

July 20, 2016

**Advertisement for Development Opportunity
and
Request for Qualifications (RFQ)
for
Project Developer
for
UCR Health Outpatient Pavilion Project
uBuy Project Number: RFQ-FY2017-372**

The Request for Qualifications (RFQ) referenced above has been released (in electronic format only)

Overview of Opportunity

The University of California, Riverside’s Capital Asset Strategies Department, within the Planning and Budget Division, is seeking Statements of Qualifications and project concepts from experienced real estate development and financing teams (“Developers”). The selected Developer will undertake the development, financing, design, construction, and management of an approximately 300,000 sq. ft. medical office building and any necessary parking facilities on land owned by the University of California, Riverside (“UCR” or “University”). The University intends to enter into a negotiated agreement with the Developer selected through this process for the development of the site. The University’s land would be leased to the selected Developer under a long-term ground lease, and a portion of the space in the building would be leased-back by the University for both student and community health care uses. The Developer will also have the opportunity to incorporate other closely related uses. This Development Opportunity is referred to hereafter as the “UCR Health Outpatient Pavilion” or the “Project.”

Location

The proposed Project is envisioned to be located at the University's west campus area, near the intersection of University Avenue and Iowa Avenue (1150 University Avenue), an approximately 4.8- acre site bordered by University Avenue to the north, and Everton Place to the south. Developers experienced with medical facilities are preferred, and will need to demonstrate their qualifications to undertake projects of their identified conceptual type and size. A select group of respondents will be placed on a "short list" of potential Developers. and be provided with a future Request for Offers.

Important Dates *

Release of RFQ	7/11/2016
Deadline for questions about RFQ	7/26/2016
Deadline for Responses	9/12/2016

** Dates are subject to change; notification will be provided through the "uBuy" system noted below.*

Evaluation Criteria

1. Experience with formulating and implementing successful Public-Private Partnership development projects of similar scope and scale
2. Qualifications and experience of assigned Key Personnel
3. Project concept and approach
4. Financial capacity
5. Ability to access external financing and/or equity capital
6. Responses to required disclosures regarding litigation, arbitration and equal employment opportunity policy

Required Agreements

1. Ground Lease
2. Space Lease
3. Project Development Agreement

RFQ Process

The RFQ process will be managed through the [University of California Public Bid Site \(also known as "uBuy"\)](#), which can be accessed directly by selecting the link above ('Ctrl + Click'). Among other useful links on the uBuy site are instructions on how to register and how to submit a response. **Potential Respondents will need to register with uBuy** to participate in this RFQ process and log in to their account to obtain RFQ Documents on or after the above-referenced release date.

The RFQ documents also may be viewed and downloaded directly from the UC Riverside Capital Asset Strategies website at: http://cpp.ucr.edu/rfp_rfq.html. **Please note, however, that Responses to the RFQ must be submitted electronically through the uBuy platform, and only those potential respondents who register through the platform will continue to receive notices regarding the RFQ after its release.**

If you have questions about the uBuy site, please contact UC Procurement Services Support at support@ucprocure.zendesk.com. For any technical issues, contact SciQuest Supplier Support at 1-800-233-1121 and select option 3.

Questions regarding the RFQ should be submitted through the uBuy platform (See "Q&A Board" in "Tools"). If you have matters that cannot be resolved via one of the above methods, please contact CASoutreach@ucr.edu.