

North District Project Stage 2 RFP

Addendum #4

August 4, 2017



The following information and documents, as described below, shall become part of the University of California, Riverside Stage 2 Request for Proposals (“RFP”) for the North District Development Project.

1. Attached Requests for Information (“RFIs”) and responses, as of August 4, 2017.

2. New Project requirement:

The selected Developer team shall design and deliver pedestrian improvements on both north and south side of West Linden Street from Canyon Crest Drive to the current entrance to Parking Lot 21. Proposals should carefully consider and present alternative strategies for improving both pedestrian capacity and the quality of pedestrian experience along this important linkage. Particularly attention should be given to existing deficiencies along the south side of West Linden Street between Canyon Crest Road and the Student Recreation Center. In addition, attention should be given to the following:

- i. Improvements to West Linden Street, by the Developer, that mitigate pedestrian-vehicular conflicts resulting from increased traffic of the North District; and
- ii. Appropriate crossroad connections at key nodes to existing/proposed Campus public realm improvements.

3. Updates and clarifications to Project requirements, as follows:

a. Parking ratios:

- i. Residence Halls: 1 parking space per 14 Residence Hall beds (updated ratio considers UCR’s policy limiting freshman parking); and
- ii. Apartments: ratio remains the same at 1 parking space per 2 Residential and Traditional Apartment beds;

b. Resident Assistant (RA) ratios and staff residences for Phase 1 of the Project:

- i. Residence Halls shall include programming for:
 - 1 RA for 64 residents (46 in double rooms, 15 in triple rooms, and 1

Program Coordinator/other single room.) This ratio provides a total Phase 1 occupancy of 756 (inclusive of the RAs); and

- Two 2BR/2BA staff apartments for Resident Director (RD)/Faculty-in-Residence (includes laundry) and four 1BR/1BA apartments for Assistant Resident Directors (ARD).

ii. Residential Apartments shall include programming for:

- 1 RA for 68 residents, with 8 total RAs serving a population of 544 residents and a total occupancy of 552 (inclusive of the RAs); and
- Two 2BR/2BA for RD/Faculty-in-Residence (includes laundry) and two 1BR/1BA apartments for ARDs.

c. Bathroom requirements:

i. Updates to the Design and Construction Technical Requirements as shown in the attached.

4. The Campus has estimated the following annual fees for anticipated provision of services to the Project. The estimates below are provided for budgeting purposes only. A final determination of Campus provided services and associated costs will be made following selection of a Developer.

a. Police Services: \$1.14 per developed residential square foot per fiscal year (dining is expected to be incorporated into existing UCR dining program and subject to internal Campus assessments)

b. Residential Life: \$400 per resident for Residence Halls and Residential Apartments per fiscal year

c. Marketing, Contracting/Leasing: \$150 per resident for Residence Halls and Residential Apartments per fiscal year

5. Updates to Section IV. D. of the Stage 2 RFP (Financial Proposal) as described in the attached redline to the Stage 2 RFP.

6. Potential Project alternative, as follows:

Proposers may, at their discretion, submit potential parking solutions that include the use of UCR's existing Parking Lot 21 to accommodate up to 50% of the parking requirement for the North District Project. Any such proposal shall follow the Alternative Technical Concept (ATC) process described in the RFP and shall be subject to all terms and conditions of the ATC process, including approval at the sole discretion of the Campus. It

is the expectation of the Campus, that any proposed use of Parking Lot 21 will result in:

- iii. Meaningful and evident benefits to the master planning and design of the North District Project;
- iv. Maximizing use and efficiency of the Project Site;
- v. Improvements to West Linden Street, by the Developer, that mitigate pedestrian-vehicular conflicts resulting from increased traffic of the North District and addition of parking capacity on Parking Lot 21; and
- vi. Appropriate crossroad connections at key nodes to existing/proposed Campus public realm improvements.