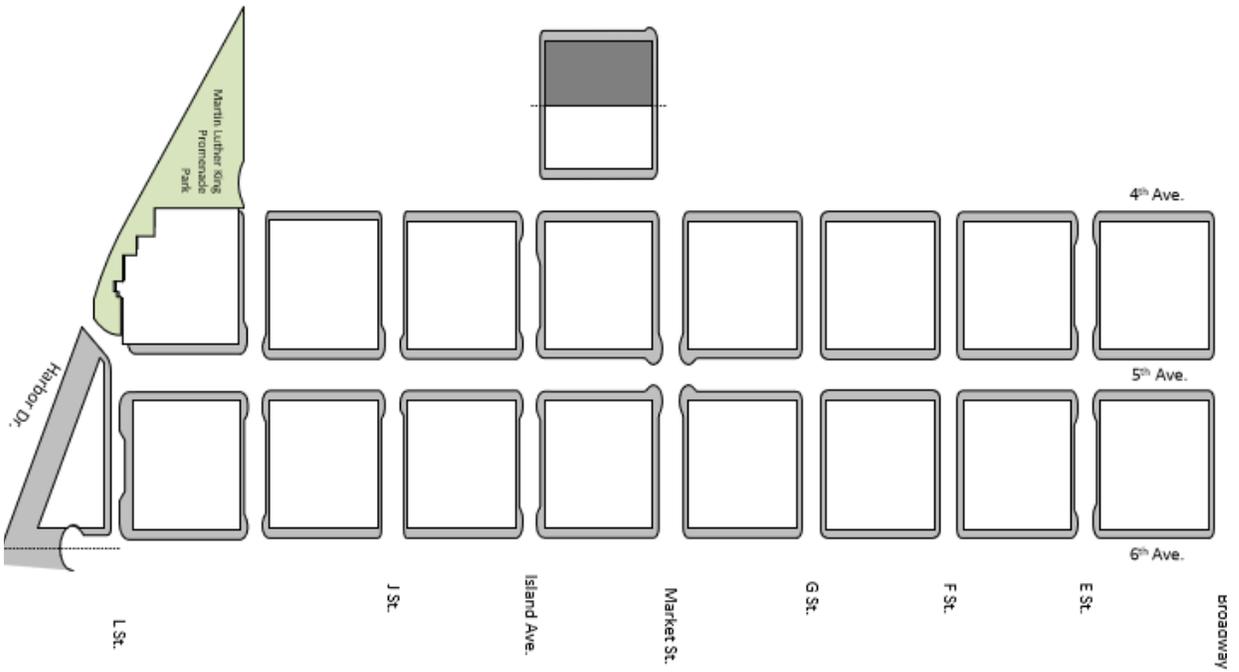
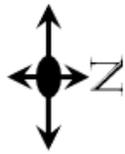
Downtown San Diego Partnership - East Village -

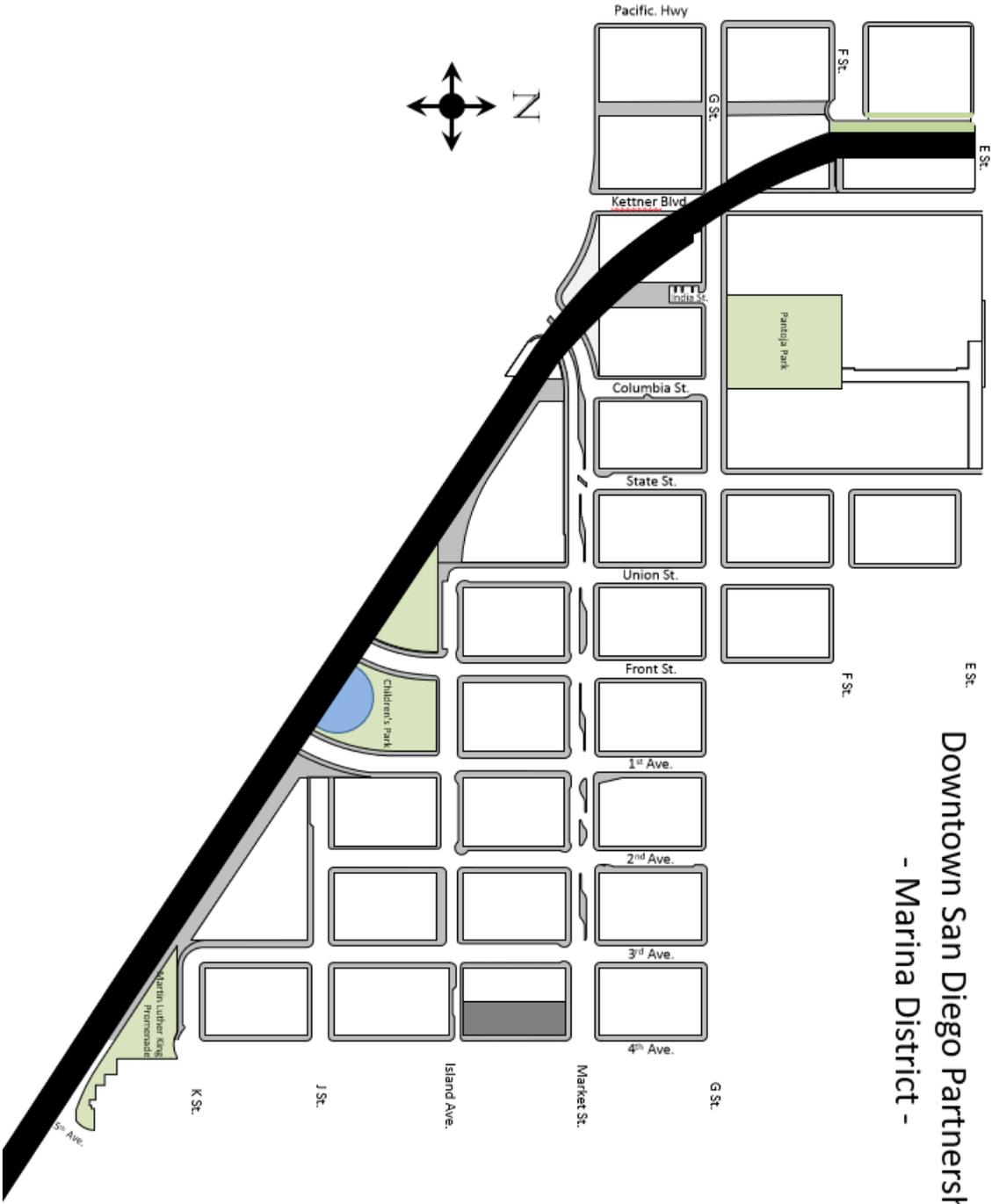


Downtown San Diego Partnership
- East Village South -



Downtown San Diego Partnership - Gaslamp District -





**Downtown San Diego Partnership
- Marina District -**

(CEP) Commercial Enhancement Program

CEP Properties

DATE Commercial Properties Exceeding + 50,000 sqft.

CEDAR

BEECH

ASH

**DOWNTOWN
SAN DIEGO
PARTNERSHIP
CLEAN & SAFE**

