

**Attachment D to Agenda File No. 2019-0014****Chula Vista Bayfront Master Plan Settlement Agreement****Exhibit 4****Covenants and Agreements of District With Respect to Job Quality**

In evaluating responses to requests for qualifications and requests for proposals ("RFQ/RFPs") issued by the District with respect to the master development and operation of the Resort and Conference Center ("RCC") on Parcel H-3 of the Chula Vista Master Plan ("CVBMP") area and the entities with which the District contracts for the development and operation of the RCC, the District will give considerable weight and preference to any proposal submitted in response to the RFQ/RFP which:

1. With regard to both RCC operations and RCC construction, effectively commits to reduce or to eliminate the risk of labor strife which would (i) have an adverse financial effect on the District's proprietary interest in the on-time and on-budget completion and long-term operations of the RCC or (ii) jeopardize or delay achievement of the District's policy objectives with respect to the CVBMP;
2. Commits to a local jobs policy that will impose the following criteria on the construction workforce for the project:
  - a. Not less than 70% of total work hours by residents of San Diego County; and
  - b. Not less than 10% of total work hours by disadvantaged workers;
3. Includes a stated preference for contractors or subcontractors headquartered in, or for five years prior to the bid has maintained an office in, San Diego County; and
4. Includes a stated preference for developers utilizing a prequalification process to ensure use of reputable contractors and subcontractors on the RCC which relies on contractor/subcontractor financial, organizational, historic, claims, safety and performance information similar to the information described in Part II and Part III of the publication titled Pre-Qualification of Contractors Seeking to Bid on Public Works Projects, published by the California Department of Industrial Relations in 1999.

The foregoing language will be included in RFQ/RFPs issued by the District with respect to the RCC.