



REQUEST FOR PROPOSALS (RFP)

**DELTA AQUATIC CENTER OF STOCKTON
PLANNING AND DESIGN SERVICES**

Important Dates

RFP Issued	November 4, 2024
Proposals Due	December 6, 2024 December 13, 2024

San Joaquin Community Foundation reserves the right to revise this schedule at any time for any reason.

Contact:

Louis Ponick
Interim Chief Executive Officer
San Joaquin Community Foundation
6731 Herndon Place, Stockton, CA 95219

Phone: 209-943-2375

Email: lponick@sanjoaquincf.org



A. PURPOSE OF THE REQUEST

The **San Joaquin Community Foundation** (“Foundation”) is seeking proposals from qualified and experienced firms to manage the preconstruction planning activities for the construction of an approximate two-story 20,000 square-foot aquatic center to be built along the Delta Waterway in Stockton, California, referred to as the “Delta Aquatic Center of Stockton.” This work includes architectural programming and planning, including community engagement, for the design of the aquatic center, development of a site master plan for the aquatic center, securing the necessary permits, identifying construction costs, and creating the final construction documents to go out for bids. These planning and design activities should culminate in all preconstruction work being completed, with the project's intent moving to the final stage of being shovel-ready at the term of the contract. The Foundation, acting as fiscal sponsor for the Delta Aquatic Center of Stockton project, seeks proposals to achieve this goal.

The project's primary purpose is to design plans to build an aquatic center (for public access to the Delta) that is an ADA-friendly facility that will make it possible for all, regardless of ability or means, to access the Delta in small, human-powered watercraft. The aquatic center will include a small pool for basic water safety lessons, while the project will provide greater access to the Delta, increase recreation and tourism opportunities, foster health and wellness, preserve the unique cultural environment of the Delta region, promote environmental education, and increase the economic vitality of the region. This is a multi-partner project, and services for this request will include identifying the best use/layout of the land, including park space and facilities, the operations of the aquatic center and the operations of another organization that will be managing a fruit/produce farming operation on the same land. This request includes planning and design work for utility hook-ups, water access, irrigation, and other planning items to ensure both the aquatic center and the farm can operate efficiently and in concert on the same land.

Firms submitting a proposal to this RFP are required to state their understanding of the project and demonstrate experience with the full range of project phases, including managing projects for the public sector, working with the community on project design, understanding of projects located on/near waterways, and other relevant work related to planning and design of complex projects equivalent to that of a public-use aquatic center to be built along the shore of a small river off the San Joaquin Deep Water Channel.

B. BACKGROUND

San Joaquin County and the City of Stockton have recognized, through several planning reports, the need to increase recreational and tourism opportunities in the Delta ([Stockton Waterfront Connections Plan, 2011](#), [San Joaquin Co. CEDS 2019](#), [San Joaquin Co. General Plan 2035, 2017](#)). In December 2019, Delta Sculling Center, a Stockton-based nonprofit organization, engaged in a strategic planning initiative that included hosting community input sessions to gather feedback from the Stockton community, which informed the interest in seeing a public-use aquatic center in the area. Following meetings with other community-based organizations, individuals, and public and private sector entities, a Community Advisory Board for the project was formed in 2021 to move forward with planning for the Delta Aquatic Center of Stockton. These Advisory Board members represent business, government, nonprofits, education, and healthcare sectors. Following the formation of the Advisory Board, the following support was secured for the project:

- **City of Stockton.** In 2022, the City of Stockton committed \$75,000 in funding for the following deliverables for the early planning phase, which have all been completed:
 - A concept proposal for submission to the Sacramento-San Joaquin Delta Conservancy (A *California State Grantmaking Agency*)
 - A feasibility study of the Delta Aquatic Center of Stockton
 - The first draft of the business plan for the Delta Aquatic Center of Stockton

- **San Joaquin County Board of Supervisors.** In 2022, the San Joaquin County Board of Supervisors committed \$48,000 in funding for the following deliverables for the early planning phase, which have all been completed:
 - A full grant proposal to the Sacramento-San Joaquin Delta Conservancy requesting planning and design funding
 - Budget proformas and governance/legal structure of the aquatic center
 - Initial site reviews to identify potential locations to house the aquatic center

- **National Park Service.** In 2023, the National Park Service awarded a Technical Assistance grant, committing dedicated staff time to support the following deliverables (to be completed):
 - Community input sessions inform the planning and design of the aquatic center
 - Support the planning process of key elements of the site and grounds layout of the aquatic center in coordination with other project partners.

- **Sacramento-San Joaquin Delta Conservancy (A California State Agency).** In 2023, the Sacramento-San Joaquin Delta Conservancy committed \$2,544,725 in funding toward the planning and design of the project. Of that amount, approximately \$2 million is earmarked for the following deliverables for planning and design services specific to this RFP and scope of work for the project:
 - Manage research and decision-making processes that will identify the scope of work to be designed (square footage, conceptual design), and ultimately produce the designs, master plan, pull permits, and prepare complete construction packages.

- **Trust for Public Land.** In 2024, the Trust for Public Land (TPL) joined the project to provide Technical Assistance on community engagement, acquisition of the property, and site design.

ABOUT THE SAN JOAQUIN COMMUNITY FOUNDATION

The San Joaquin Community Foundation (SJCF) is one of the largest public charities in San Joaquin County, serving as the philanthropic partner to individuals, families, publicly funded agencies, nonprofits, and corporations. SJCF partners with donors/funders to advance the public good through philanthropy. SJCF is committed to building a healthy and prosperous community where all can thrive by promoting equity and supporting community connectivity. In 2021, the Delta Aquatic Center of Stockton fund was established at SJCF as a fiscally sponsored project of the Foundation, allowing charitable contributions to be made to the project. As a member of the Community Advisory Board, and aligned with its mission, SJCF stepped up to lead the planning phase, including taking on the role of grant administrator for the project. For more information about the San Joaquin Community Foundation, visit www.sanjoaquincf.org.

C. PROJECT DESCRIPTION

The Delta Aquatic Center of Stockton is a community-designed and community-led capital project focused on preserving land and activating park space by constructing a LEED, ADA-friendly recreational facility in Stockton, California. Unlike aquatic centers focused on swimming pools, the Delta Aquatic Center of Stockton focuses on providing public access for small human-powered paddling and rowing boats. This project goes beyond recreation and will be the catalyst for a larger long-term plan of water restoration and park activation projects in Stockton, California. This is a partnership project involving other local nonprofit organizations, including Restore the Delta, which will have its portable water/air quality testing lab on the same property, and the Black Urban Farmers Association’s “Healing Harvest” Wellness Center, which will run its farming and programming operations on the same property. The larger project consists of a two-phase strategy:


- **Phase I.** Includes land clean up and tree planting/park activation, removal of invasive plant species, adding fencing to secure the property, adding walking/bike trails, a temporary ADA-friendly boathouse with ADA-accessible docks, and adding the infrastructure for the future design and construction of the Delta Aquatic Center of Stockton building. During Phase I, planning and design for the aquatic center, including infrastructure needs and site layout, will happen in partnership, and concurrently with other design and construction projects happening on other areas of the site.
- **Phase II.** Includes the actual construction of the permanent aquatic center building.

For the purposes of this RFP, we are seeking a firm to focus on the planning and design for the Delta Aquatic Center of Stockton building, which will occur at the same time as other design and construction projects are happening on other areas of the property. This includes working with our Phase I team to ensure the infrastructure needs for the Delta Aquatic Center building are properly planned. The outcome of the planning and design process should include a two-part construction plan and budget for the Delta Aquatic Center of Stockton building.

We anticipate the Delta Aquatic Center of Stockton building to be an approximately 20,000 square foot, two-story building located along the Delta that will include boat storage (kayaks, canoes, sculling boats, stand-up paddle boards, etc), office space, locker rooms with showers, an environmental education lab, an events space with commercial kitchen, and/or other amenities to be identified through the planning process. A critical project component is collecting and considering community input in the early planning stage. This will involve coordinating community outreach and engagement with our project partners, the National Park Service–Rivers, Trails & Conservation Assistance Program, and the Trust for Public Land.

D. SCOPE OF SERVICES

This Delta Aquatic Center of Stockton will be constructed in Stockton, California, along the shoreline of one of the San Joaquin Delta’s waterways. The aquatic center will be a new building and a new construction project for the San Joaquin Community Foundation (SJCF). It is our understanding that the property identified for the project may not require completing CEQA, but we would like to confirm as soon as possible if CEQA will be required. To assist SJCF in this process, the selected firm will be expected to provide expertise in navigating the CEQA process, including proactively identifying and addressing opportunities and challenges through the planning and design process. Those firms interested in being considered for this project will provide pre-design (programming and planning) and design services for the components listed below, with the understanding that these are representative



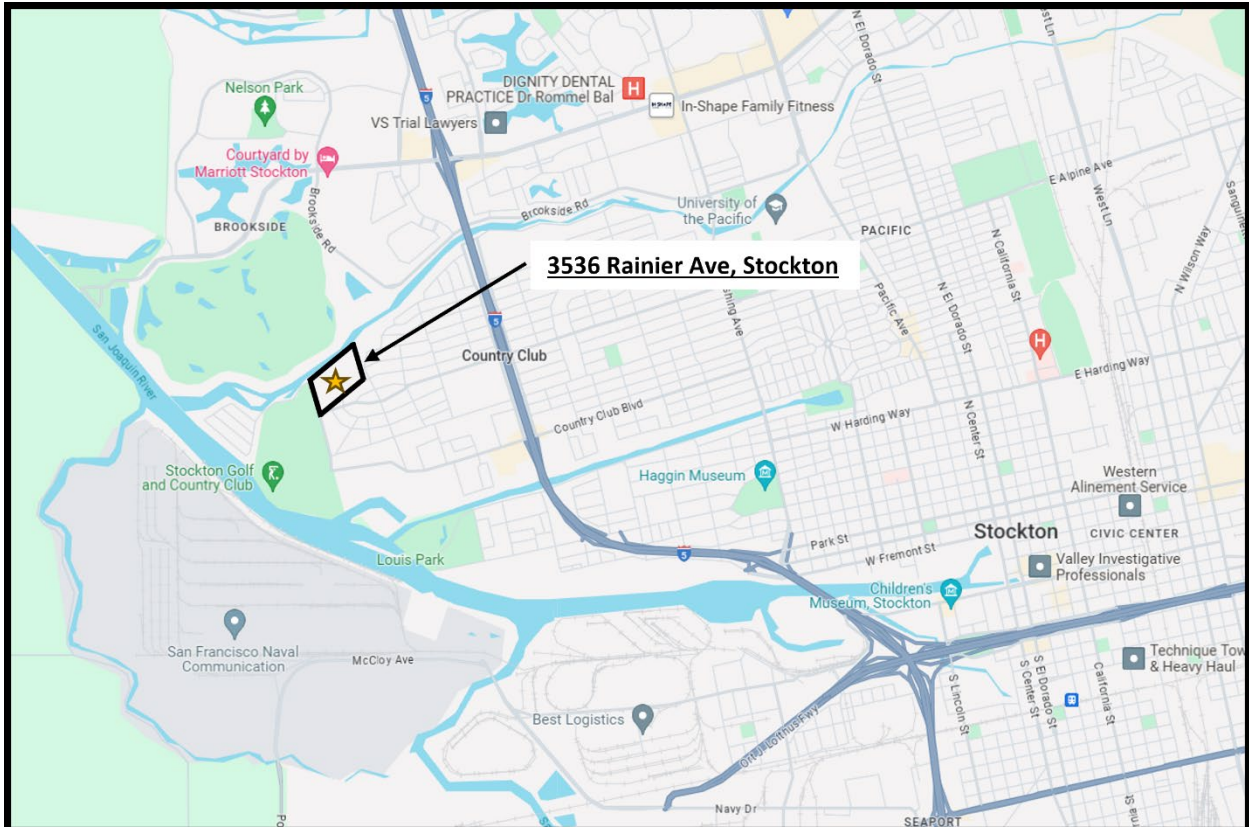
of the scope of services for this project, along with other duties of a similar nature that may be required to get the project to 90% and 100% design completion and ready to go out for construction bids. The design services will include a two-part construction plan and budget. The thought for this two-part approach is to identify a budget-feasible “Part I” that would allow the aquatic center to open with basic programming and services available to the community as soon as possible with the infrastructure in place to move to “Part II,” which would be the completion of the full-service aquatic center once complete project funding is secured. Scope of services to be provided include, but may not be limited to:

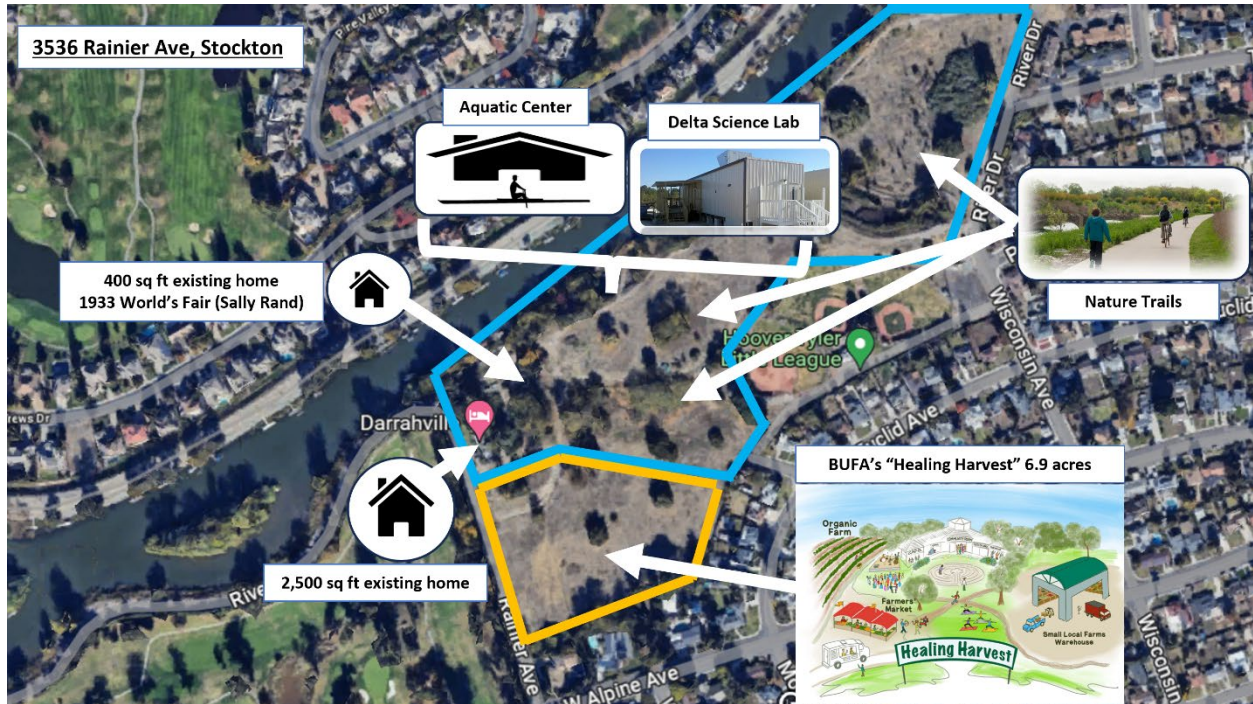
- 1) **Programming & Master Planning.** Management of the research and decision-making process that will identify the scope of work to be designed (square footage and conceptual design). This work includes the following:
 - a. Site investigation and research
 - b. Topographic survey, utility survey, and geotechnical investigation
 - c. Interviews/workshops with partnering agencies and identified community stakeholders
 - d. City zoning and design review code requirements
 - e. Master Plan and Concept Design documents and cost estimates
- 2) **Entitlement Permits**
 - a. Prepare City of Stockton Rezone, Use Permit, and Design Review applications
 - b. Prepare responses to the City Environmental Questionnaire
 - c. Prepare documentation to support Waterway Permit application for required agencies
- 3) **Schematic Design**
 - a. Develop site and building schematic designs with cost estimate
- 4) **Design Development**
 - a. Update cost estimate to reflect updated Design Development documents
- 5) **Construction Documents**
 - a. Prepare 90% and 100% construction documents, including drawings, specifications, and calculations for permitting and construction
- 6) **Construction Permits & Bidding**
 - a. Compile construction document drawings, specifications, and calculations, and prepare application forms required for the City of Stockton construction permit application
 - b. Prepare application form for submittal to the San Joaquin County Environmental Health Department
 - c. Prepare Bid Documents and conduct the Bid Opening
 - d. Review and advise project representatives on General Contractor Bids

E. SITE LOCATION OF PROJECT: “DARRAHVILLE” PROPERTY (3536 Rainier Ave, Stockton, CA 95204)

The project site is known as “Darrahville.” The property is located at 3536 Rainer Ave in Stockton, CA. The total property acreage is 22.1 acres (assessor’s parcel numbers (APN): 109-060-330-000, 109-060-340-000, 109-100-010-000, 109-110-180-000, 109-110-210-000).

he property will undergo a lot line adjustment to apportion off approximately 6.9+/- acres (within APN 10906033, 10906034, and a portion of 10911021) that will be conveyed for ownership to the nonprofit organization Healing Harvest – a nonprofit founded and operated by the Black Urban Farmers Association – for its development of an urban farm (see picture 3 below that depicts the other projects that will exist on the property.)





F. PROPOSAL SUBMISSION INSTRUCTIONS

All questions and requests for clarification regarding this RFP should be sent to Louis Ponick at the San Joaquin Community Foundation, lponick@sanjoaquinconf.org by **Friday, December 6, 2024**. Proposals will be reviewed by the planning team for the Delta Aquatic Center of Stockton. Once a final decision has been made, the selected firm will be notified no later than January 3, 2025. Submitting a proposal does not guarantee your firm will be selected or engaged for any part of the project.

Project Contingency. The project is in the process of finalizing arrangements for the purchase/acquisition of the project site known as “Darrahville.” Prior to the signing of a contract with the selected firm to manage the planning and design of the Delta Aquatic Center of Stockton, the sale of the “Darrahville” property must be completed, and ownership transferred to the San Joaquin Community Foundation. We anticipate this occurring in 2025.


The San Joaquin Community Foundation reserves the right to revise or cancel the RFP, and/or reject any submissions prior to, or at any time after, the indicated due date and may consider extending the due date for the RFP for any reason, including significant revisions to the Scope of Services. Material changes, if any, to the scope of services or proposal procedures will only be transmitted by written addendum and posted to the San Joaquin Community Foundation web site at:

<https://sanjoaquinconf.org/DAC>.

Thank you in advance for your interest in this project.

G. ADDITIONAL PROJECT BACKGROUND

The Delta Aquatic Center will be located in Stockton, California– the most racially diverse city in the United States, according to a January 2020 U.S. News & World Report. Unfortunately, because of long disinvestment in the region, much of Stockton ranks in the top 5% most disadvantaged communities in



California, and according to the 2024 Park Score Report from Trust for Public Land, Stockton received one of the lowest possible scores for the level of investment in public parks. Part of the disinvestment extends to equitable access to recreate and access the San Joaquin Delta— the largest estuary in the state of California.

The project was envisioned from the start to serve the most marginalized communities in Stockton and throughout the region by providing equitable access to opportunities for all communities to learn water safety, increase recreation and tourism opportunities, foster health and wellness, preserve the unique cultural environment of the Delta, promote environmental education, and increase the economic vitality of the region that is rooted in the most racially and ethnically diverse big city in the United States.

Currently, access to the Delta is limited to those with private ownership of land on its waterways and to individuals with motorized watercrafts and economic resources. Current users of the Delta are typically older, more affluent, and predominantly Caucasian, whereas underserved community members tend to be younger, less affluent, and racially diverse. Greater recreational access to the Delta will provide residents and visitors with the opportunity to relax outdoors and connect with nature. The Delta Aquatic Center will provide opportunities for communities to come together to heal, bond, and improve their overall quality of life. Recreational opportunities also promote overall youth development by providing access to water sports which develop decision-making skills, cooperative behaviors, positive relationships, and self-efficacy. Recreational facilities also increase awareness of environmental issues faced by the Delta, strengthen and maintain a healthy community by bringing diverse residents together and encouraging a cleaner and safer community environment.

The Delta Aquatic Center will provide greater access to the Delta for all residents and visitors, including underserved community members, by ensuring there is affordable and multicultural access to the Delta by offering programs that provide both free and sliding fee scales. The project will increase opportunities for improving the health and wellness of residents and visitors by offering programs that teach water safety, rowing and paddling technique development, rowing machine workouts, strength training, and mind-body practices like yoga, along with swimming confidence lessons. Programs will be available for all skill levels and abilities as well as for youth and adults, military veterans, and individuals with physical disabilities. The project will also improve mental health by providing space for the community to spend time in nature, which has been proven to improve cognition, lower stress, and reduce the risk of emotional disorders. The project will also provide economic development opportunities and additional jobs for Stockton-area residents as there will be a need to build, operate, and provide programs at the center, including events and activities supporting local artists and food vendors.

In furtherance of our shared mission to improve community health, the Black Urban Farmers Association (BUFA) is partnering with the project to open its Healing Harvest farming operations on the same property so they can reach more of the community. Their mission is to positively impact health and hunger by providing locally grown pesticide-free fruits and vegetables, while highlighting African American Cuisine and a plant-based diet. The Healing Harvest project includes approximately 7 acres of the property to create a transformative space where individuals can embark on their personal wellness journeys alongside the recreational opportunities offered by the Delta Aquatic Center. Through integrating an on-site vegetable farm, plant-based café, comprehensive education programs, wellness center, and outdoor community space, Healing Harvest is dedicated to building a healthier and more connected community by promoting healthier lifestyles and empowering individuals to make better choices. One of the pressing issues Stockton's most underserved communities face, which is most rampant in our communities of color, is the high prevalence of obesity. This not only affects the well-

being of individuals but also contributes to substantial and unaffordable healthcare costs. In order to address this problem effectively, Healing Harvest is dedicated to providing the community with a comprehensive health and wellness facility.

The overall project site will include public input into the design of the aquatic center. Some of the community input sessions can be codesigned and run with our Technical Assistance Providers on the project from the National Park Service, and Trust for Public Land. Other partnering entities and organizations who may provide input into the planning and design of the project include the City of Stockton, County of San Joaquin, Sacramento-San Joaquin Delta Conservancy, Delta Sculling Center, Black Urban Farmers Association, San Joaquin County Office of Education, Restore the Delta, Little Manila Rising, San Joaquin Delta College, University of the Pacific, Dignity Health-St. Joseph's Medical Center, and other local nonprofits that have expressed interest in bringing underserved youth to the aquatic center and farm.

Learn more about the long-term vision of the Delta Aquatic Center of Stockton project at: <https://sanjoaquinconf.org/where-we-focus/healthy-communities/delta-aquatic-center-of-stockton/>

Learn more about the long-term vision of the Black Urban Farmers Association's "Healing Harvest" project at: <https://www.healingharvestwellnesscenter.org/>



H. REFERENCES: OTHER PUBLIC ACCESS AQUATIC CENTERS

Sacramento State Aquatic Center

<https://hornetsports.com/facilities/sacramento-state-aquatic-center/7>

The Floathouse Petaluma

<https://www.thefloathousepetaluma.org/>

Texas Rowing Center

<https://www.texasrowingcenter.com/>

Riversport

<https://www.riversportokc.org/>

Mission Bay Aquatic Center

<https://mbaquaticcenter.com/>

Arrillaga Family Rowing and Sailing Center

<https://gostanford.com/facilities/arrillaga-family-rowing-and-sailing-center>

The WaterFront Center

<https://www.thewaterfrontcenter.org/aboutus>

Camden County Boathouse at Cooper River

<https://camdencountyboathouse.com/>

1. **Question:** Is the lot line adjustment being prepared by others for the project or is this something the firm needs to plan for in the scope of services?

Answer: The scope will not include any lot line adjustments to the property. That will be completed separately through the acquisition process.

2. **Question:** Will title reports be provided or should we plan to work with a local title company to acquire title reports for the subject parcels?

Answer: We have a preliminary title report on the property currently being used for survey work. After the lot line adjustments are complete, we will seek updated title reports to share. This process will take time as it depends on the completion of the acquisition/sale of the property being finalized.

3. **Question:** How large does the indoor pool need to be?

Answer: The ultimate size of the pool and its use will be identified through the community engagement/planning process. However, the indoor pool is intended to teach people how to row, which will require enough space to support a sculling boat. For purposes of the scope of work for the RPF, we are using 75 feet by 82 feet, with the deepest part of the pool being 4 feet deep.

4. **Question:** How many people does the commercial kitchen need to serve?

Answer: The ultimate number of people to be served through the onsite kitchen will be identified through the community engagement/planning process. The number of parking spaces and building capacity will inform this number. However, for purposes of the scope of work for the RPF, we are using 500+ people to be served in a single sitting.

5. **Question:** What is the scope of the master plan/extent of site planning and design associated with Phase 2 for the property?

Answer: The scope of work is NOT for the entire property. Regarding the entire 22 acres of the land, 7 acres will be owned by another organization that will have their firm manage their scope of work and master planning for those 7 acres. The other 15 acres are dedicated to the Delta Aquatic Center. However, this scope of work is focused on approximately 3-4 acres to master plan for the Delta Aquatic Center building, parking, infrastructure, access to the building, and access to the water and docks. The additional scoping for activating park space, walking/biking trails, placement of the portable water/air testing lab (approx. 450 SqFt), nature trails, and the two houses, will be developed with other project partners separate from this RFP, but will happen in concert with the master planning for the Delta Aquatic Center to ensure infrastructure and access/security is planned for all proposed uses on the entire 22 acres of land.

6. **Question:** Should the proposal include the design/permitting for the temporary boat house and docks, as identified in “Phase 1” on page 4?

Answer: No, not for the temporary boat house, but the proposal should include the design/permitting for the permanent docks.

7. **Question:** Who are the primary (and secondary) stakeholders for this RFP?

Answer: A “Core Planning Committee” will review the proposals and make recommendations to the project sponsor (San Joaquin Community Foundation) who should be awarded the project. This committee will continue to be active throughout the duration of the project as the primary stakeholder, with the chair of the committee as the point of contact acting as the liaison between the selected firm and the project on decision-making items.

8. **Question:** What is the basis of the award for the project?

Answer: The Core Planning Committee does not currently have a scoring/ranking matrix for the RFP. However, examples of how the committee will evaluate proposals are listed below. We anticipate the committee may have follow-up questions for firms who submit proposals. Should there be additional questions, the committee may schedule follow-up meetings to ask questions.

- Overall experience of the company & demonstrated results
- Experience working on complex projects
- Knowledge and experience of projects involving water access & CEQA
- Skills & qualifications of a firm’s team members assigned to the project
- Strategic thinking and planning approach
- Technical expertise
- Capabilities
- Budget approach and cost-effectiveness
- Cost is not a driving factor for this RFP. The review committee expects proposals to include a full suite of services, including project management, with allowances for unknowns on this project.

9. **Question:** Is it the expectation that the design team includes the following consultants, or will these services be provided by the property owner (Land Survey, Geotechnical Engineering, Building Commissioning)

Answer: All of these should be included in the scope of work through this RFP.

10. **Question:** Does the funding source for the planning and design grant have stated milestones that need to be met before the funding expires? Or do the stakeholders have a desired goal for the timeline of the project?

Answer: The ultimate milestone is to create complete master plans and construction bid packages. The funder has and will work with the project to extend deadlines as reasonably as possible to ensure the project's success. Currently, the only funding-related trigger for planning and design relates to CEQA. Funding is secured through the CEQA process, and once CEQA is completed and affirmed for the project to move forward, those final funds will be unlocked to complete master plans/construction bid packages.

11. **Question:** What level of LEED certification does the project want to achieve?

Answer: We would like the selected firm to inform our Core Planning Committee of the different levels of LEED to decide the level through the planning process.

12. **Question:** Does the project intend to hire an independent Project Manager to lead the management of the project, or will it be the responsibility of the design team to provide these services?

Answer: We expect the firm selected to lead the management of the project, with the support of the Core Planning Committee and the Committee Chair, serving as the primary point of contact to liaise between the firm and the larger project team.

13. **Question:** It is understood that the state has additional grant funding for implementation (construction) for the project that is intended to be pursued. What is the expected timeline for the application of implementation funding, and what type of document and/or meeting support will be needed from the design team?

Answer: We anticipate beginning to apply for implementation funding as soon as possible, depending on the grant requirements and how far along the project must be with its design plans to apply. This will be identified during the first year of planning and design work. We expect to need updated timelines on planning and design completion and projected start dates for construction to apply for these grants. There may also be CEQA-related status items that need to be provided for implementation grants. There will likely be some questions that arise during the implementation grant application process that we will need the selected firm's input on. We don't know what that looks like yet, but it should be minimal.