




**Southwestern Community College District
Office of Procurement, Central Services & Risk Management
RFP 1415-141 District's Wellness Center Management & Operation Services**

Addendum No. 1
October 3, 2014



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Director of Procurement, Central Services
& Risk Management

10/3/14

Date

Note

All documents remain unchanged except sections or parts added to, revised, deleted and clarified by this addendum.

This addendum consists of the District's responses to the Request for Information (RFI) received on or before the submission deadline of 2:00 PM on September 26, 2014 and all questions discussed at the Pre-Proposal Meeting held at the District on October 2, 2014 at 10:00AM.

Response to RFI's:

1. What percentage of time do you anticipate the wellness center will be needed for SWCCD Academic programming? Will there be shared cost for usage?

Answer: The District is most interested in a shared facility use concept of programming and operations at all hours of the day. The goal is to maximize facility use at all hours. We are not anticipating shared costs for usage. We have allocated approximately 20,000 ft. exclusive programming for the community on a pay for use/membership basis. Other facilities (i.e. gymnasium, personal fitness rooms etc.) will be available during academic/program off hours and on a shared basis during normal academic program hours, subject to the development of an overall wellness program with the District and the Wellness Center operator.



2. We understand that there was a Market Study done to determine the need for these facilities in our community. May we have access to the results of the study?

Answer: There was no specific market study done. The 2013 Feasibility Study, completed by Brailsford and Dunlavey is enclosed as separate attachments to this addendum. This study indicates the readiness of the community for this new wellness center. The facts and information contained in the study was derived from the 2012 SANDAG census and analyzing the demographic makeup of the San Diego south bay's service area.

3. Is the college anticipating a reduced fee for all enrolled SWC students and faculty and is the college anticipating collecting a fee for use of the wellness center as a part of ASB fees?

Answer (two parts):

Yes. The District is expecting a discount in membership fee for both student/faculty to help attract as many of these memberships to generate income for operator.

No. The college is not expecting to collect any ASB fee for memberships. The basis for revenue will be membership fees as managed by the Wellness Center Operator. It is our expectation that the operator will work with the District to develop a membership program to maximize utilization by students, faculty, staff and community members.

4. How will the long-term maintenance and repairs be handled?

Answer: The long-term maintenance and major repairs will be managed by the District and funded from the surplus revenue generated by the facility. The operator will be inheriting a "turnkey" facility to operate. The District is expecting the operator to have the ability to operate and program the facility to generate an annual surplus. A percentage of the surplus revenue will be used for facility maintenance/equipment replacement.



5. What are the District's plans for supporting the parking availability and needs for this facility?

Answer: The District is addressing parking in the Environmental Planning documents for this project, and is currently performing a traffic study by a traffic engineer. The District Facilities Master Plan contains an elevated parking structure. The traffic study will address/confirm the location of this structure, which will be near the Wellness Center. Architectural planning for the parking structure will proceed as part of the scope of work for the adjacent Performing Arts and Cultural Center. Design will start in December 2014.

6. Is there access to public transportation such as bus/ rail stop anywhere close to this general area?

Answer: Yes. There is municipal bus stop on Otay Lakes Road immediately adjacent to the project site. There is also a "Southwestern College" designated stop for municipal buses on campus at the Otay Lakes Road entrance.

7. Does the District have, or proposes to have, an Adaptive Physical Education program?

Answer: Yes. The District does have an Adaptive Physical Education Program.

8. Is this project proposed to be a green design project – LEED project?

Answer: Yes. The project will be designed to LEED silver as a minimum.

9. What is the District's plan for supporting the high electricity needs of this facility?

Answer: Electrical demands for this building are addressed in the design. We are also investigating the potential to add PV panels to the project. The District recently installed a 3 Mega Watt PV system for the entire campus.



10. Would there be an Aquatic consultant working on this project?

Answer: Yes. Aquatic Design Group is part of the GENSLER design team.

11. Pool Deck space is Important. What amount of space will be assigned to the pool deck?

Answer: The strip of deck space is 25 feet on the bleacher side and 30 feet on the locker/building side. There is also additional space immediately outside the pool entrance for swimming event marquee/team space.

12. What is the depth of the large 50 meter pools?

Answer: The competition pool is a constant 7 feet deep. The flexible pool has deep end of 13 feet, and a shallow end of 3.5 feet.

13. To what extent do you expect us the (operator) to contribute towards space allocation for various uses?

Answer: We expect the operator to consult with the Architect and the District in developing design and providing recommendations for space allocation, flooring, wall finishes, etc. immediately upon contract award. As part of space allocation, we also expect the operator to work with the District academic and athletic program staff to further develop the facility shared use concept of operations prior to opening day. The goal of the District is to work with the Operator to maximize and seamlessly integrate the shared use of this facility between the District users and community members.

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