

**UCR Health Outpatient Pavilion Project
Request for Offers (RFO) for Project Developer
Addendum #7**



March 6, 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 #6 dated February 28, 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 14, 2018
Addendum #5	February 22, 2018
Addendum #6	February 28, 2018
<u>Addendum #7</u>	<u>March 6, 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	Hammes - March 26, 2018, 9:00 AM – 12:00 PM (PST)
Each Developer Team will have 3-hours (2-hours for their presentation and 1-hour for Questions and Answers)	PMB - March 27, 2018, 9:00 AM – 12:00 PM (PST)
Optional Clarification (At the Discretion of Reviewing Committee)	April 3, 2018 to April 5, 2018
Selection of Preferred Offeror	April 9 -16, 2018

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B. Table of Contents

Add the following to the end of the Table of Contents, Appendices*

“E. RFO Project Construction Cost Proposal Assumptions Construction Cost Spreadsheets”

C. 1.2 Project Overview

Add the following paragraph to the end of the first paragraph in Section 1.2.6.(A):

“The Developer shall submit a separate Pre-Development schedule with the anticipated estimated costs of the “at risk” money each Developer would be carrying until financial close via a Pre-Development Agreement with the University.”

D. 2.5 Proposed Schedule

Delete paragraph “(A)” in Section 2.5 Proposed Schedule, in its entirety, and **Substitute** the following:

“(A) Schedule is complete and describes a coherent and achievable process for University occupancy of the Project no later than ~~July 2020~~June 30, 2021.”

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

1. Construction Cost

Revise the language issued in Addendum #5 dated February 22, 2018 as follows:

“Construction Cost shall be submitted on the attached RFO Project Construction Cost Proposal Assumptions Construction Cost Spreadsheets located at the end of the Request for Offer (RFO) for Project Developer. This data is to support the overall project performas”

2. RFO Price Proposal Spreadsheet

Delete the “RFO Price Proposal Spreadsheet” issued in Addendum #5 dated February 22, 2018, in its entirety.

3. RFO Parking Price Proposal Spreadsheet

Delete the “RFO Parking Price Proposal Spreadsheet” issued in Addendum #5 dated February 22, 2018, in its entirety.

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4. RFO Project Construction Cost Proposal Assumptions Construction Cost Spreadsheets

Add the “RFO Project Construction Cost Proposal Assumptions Construction Cost Spreadsheets” (Attachment A, hereto) to the end of the Request for Offer (RFO) for Project Developer.

II. DEVELOPERS QUESTIONS AND ANSWERS

NO.	
Q35	<p>Per RFO Appendix A Section 4 Subsection 4.1.1 / Under the Agency subsection of (OSHPD), it states that OSHPD “may” perform a role in the plan review, building inspection and certification process as described in Title 24, Part 1, Article 21.</p> <p>Per Title 24, Part 1, Article 21 the local building jurisdiction can perform the plan review, inspection and certification.</p> <p>Please confirm that the local building jurisdiction would be UCR</p> <p>Please confirm that UCR will be performing the plan review, inspection and certification</p>
A35	<p>It is confirmed that the local jurisdiction will be through UCR’s Building Official. Plan Review, Certification and Inspections will be completed by UCR staff and UCR staff augmentation under the oversight of Bob Williams the UCR Building Official.</p>
Q36	<p>Can you please confirm the required date of occupancy for UCR Health? We are assuming: June 30, 2021.</p> <p>RFO, Page 13, Section 2.5 (A) “Schedule is complete and describes a coherent and achievable process for University occupancy of the Project no later than July 2020.”</p> <p>Addendum #6 Scoring Framework 2.5.1 Proposed Schedule “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.”</p>
A36	<p>Confirmed. The University’s occupancy of the Project is no later than June 30, 2021.</p>
Q37	<p>The Medical Gas criteria describes provisions for both instrument air and nitrogen. Both systems have the same function and typically only one of the two systems is installed in a building. Please confirm if only one of the two is required or if both are required.</p>
A37	<p>Only one of the two systems are required. The University does not have a preference.</p>

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III. ATTACHMENTS

- A. RFO Project Construction Cost Proposal Assumptions Construction Cost Spreadsheets

End of Addendum

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ATTACHMENT



RFO Project Construction Cost Proposal Assumptions Construction Cost
Spreadsheets (Under Separate Cover)