

**UCR Health Outpatient Pavilion Project
Request for Offers (RFO) for Project Developer
Addendum #5**



February 22, 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 #4 dated February 14, 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* Charrette #1	November 6, 2017 to February 16, 2018 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 13 14, 2018
<u>Addendum #5</u>	<u>February 22, 2018</u>
Approval of Alternative Technical Concepts	December 15, 2017 thru February 28, 2018
<u>Last Day to Submit RFIs</u>	<u>March 1, 2018 at 5:00 PM (PST)</u>
Response Deadline	March 12, 2018 at 4:00 PM (PST)
Respondent Presentations —(Optional at discretion of Reviewing Committee.) <u>Each Developer Team will have 3-hours</u> <u>(2-hours for their presentation and 1-hour for</u> <u>Questions and Answers)</u>	March 19-23, 2018 <u>TBD</u>
Optional Clarification (<u>At the</u> Discretion of Reviewing Committee)	April 2-6, 2018 <u>TBD</u>
Selection of Preferred Offeror	April 9 -16, 2018

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B. Section 3.0 Offer Requirements

1. **Revise** paragraphs 1a & 1b, issued in Addendum #3 dated February 1, 2018 as follows:

“1. Deadline

- a. Electronic copies are due to the University on **March 12, 2018, at 3-4 pm Pacific time**. Each team will be provided with instructions and individual access to a secure folder for upload. **The secure folder uses the same “OneDrive” platform and links as used for the RFAI submittals.**
- b. Delivery of hard copies also is required; however, such copies ~~may shall~~ be delivered ~~within (3) business days of the due date listed above,~~ **by March 12, 2018, at 3-4 pm Pacific time.**”

2. **Revise** paragraph “3. Hard Copies” as follows:

“3. Hard Copies. ~~Five (5)~~Twelve (12) hard copies of the Offer must be delivered ~~, within three (3) business days of the electronic submission,~~ to:

Raoul Amescua, Executive Director
Real Estate Services and Asset Management
Capital Asset Strategies Department
UNIVERSITY OF CALIFORNIA, RIVERSIDE
1223 University Avenue, Suite 240
Riverside, CA 92521”

C. Section 3.2 Project Schedule and Construction Plan

Revise paragraph 2.D as follows:

“(D) Site control, security and safety

The Developer should address the recent security concerns that have developed in the healthcare environment. The management of pedestrian circulation, patient/family encounters with providers and being able to secure building functions as necessary is part of developing a responsible/responsive healthcare environment.

Best design practices. Address site security, considering pedestrian safety through well delineated and lit walkways and building entrances with appropriate deterrent from vehicles in key areas.

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Extend the concern for patient, visitor and staff safety into the building, with a special focus on areas of waiting and pharmacy. The pharmacy dispensing area design should provide physical separation from the public when closed while being visible and welcoming when open.

Consideration should also be given to outdoor dining and seating area for pedestrian safety from vehicles; and”

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

1. Construction Cost

Revise the language inserted in Addendum #3 dated February 1, 2018 as follows:

“Construction Cost shall be submitted on the attached Construction Cost Detailed Summary RFO Price Proposal Spreadsheet and the RFO Parking Price Proposal Spreadsheet located at the end of the Request for Offer (RFO) for Project Developer.”

2. RFO Price Proposal Spreadsheet

Add the attached “RFO Price Proposal Spreadsheet” (Attachment A, hereto) to the end of the Request for Offer (RFO) for Project Developer.

3. RFO Parking Price Proposal Spreadsheet

Add the attached “RFO Parking Price Proposal Spreadsheet” (Attachment B, hereto) to the end of the Request for Offer (RFO) for Project Developer.

II. OUTPATIENT PAVILION – DEVELOPER RELEASE DOCUMENTS

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

8.7 Detailed Space Requirements for Retail Pharmacy

Delete “8.7 Detailed Space Requirements for Retail Pharmacy” issued in Addendum #3, dated February 1, 2018 in its entirety, and

Substitute the revised “8.7 Detailed Space Requirements for Retail Pharmacy” (Attachment C, hereto) attached to this addendum.

B. RFO Reference Documents – University Furnished Information

1. Table of Contents (Issued in Addendum #4 dated February 14, 2018)

2. Map & Plans

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Add the following to the end of “2. Maps & Plans”

DESCRIPTION		
No.	Title:	Prepared by: Date:

I. Exterior Improvements Site Plan

2. Exterior Improvements Site Plan

Add the “Exterior Improvements Site Plan” (Attachment D, hereto) to the folder “2. Maps & Plans”.

III. DEVELOPERS QUESTIONS AND ANSWERS

NO.

Q32 The RFO BOD 5.5 PARKING under “Parking Configuration”, it does not specify a number of charging stations but refers to;

“The parking structure shall include an appropriate number of stalls specifically designated for electric cars. These spaces shall be equipped with hook-ups for recharging cars. The final number should be discussed and determined with the university team.”

The building code requires the capacity and infrastructure for 6% of the parking provided but does not require any to be installed initially.

Has a minimum number of charging stations to be installed with parking building delivery been established?

A32	Initially, we are looking for a proposal that provides a minimum of fifteen (15) charging station equipped parking spaces.
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Q33 How many hard copies of the RFO will we need to submit on March 12th?

A33	The Developers are to submit twelve (12) hard copies.
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Q34 The Gage Canal Reference calls for the undergrounding the canal and landscaping the easement on Graduate & Professional Center Phase 1. While it does not specifically call for any work along the canal for the OPP project, the reference calls for the Canal to be piped across the entire UCR West Campus. Conversations with the Gage Canal Management Company noted there were no requirements for undergrounding along our project. The Canal is outside the project property limits.

1. Please confirm no work along the Gage Canal is required for the OPP project.

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	2. Please confirm if there are any building set back requirements along the Canal Easement
A34	<p>1. No work is required along the Gage Canal. It is the University's understanding that when improvements were made along the Gage Canal, that it would be a requirement to cover or underground the canal along the improved area.</p> <p>It is the Developer Team's responsibility to confer with The Gage Canal Company for the requirements of this project.</p> <p>2. Easement related requirements can be found in the links listed in the Amended Preliminary Report by Chicago Title Company (Modified 11/17/06), issued in Addendum #4 dated February 14, 2018.</p>

IV. ATTACHMENTS

- A. RFO Price Proposal Spreadsheet
- B. RFO Parking Price Proposal Spreadsheet
- C. Revised 8.7 Detailed Space Requirements for Retail Pharmacy
- D. Exterior Improvements Site Plan

End of Addendum

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ATTACHMENT



RFO Price Proposal Spreadsheet
(Under Separate Cover)

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RFO Parking Price Proposal Spreadsheet
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8.7 Detailed Space Requirements for Retail Pharmacy

8.7 DETAILED SPACE REQUIREMENTS FOR RETAIL PHARMACY

ROOM / AREA	UNIT	ASF	TOTAL ASF	COMMENTS
Waiting Area	1	200	200	Pharmacy dispensing & preparation need to have security windows/shutters from public
Prescription Drop-Off Window	2	40	80	One for students, one for retail
Prescription Pick-up & Cashier Station	3	40	120	One for students, two for retail
Consult Cubicle	2	60	120	Includes patient education.
Consult Room	4	90	360	These can be used for injections, education, etc.
Team/Conference Room	1	180	180	Used for team meeting, teaching, etc.
Compounding, Anteroom, Sterile (Neg-Pressure)	0	0	0	Dedicated exhaust required; Ante room 75sf, Workstation w/hood 100sf, Workroom 100 sf, Additional discussion is required.
Compounding, Anteroom, Non-Sterile (Neg-Pressure)	0	0	0	Dedicated exhaust required; Ante room 75sf, Workstation w/hood 100sf, Workroom 100 sf, Additional discussion is required.
Narcotic Vault	1	75	75	
ASC drug processing, storage, distribution and management	1	400	400	Need to discuss how this works with the retail and student pharmacy. Stocking and management of Pyxis or similar. Due to type of drugs being used, this will require security access to ASC.
Dispensing Station	4	60	240	All necessary security provisions shall be provided.
ASC Office Management	1	110	110	Pharmacist managing and coordinating ASC requirements.
Retail Display Area related to clinical/ASC services	1	1,000	1,000	Need to confirm products and space required
Fill Area/Working Stock	1	660	660	Detailed configuration of space will be developed during design development and may be adjusted with Bulk Storage
Handwashing Station	2	10	20	
Refrigerator/Freezer	2	40	80	This assumes that vaccines are delivered through the clinical offices.
Workstation: in Breakdown Area	2	40	80	
Receiving/Breakdown Area	1	100	100	Receive from materials management or direct? In either case, all necessary security provisions shall be provided.
Door from off-stage corridor for unscheduled pick-up of meds for ASC & clinic	1	40	40	Adjacent door should be a counter/window with bullet resistant glass and a pass-through
Bulk Storage	1	300	300	
Staff Toilet	3	60	180	
Office: Manager	1	110	110	
Office Students	1	110	110	

Office - Retail

Workstation: assistant/tech
Staff Locker Alcove

1	110	110
3	60	180
2	85	170

Subtotal ASF **4,825**

ASF to RSF Factor 1.35

Total RSF **6,514**

NOTE:

1. For all data space and related requirements, see UCR IT information provided on OneDrive. For mechanical/electrical space refer to the "OPV Stacking with RSF" document as well as tk1sc engineering documents. Mechanical, electrical and data space is excluded from and incremental to the above program.

2. OPV Pharmacy location, hours of operation, plan and design must be reviewed and approved by UCR pharmacy and security representatives.

3. The above should be considered a "spec" program; RSF will vary depending on the ultimate pharmacy operation.

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Exterior Improvements Site Plan

EXTERIOR IMPROVEMENTS SITE MAP

Letters in the colored areas are intended to align with the those in the RFO Price Proposal Spread Sheet.

