

**UCR Health Outpatient Pavilion Project
Request for Offers (RFO) for Project Developer
Addendum #6**



February 28, 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 #5 dated February 22, 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 14, 2018
Addendum #5	February 22, 2018
<u>Addendum #6</u>	<u>February 28, 2018</u>
Approval of Alternative Technical Concepts	December 15, 2017 thru February 28, 2018
Last Day to Submit RFIs	March 1, 2018 at 5:00 PM (PST)
Response Deadline	March 12, 2018 at 4:00 PM (PST)
Respondent Presentations	<u>Hammes - March 26, 2018, 9:00 AM – 12:00 PM (PST)</u>
Each Developer Team will have 3-hours (2-hours for their presentation and 1-hour for Questions and Answers)	<u>PMB - March 27, 2018, 9:00 AM – 12:00 PM (PST)</u> TBD
Optional Clarification (At the Discretion of Reviewing Committee)	TBD <u>April 3, 2018 to April 5, 2018</u>
Selection of Preferred Offeror	April 9 -16, 2018

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B. 2.0 SELECTION PROCESS & CRITERIA

2.4 Design and Construction Plan*

Add the following to the end of the 1st paragraph in Section 2.4 Design and Construction Plan:

“Offeror should fully address, and the University may consider the following criteria for the Offeror’s Design and Construction Plan:

- (A) Overall design of the facility provides future flexibility to the university as the program changes and evolves over time.
- (B) Design promotes patient and visitor way-finding, building circulation, and orientation through architecture versus reliance on signage. In other words, will patients and family know where they are, in the building.
- (C) Design of the project, both site and building, provides for patient, staff and community security and safety consistent with healthcare best practices.
- (D) Developer demonstrates best value and utilization of university resources. The design and construction of the building and parking structure minimizes construction and operational cost. (This includes, staffing and maintenance).”

C. UCR Outpatient Pavilion Project Procurement Response to RFO Technical Scoring Framework

Delete the “UCR Outpatient Pavilion Project Procurement Response to RFO Technical Scoring Framework” issued in Addendum #2 dated January 19, 2018, in its entirety and **Substitute** the attached revised “UCR Outpatient Pavilion Project Procurement Response to RFO Technical Scoring Framework” (Attachment A, hereto)

II. DEVELOPERS QUESTIONS AND ANSWERS

NO.

Q35 The RFO BOD 5.5 PARKING under “Parking Configuration”, it states;

“Entrances and exits from the parking structure will use Everton Pl and coordinate with the new signal light at Iowa Ave.”

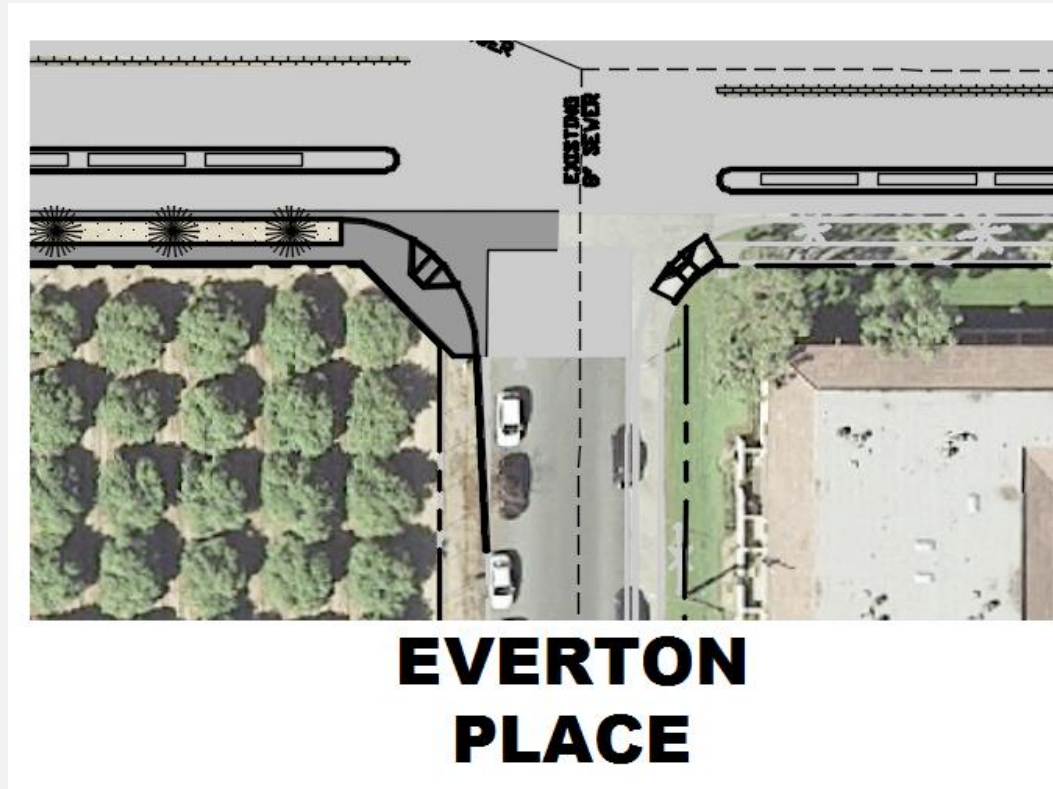
For coordination purposes please provide the timing that the campus plans on installing this new light and if there are any other Everton Pl. modifications planned?

A35	The campus has no plans to install a new light. There is no information on specific timing of the changes. The University did reach out to the City of Riverside and received the following response. “A traffic light will be installed at Iowa/Everton and the
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improvements at Everton will only consist of a curb return with a berm transition. See below..."



III. ATTACHMENTS

- A. UCR Outpatient Pavilion Project Procurement Response to RFO Technical Scoring Framework

End of Addendum

**UCR Health Outpatient Pavilion Project
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ATTACHMENT



UCR Outpatient Pavilion Project Procurement Response to RFO Technical Scoring Framework

UCR Outpatient Pavilion Project Procurement Response To RFO Technical Scoring Framework

Developer : _____

		A					B					A+B=C	D	C x D = Score	
	Offer Selection Criteria	Developer Response to RFO Criteria					Value of Response to Owner Program/Financial Impacts					Points from A and B	Weight	Score	
2.1	Financial Offer														
2.1.1	Define and demonstrate the economic and business terms of the offer that will produce the most favorable lease terms under the Space Lease.											0	9	0	
	Score	1	2	3	4	5	1	2	3	4	5				
2.1.2.1	Define the monthly base rent payments over the proposed program space lease term and any offered extensions, including the formula by which the rent will be adjusted for rent growth factor and to reflect the projected and actual project cost differences.											0	10	0	
	Score	1	2	3	4	5	1	2	3	4	5				
2.1.2.2	Define and itemize the operational expenses and triple-net costs over the proposed program space lease term and any offered extensions, including the formula by which the rent will be adjusted for rent growth factor and to reflect the projected and actual project cost differences.											0	9	0	
	Score	1	2	3	4	5	1	2	3	4	5				
2.1.2.3	Define tenant improvement costs and amortization over the life of the space lease. Define and itemize any offered extensions.											0	5	0	
	Score	1	2	3	4	5	1	2	3	4	5				
2.1.3	Approach and resources that Developer will bring post-selection to validate the business plan of the UCR Health/SOM and link final space program to Project financial success.											0	9	0	
	Score	1	2	3	4	5	1	2	3	4	5				

2.1.4	Options (e.g. leasing, donations, etc.) for procurement and funding of Medical Equipment. Demonstration of impacts to the financial model.											0	6	0
	Score		1	2	3	4	5	1	2	3	4	5		
2.1.5	Pre Agreement Term Sheet Comments and Exceptions that will produce a favorable impact for both the developer and the University											0	5	0
	Score		1	2	3	4	5	1	2	3	4	5		
2.1.6	Provide definition of the financial innovations and/or options the developer provides the University and the Project.											0	8	0
	Score		1	2	3	4	5	1	2	3	4	5		
2.1.7	Approach and innovation that the Developer brings in the use of University funds, specifically the \$40-million in Century Bond funds available to the project.											0	8	0
	Score		1	2	3	4	5	1	2	3	4	5		
2.2	Conceptual Design													
2.2.1	Site planning addresses the access and circulation concerns and issues of patients, family, staff, emergency vehicles, service requirements and adjacent neighbors and concerns e.g. University Extension, University Village, International Village, etc.											0	10	0
	Score		1	2	3	4	5	1	2	3	4	5		
2.2.2	Narrative of strategic space program planning of which Work Flow functionality, incorporating industry "Best Practices" modified for UCR Health, SOM and Student Health and Counseling Center demographics and population. Conceptual design meets Project function/performance and space requirements.											0	9	0
	Score		1	2	3	4	5	1	2	3	4	5		
2.2.3	Exterior architecture of the Project creates a gateway and a sense of place that is identifiable with UCR SOM, maximizes UCR Health branding opportunities and is complementary to the existing campus architecture.											0	7	0
	Score		1	2	3	4	5	1	2	3	4	5		

2.2.4	Block diagrams and sections illustrate demonstrate the future flexibility of space as Health Care evolves over time. Specifically, Ambulatory Surgery Center, Procedure Rooms, Imaging and Clinical Space.											0	8	0	
	Score		1	2	3	4	5	1	2	3	4	5			
2.2.5	Demonstration on how Project design brings innovation to the delivery of patient care and performance. Design concepts should support integration of UCR Health and Student Health.												0	9	0
	Score		1	2	3	4	5	1	2	3	4	5			
2.2.6	Conceptual design concepts should support the efficient operations of all OPV functions and services, whether provided by a third party operator or UCR Health and improve workflow efficiency.												0	7	0
	Score		1	2	3	4	5	1	2	3	4	5			
2.3	Additional Partners														
2.3.1	Development of potential revenue from resources/partnerships outside of UCR Health. Both short and long term options should be presented. (This may be from resources identified in the RFO and revised BOD program, co-branding opportunities or other opportunities outside the listed sources/options.)												0	10	0
	Score		1	2	3	4	5	1	2	3	4	5			
2.3.2	Demonstration on how developer brings innovation to the Project delivery through resources and partnerships beyond what was asked for in the RFO.												0	10	0
	Score		1	2	3	4	5	1	2	3	4	5			
2.4	Design & Construction Plan														
2.4.1	Does the overall design of the facility provide future flexibility to the university as the program changes and evolves over time?												0	10	0
	Score		1	2	3	4	5	1	2	3	4	5			

2.4.2	Does the design promote patient and visitor way-finding, building circulation, and orientation through architecture versus reliance on signage. In other words, will patients and family know where they are, in the building.											0	9	0	
	Score		1	2	3	4	5	1	2	3	4	5			
2.4.3	Does the design of the project, both site and building, provide for patient, staff and community security and safety consistent with healthcare best practices?											0	10	0	
	Score		1	2	3	4	5	1	2	3	4	5			
2.4.4	Did the developer demonstrated best value and utilization of university resources. Does the design and construction of the building and parking structure minimize construction and operational cost? (This includes, staffing and maintenance).											0	10	0	
	Score		1	2	3	4	5	1	2	3	4	5			
2.5	Proposed Schedule														
2.5.1	Preliminary project schedule showing proposed phasing and sequencing of construction activities. Schedule describes a coherent and achievable process and plan for UCR Health occupancy not later than June 30, 2021.												0	6	0
	Score		1	2	3	4	5	1	2	3	4	5			
2.5.2	Preliminary Work Plan indicating major milestones and Scope of Work for each major task; including but not limited to negotiations and lease signing, programming, determining mix of uses, design and construction documents, university review, permit review, lease-up, medical equipment and occupancy, etc.												0	6	0
	Score		1	2	3	4	5	1	2	3	4	5			
2.5.3	Define opportunities for innovation in construction methodology, construction traffic management, construction labor, and material management that would benefit the Project and mitigate negative site and neighborhood impacts.												0	8	0
	Score		1	2	3	4	5	1	2	3	4	5			

2.6	Financial Capability														
2.6.1	Information submitted in compliance with section 3.6 (Project Financial Proposal and financial Pro Forma Models) demonstrates [Offeror's or Guarantor's] financial capacity to perform its obligations under the Development Agreement and complete the Project. This includes demonstration of sufficient net worth of Offeror, or if a guaranty is proposed, the net worth of the Guarantor.												0	10	0
	Score	1	2	3	4	5	1	2	3	4	5				
2.6.2	Provide sufficient sources of equity/financing (demonstrated by a commitment letter if debt or equity source is an unrelated entity.)												0	10	0
	Score	1	2	3	4	5	1	2	3	4	5				
2.7	Litigation/Arbitration Update														
2.7.1	Provide all information as requested in section 3.10 of the RFO.												0	10	0
	Score	1	2	3	4	5	1	2	3	4	5				
2.8	Overall Qualifications														
2.8.1	Overall quality of each Offeror and its architect, general contractor and key personnel as well as adequacy and constancy of staffing during all phases shall be considered. Experience and history of successful engagement of the community, successful delivery of projects involving multiple stakeholders, and experience in difficult locations will be considered.												0	10	0
	Score	1	2	3	4	5	1	2	3	4	5				
2.9	Financial Pro Formas and General Provisions														
2.9.1	Pro forma financial analysis will be evaluated for its logic and comprehensiveness, realistic estimates of construction costs, income and expenses and reasonable return metrics (e.g. ROI), keeping in mind the University's goal of affordability.												0	9	0
	Score	1	2	3	4	5	1	2	3	4	5				

2.9.2	The Developer included an unlocked and dynamic financial pro forma model, as requested. In Microsoft Excel format, with all hardcoded cells in blue font, all formulae cells in black font, and all cells with formulae connections to cells in other tabs in the workbook in green font.											0	5	0	
	Score		1	2	3	4	5	1	2	3	4	5			
2.9.3	The Developer included the use of \$40 million in University funds (Century Bonds) in all submitted Financial Proposals and Financial Pro Forma Models, as prescribed in the RFO.											0	7	0	
	Score		1	2	3	4	5	1	2	3	4	5			
2.10	Stipend & Work Product Agreement														
2.10.1	The Developer included an executed Work Product Agreement (Appendix D) along with its response to the RFO without exception to the terms and conditions of that agreement.												0	5	0
	Score		1	2	3	4	5	1	2	3	4	5			
2.11	Maintenance and Operations														
2.11.1	The Developer provided a maintenance and operations plan that demonstrates it will meet the regulatory, industry and University guidelines and standards that will be used for licensing and accreditation and metrics for daily operations and maintenance of an outpatient clinic, lab, and ambulatory surgery center.												0	10	0
	Score		1	2	3	4	5	1	2	3	4	5			
2.11.2	Demonstrate in the financial model the cost for daily maintenance and operations as well as for deferred maintenance cost. The model should reference industry benchmark and best practices as percentages and anticipated cost modeling standards.												0	6	0
	Score		1	2	3	4	5	1	2	3	4	5			