

**UCR Health Outpatient Pavilion Project
Request for Offers (RFO) for Project Developer
Addendum #4**



February 14, 2018

The following information and documents, as described below, shall become part of the University of California, Riverside Request for Offers (RFO) for the UCR Health Outpatient Pavilion Project.

I. UCR HEALTH OUTPATIENT PAVILION PROJECT, REQUEST FOR OFFERS (RFO) FOR PROJECT DEVELOPER DATED NOVEMBER 6, 2017

A. 1.1 Request for Offers and Project Approval Schedule

Revise Paragraph 1.1 Request for Offers and Project Approval Schedule revised in Addendum #3 dated February 1, 2018, as follows:

1.1 Request for Offers and Project Approval Schedule

The anticipated schedule of the RFO process is below. The University may update and revise the schedule in its sole discretion.

Anticipated RFO Milestones

Activity	Schedule
Release of RFO	November 6, 2017
Submit Questions	November 6, 2017 to March 1, 2018
Submit Alternative Technical Concepts*	November 6, 2017 to February 16, 2018
Charrette #1	November 16 & 17, 2017**
Addendum #1	December 18, 2017
Addendum #2	January 19, 2018
Charrette #2	February 7, 2018
Addendum #3	February 1, 2018
Addendum #4	February 12 13, 2018
Approval of Alternative Technical Concepts	December 15, <u>2017</u> thru February 28, 2018
Response Deadline	March 12, 2018 at 4:00 PM (PST)
Respondent Presentations (Optional at discretion of Reviewing Committee.)	March 19 -23, 2018
Optional Clarification (Discretion of Reviewing Committee)	April 2 – 6, 2018
Selection of Preferred Offeror	April 9 -16, 2018

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B. Section 3.6 Project Financial Proposal and Financial Pro Forma Models

1. **Insert** the following paragraph after the second paragraph in Section 3.6 Project Financial Proposal and Financial Pro Forma Models.

“All proforma models should include a ground lease payment to the University that begins in Year 1 of building operations in the amount of \$500,000 per year, with two percent (2.00%) annual escalations.”

II. OUTPATIENT PAVILION – DEVELOPER RELEASE DOCUMENTS

A. RFO Appendix A – Basis of Design, Section 8 Detailed Space Requirements

1. **8.4 Detailed Space Requirements for Ambulatory Surgery and Endoscopy Procedure Suite**

Delete the last page “8.4 Sum- Summary Space Requirements for Ambulatory Surgery and Endoscopy Procedure Suite”, issued in Addendum #3, dated February 1, 2018, in its entirety.

2. **8-Summary Table, Summary of Space Requirements for the UCR Outpatient Pavilion**

Add the “8-Summary Table, Summary of Space Requirements for the UCR Outpatient Pavilion” (Attachment A, hereto) to the end of RFO Appendix A, Section 8 Detailed Space Requirements.

B. RFO Reference Documents – University Furnished Information

1. **Table of Contents**

Delete the “University Furnished Information Table of Contents” issued in Addendum #3 dated February 1, 2018 in its entirety, and
Substitute the revised “University Furnished Information Table of Contents” (Attachment B, hereto)

2. **6. Gage Canal Company**

Add the “Gage Canal, Selected References from Previous Project – Compiled January 30, 2018” (Attachment C, hereto) to the folder “6. Gage Canal Company”.

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3. 7. Amended Preliminary Report

Create new folder “7. Amended Preliminary Report” and **insert** the “Amended Preliminary Report by the Chicago Title Company dated 11/17/06” (Attachment D, hereto) into the folder.

4. 8. Phase I Environmental Site Assessment Report

Create new folder “8. Phase I Environmental Site Assessment Report” and **insert** the “Phase I Environmental Site Assessment Report by Ensafe dated January 30, 2018” (Attachment E, hereto) into the folder.

III. DEVELOPERS QUESTIONS AND ANSWERS

NO.	
Q25	Per the RFO section 2.0 lists the Selection process and Criteria. Section 3.0 lists the offer requirements. In Addendum 2 the scoring matrix matches the Section 2.0. Please confirm that the RFO submission should match the order of the Section 2.0, while utilizing Section 3.0 for specific information included in the response.
A25	Confirmed. Provide tabbed sections according to Section 2.0, Selection Process & Criteria, which includes information required in Section 3.0, Offer Requirements.
Q26	This RFI relates to a clarification of Page 29 of Addendum 2, regarding the ALTA/NSPS Land Title Survey prepared by Hillwig Goodrow, Inc dated December 29, 2017. For easements 2, 5, 6, 9, 12 and 16, plotted on the referenced survey: 1. What project restrictions exist over or due to these easements? a. Is construction access restricted by the easements? b. Are there restrictions in using construction equipment over the easements? c. Are there restrictions on permanent improvements constructed on or across the easements? d. Are offsets or setbacks required from the easements, either for construction purposes or permanent improvements? 2. Are outside approvals required for construction purposes or permanent improvements? If so, which groups or agencies? For easements 8, 13, 14, 15 and 18 not plotted on the referenced survey, provide a plot of the easements or confirm that the easements do not impact the proposed project, included ingress and egress routes.

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A26	<p>The Amended Preliminary Report by Chicago Title Company (Modified 11/17/06), attached to this addendum (Attachment D, hereto), contains live links to each easement. The Developer should do its own due diligence in researching the easements and determining the impact on its design.</p>
Q27	<p>RFO BOD Section 3 requires developer to select a Qualified Medical Equipment Planner. The Planner shall locate all medical equipment and other equipment on the architectural plans to ensure proper room size and clearances and assist the engineers in identifying power, HVAC, gas, IT and other locations for connectivity, etc. RFO Sections 8 and 9 indicate FF&E at various room types.</p> <p>Please confirm FF&E will be provided and installed by the tenants and is not a part of this RFO.</p> <p>If specific FF&E is required as part of this RFO, provide a listing of OFCI and CFCI for budgeting purposes.</p>
A27	<p>The Developer is responsible for working with the Owner to: Determine the appropriate medical equipment for each clinical/service space and function, develop procurements specifications or/and procurement RFPs, solicit RFP responses and assist in the evaluation of each proposal as requested. The Developer may also be requested to either procure or assist in procurement of medical equipment as needed. The Developer is not responsible for the cost of the medical equipment, unless it is mutually agreed that the medical equipment cost is rolled into the financial model presented by the Developer.</p>
Q28	<p>In Addendum 2 / attachment C / ALTA NSPS Land Title Survey / Sheet 2 of 2, shows two Communications vaults (Vault X and Vault Y) on the site plan, see attached exhibit A. These vaults are being studied for any potential implications from the project scope construction. We request information or site visit investigation with UCR Data dept. as to which connections from each vault are active (shall remain) and which are inactive (can be demo'd if needed).</p>
A28	<p>Vault X is owned by UC Riverside. Vault Y is owned by AT&T. The Developer must do their own due diligence by contacting the owner of the vaults to verify the live connections.</p>
Q29	<p>Will the parking garage be on a separate address and therefore require a separate domestic water meter?</p>
A29	<p>The parking garage should have its utilities metered separately from the other buildings.</p>

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Q30	In the original RFO and the two addendums there has not been a Fire Water Flow Report issued. Can you please issue this document as this affects fire pump needs which all affect project cost?
A30	The University does not have a Fire Water Flow Report for the site. This due diligence work will need to be arranged by the Developer. Any work should be coordinated with the University for site access and scheduling.
Q31	RFO BOD Section 2, Subsection 2.2 requires this project to comply with the more stringent requirements of University of California and City of Riverside standards. 2016 CBC Section 903 does not require an automatic sprinkler system at open parking structures. City of Riverside Municipal Code Section 16.08.145 amends CBC 903 to require sprinkler systems in all new buildings, which would include open parking structures. RFO BOD Section 7, Subsection 7.4 does not distinguish the automatic fire sprinkler requirements for the OPV and open parking structure. Is an automatic sprinkler system required to be provided for the open parking garage if the system is not required by the 2016 CBC but is required under the City of Riverside Municipal Code?
A31	The Developer will be responsible to comply with all State and local code requirements for automatic fire sprinklers for the OPV Parking Structure. The Developer's cost model should reflect the most restrictive interpretation of State and local code requirements. The final interpretation and application of requirements will most likely be impacted by the final design solutions. The University is willing to assist the Developer in developing and seeking the optimal solution that is compliant with both State and local code requirements.

IV. ATTACHMENTS

- A. 8-Summary Table, Summary of Space Requirements for the UCR Outpatient Pavilion
- B. University Furnished Information - Table of Contents (dated February 13, 2018)
- C. Gage Canal, Selected References from Previous Project – Compiled January 30, 2018
- D. Amended Preliminary Report by the Chicago Title Company dated 11/17/06
- E. Phase I Environmental Site Assessment Report by Ensafe dated January 30, 2018

End of Addendum

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8-Summary Table, Summary of Space Requirements for the UCR Outpatient Pavilion

**8-SUMMARY TABLE
SUMMARY OF SPACE REQUIREMENTS FOR THE
UCR OUTPATIENT PAVILION**

**8.1-SUM
SUMMARY SPACE REQUIREMENTS: PUBLIC TOILETS**

ROOM / AREA	ASF	RSF
Public Toilet Rooms		
Subtotal ASF	2,400	3,000

**8.2-SUM
SUMMARY SPACE REQUIREMENTS: URGENT CARE**

ROOM / AREA	ASF	RSF
Patient Intake		
Subtotal ASF	3,933	5,506

**8.3-SUM
SUMMARY SPACE REQUIREMENTS FOR PHYSICIAN
PRACTICES: SURGICAL SPECIALTIES**

ROOM / AREA	ASF	RSF
Surgical Specialties		
Subtotal ASF	8,820	12,348
Shared Central Support Space		
Subtotal ASF	4,825	6,755

**8.4-SUM
SUMMARY SPACE REQUIREMENTS FOR AMBULATORY
SURGERY AND ENDOSCOPY PROCEDURE SUITE**

ROOM / AREA	ASF	RSF
Patient Intake		
Subtotal ASF	1,080	1,674
Pre-Op Care & Post Anesthesia Care Unit		
Subtotal ASF	4,700	7,285
Operating Rooms		
Subtotal ASF	4,220	6,541
Operating Room Support		
Subtotal ASF	2,595	4,022
Endoscopy Procedure Suite		
Subtotal ASF	1,630	2,527
Staff / Admin Support		
Subtotal ASF	1,400	2,170
Sterile Processing		
Subtotal ASF	2,540	3,937

**8.5-SUM
SPACE REQUIREMENTS FOR LABORATORY AND SPECIMEN
COLLECTION**

ROOM / AREA	ASF	RSF
Lab Processing		
Subtotal ASF	800	1,120
Specimen Collection		
Subtotal ASF	970	1,358

**8.6-SUM
SPACE REQUIREMENTS FOR IMAGING &
CARDIO/NEURODIAGNOSTICS**

ROOM / AREA	ASF	RSF
Patient Intake		
Subtotal ASF	200	300
Diagnostic Imaging, Cardiac and Neurology		
Subtotal ASF	4,959	7,439
Support: Procedure Room		
Subtotal ASF	1,460	2,190
Support: Staff / Admin		
Subtotal ASF	440	660

**8.7-SUM
SPACE REQUIREMENTS FOR PHARMACY**

ROOM / AREA	ASF	RSF
Pharmacy		
Subtotal ASF	4,815	6,500

**8.8-SUM
SPACE REQUIREMENTS FOR BUILDING SUPPORT**

ROOM / AREA	ASF	RSF
Receiving & Stores		
Subtotal ASF	2,250	2,813
Environmental & Maintenance		
Subtotal ASF	1,670	2,087

**8.9-SUM
SPACE REQUIREMENTS FOR CONFERENCE / CLASSROOM /
MEDIA SUPPORT**

ROOM / AREA	ASF	RSF
Conference / Classroom / Media Support		
Subtotal ASF	1,580	1,896

**8.10-SUM
SPACE REQUIREMENTS FOR LACTATION ROOM**

ROOM / AREA	ASF	RSF
Lactation		
Subtotal ASF	120	162

**8.11-SUM
SPACE REQUIREMENTS FOR STUDENT HEALTH & CAPS**

ROOM / AREA	ASF	RSF
Student Health Waiting		
Subtotal ASF	803	1,245
Student Health Patient Services		
Subtotal ASF	2,600	4,030
Student Health Administration		
Subtotal ASF	1,365	2,115
Student Health Staff Support		
Subtotal ASF	365	566
Student Health/CAPS Shared Patient Services		
Subtotal ASF	90	139
Student Health/CAPS Shared Administration		
Subtotal ASF	2,160	3,348
Student Health/CAPS Shared Staff Support		
Subtotal ASF	540	837
Student Health/CAPS Shared Public Spaces		
Subtotal ASF	360	558

ROOM / AREA	ASF	RSF
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CAPS Patient Services	Subtotal ASF	815	1,263
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CAPS Administration	Subtotal ASF	3,200	4,960
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CAPS Public Space	Subtotal ASF	600	930
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	Total ASF	70,305
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	Total RSF	102,281
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University Furnished Information - Table of Contents



UNIVERSITY FURNISHED INFORMATION

The following information is made available for the convenience of the Developers.

DESCRIPTION			
No.	Title:	Prepared by:	Date:
1. HYDROLOGY STUDY			
A.	Preliminary On-Site Hydrology Study for UC Riverside Highlander Hall Demolition Project	David Beckwith and Associates, Inc. Civil & Structural Engineering – Land Surveying – QSD/QSP Environmental Services 1269 Pomona Road, Suite 108 Corona, CA 92882	April 22, 2015
2. MAPS & PLANS			
A.	General Arrangement Service Station S. Side University E/O Iowa Riverside, California	Atlantic-Richfield Company	3-17-69
	Parking Lot 2 Location Ramada Inn 3 rd Street 1160 University Ave	CB Architects Atlantic-Richfield Company Los Angeles, CA	7-31-69
B.	950545 Highlander Hall Demolition Human Resources Demolition	MTH2 639 Lakewood Drive Riverside, CA 92506	12-15
C.	Highlander Hall Sewer Possible Location		
D.	950545 Highlander Hall Demolition	MTH2 639 Lakewood Drive Riverside, CA 92506	12-15
E.	Topographic & Boundary Survey University of California, Riverside Highlander Hall Site (Sheet 1)	Hillwig – Goodrow, Inc. 31407 Outer Highway 10 Redlands, CA 92373	March 2015
F.	Topographic & Boundary Survey University of California, Riverside Highlander Hall Site (Sheet 2)	Hillwig – Goodrow, Inc. 31407 Outer Highway 10 Redlands, CA 92373	March 2015

DESCRIPTION

No.	Title:	Prepared by:	Date:
G.	Topographic & Boundary Survey University of California, Riverside Highlander Hall Site (Sheet 2) (Added Utility Locations per Safer Dig Utility Survey)	Hillwig – Goodrow, Inc. 31407 Outer Highway 10 Redlands, CA 92373	5-22-15
H.	University Ave. 1150 1160 Domestic Water Lines		

3. PHASE I ENVIRONMENTAL

A.	California Environmental Quality Act Findings in Connection with the Approval of the Highlander Hall Demolition Project at the University of California, Riverside Findings – Highlander Hall Demolition		November 2015
B.	Soil Assessment at Remodeled Service Station and Abandoned Underground Tank Site, 1160 University Avenue, Riverside, CA	Holguin & Associates, Inc. 73 No. Palm Street Ventura, CA 93001	March 6, 1989

4. PRELIMINARY WATER QUALITY MANAGEMENT PLAN

A.	Preliminary Water Quality Management Plan (PWQMP) for UC Riverside Highlander Hall Demolition Project	David Beckwith and Associates, Inc. Civil & Structural Engineering – Land Surveying – QSD/QSP Environmental Services 1269 Pomona Road, Suite 108 Corona, CA 92882	April 27, 2015
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5. 950438 INTERNATIONAL VILLAGE HOUSING

A.	Excerpt from 950438 International Village Housing SCH 98091100		June 12, 2000
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6. GAGE CANAL COMPANY

A.	Gage Canal Company Meeting Minutes at Riverside City Hall		June 12, 2000
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B. Gage Canal, Selected References from
Previous projects
Compiled January 30, 2018

7. AMENDED PRELIMINARY REPORT

A. Amended Preliminary Report Chicago Title Company 11/17/06
4210 Riverwalk Parkway, Suite 100
Riverside, CA 92505

8. PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

A. Phase I Environmental Site Assisment Ensafe January 30, 2018
Report 5001 Airport Plaza Drive, Suite 260
University of California, Riverside Long Beach, California 90815
1150-1160 University Avenue
Riverside, California 92507

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West Campus Infrastructure Development Study

Jon's Notes

1. September 25, 2007, Highlights from Work Session One
 - a. Campus Planning
 - i. Campus plan was developed by looking at the building plans, circulation system and open space. The plan is divided into four areas: medical school, family housing, apartments, and academic facilities.
 - ii. The Gage Canal Company has a 50-foot easement crossing the site. As the West Campus is developed, the canal will be placed into two underground pipes. Retaining access to the canal is important. Open space along the Gage Canal is an organizing west campus feature.

2. October 19, 2007, Meeting with Barney Power, Karen, Berent, and Jon
 - i. The University has 462 shares of water from the Gage canal. Shares have an agriculture requirement. A 30-year agreement with the Gage Canal was made in 1990 and will be up for renewal in 2010. Gage Canal water is potable in covered sections only. The canal may daylight in the West Campus Area, thus is currently only suitable for irrigation.
 - ii. Gage Canal improvements must be coordinated with the company, and are typically scheduled for the winter months (November). Shutting off the water supply for three days is typically not a problem. One inch of rain will stop flow in the canal for three weeks.

3. December 7, 2007, Meeting with Jon, Kieron, Berent, Karen, George MacMullin, Jerry Higgins, Mike Ackerman, Dave, and Barney Powers
 - i. Agriculture fields must use industrial water for irrigation. All of the water comes from the gage canal. The twenty-year water agreement with the Gage Canal Company was made in 1993. Actual terms of the agreement need to be identified. Not sure what will happen with the water agreement as campus replaces agriculture land. Ask George Palmer.

4. January 10, 2008, Meeting with George Palmer, Mike Miller, George MacMullin, Kieron and Jon
 - i. reservoir. This could be the source for a second West Campus water supply line.
 - ii. Gage canal is used for domestic water. The water is taken by the city, filtered, treated, and blended with other water prior to placement into the city supply. Well water goes through a similar process.
 - iii. The West Campus domestic water system should be a closed loop that can be supplied from two points: east campus and the city. Further review of the potential West Campus water pressure problems noted at Working Group meetings is needed. A separate meeting was suggested along with the upcoming Work Session as a venue to resolve the issue.
 - Mike and George were invited to next week's meeting. Sent agenda.
 - Mike would like to review the west campus water pressure issue.
 - iv. Campus has a 20-year agreement with the Gage Canal company which will need to be renewed in six to seven years. Water from the Gage Canal can be used to landscape irrigation.

West Campus Graduate & Professional Center Phase I

Jon's Notes

- 5.
6. April 1, 2008, Design review Board
 - a. General Comments
 - i. The building design needs to view the proposed West Campus site from two perspectives: as a single West Campus facility and as part of a larger campus environment. Access to the building is envisioned from all sides. The building does not have a back-door or service side.
 - ii. There is a strong pedestrian connection to the Gage Canal Mall from the proposed parking structure and the proposed East Campus pedestrian bridge. Once the parking lot / structure is in place, the building entrance could shift from the west side to the east side of the facility.
 - iii. The building will need to recognize the east / west pedestrian traffic moving from parking structure / pedestrian bridge to the Gage Canal Mall. The space between the Graduate and Professional Center and the adjacent academic building was intended to draw people through the area to the Gage Canal Mall. Spacing between the buildings needs to be respected. Maintaining pedestrian flow between buildings is an important concept.
 - iv. The CAMPS identified build-to lines for facilities adjacent to the Gage Canal Mall to help define the open space area. The project is the first opportunity to test the plan and to define the quality of the Gage Canal Mall. The project should establish criteria for future projects to engage the Gage Canal Mall area.
 - v. A Commons area is proposed to extend beyond the build-to line into the Gage Canal Mall. The Board supports the concept for two reasons: 1) a majority of the West elevation meets the requirement, and 2) the program area located in the two story intrusion is building common or lounge type space. Placing the building into the open space area as presented does not remove the need for the other building to recognize and comply with the build-to line requirement.
 - vi. The design team should define the characteristic of the Gage Canal Mall and describe the context of the adjacent academic facilities.
 - vii. There is a need to coordinate the design efforts between the West Campus Infrastructure Improvements project (i.e., Gage Canal Mall) and the Graduate and Professional Center.
 - viii. The Board endorses the proposed location and support the preferred concept.
7. April 7, 2008, Staff Meeting
 - a. The DPP identifies a Gage Canal setback of 30 feet. This is to close.
 - b. The consultant team will need to have a graphic that shows the setbacks from the Gage Canal and the distance from the high voltage electric lines.
 - c. Planning will need to assume that the lines cannot be relocated prior to the construction start date.
8. April 17, 2008, Conversation with John Coons and Tim Stevens after the meeting.
 - a. The massing diagram shows the Building Commons extending into the Gage Canal Mall area. This is supported by DRB, since the mass of the building is at the build-to line.
 - b. The massing diagram shows that the staircase also extends beyond the boundaries of the West Elevation. The concern is that the designers will view the diagram as approval to move the entire west elevation to the west face of the stairway. Thus the entire building enters the Gage Canal Mall area.

West Campus Graduate and Professional Center DPP

9. Page 30
 - a. During the course of the DPP process, the Design Team presented a number of alternative studies that tested the CAMPS Regulating Plan dimensions. After consideration, and with input from UCR's Design Review Board, the direction was to uphold the CAMPS setback limits for the building's primary massing. It was further determined that for this building, certain elements could be considered for encroachment into the Gage Canal Mall, providing they meet the following criteria:
 - i. Are no taller than two stories in height, and should represent double-height volumes of interior space
 - ii. Are programmed to contain social meeting space, and/or serve as the primary "Front Door" of the building
 - iii. Utilize transparency to showcase views both inside and out
 - iv. Encroach no further than 50 feet into the Gage Canal Mall

WEST CAMPUS INFRASTRUCTURE DEVELOPMENT STUDY DPP

10. Page: 1-2
 - a. The CAMPS creates a pedestrian-only academic core or heart, which centers on a sinuous open space following the historic Gage Canal (irrigation) right-of-way. This central spine, intended as a climate-appropriate botanical garden to foster a sense of place in what is now a vast landscape of linear citrus groves, is intersected by a series of traditional rectilinear quads. These quads, inspired by their mid-century modern equivalents on the existing East Campus, are framed by new building envelopes and provide logical pedestrian and bicycle access as well as continued views of natural and architectural landmarks.
11. Page 2-2
 - a. The Gage Canal traverses the site north to south. A concrete-lined gravity-flow irrigation viaduct, the canal is now partially piped and covered. The Gage Canal Company has signed an Operating Agreement with the City of Riverside and UCR which indicates GCC's wish that the canal be piped across the entire UCR West Campus. UCR paid for piping the segment west of Lot 30. The remaining portions within the West Campus will therefore also be covered as development of the West Campus occurs.
12. Page 2-14
 - a. The existing parking lot immediately west of UNEX will become a roadway linking University Village to the West Campus. New pedestrian and bicycle pathways will extend into the West Campus via the Gage Canal open space and through a new Conference Center complex.
13. Page: 2-18
 - a. 2.4.1 Landscape and Hardscape Cost Item Descriptions
 - i. Gage Canal Piping
 - Temporary water diversion dam
 - Demolition of the original Gage Canal
 - Wet soil removal and disposal
 - Sub-grade preparation
 - Control points surveying
 - Importing of clean fill to meet grades and cover the pipes
 - Installation and grouting of two fifty-four inch reinforced concrete pipes
 - Upstream and downstream transition structures
 - Fencing

- Engineering and testing costs
- City of Riverside and Gage Canal plan check and legal fees.

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Amended Preliminary Report by the Chicago Title Company dated 11/17/06
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Phase I Environmental Site Assessment Report by Ensafe dated January 30, 2018 (Under Separate Cover)