

# **ADDENDUM NO. 24**

**June 25, 2019**

**REQUEST FOR PROPOSALS  
(BID DOCUMENTS)**

**FOR**

**STUDENT SUCCESS CENTER  
PROJECT NO. 950512**



The following changes, additions, or deletions shall be made to the following documents as indicated for this Project; and all other terms and conditions shall remain the same. Each Proposer (Design Builder) is responsible for transmitting this information to all affected subcontractors and suppliers before the Proposal Deadline.

**1. ANNOUNCEMENT TO PREQUALIFIED PROPOSERS**

**Delete** the “Announcement to Prequalified Proposers” and **replace** with the one issued in this Addendum.

**2. REQUEST FOR PROPOSALS**

A. Proposal Schedule

**Delete** “Proposal Schedule” and **replace** with the one issued in this Addendum.

B. Technical Proposal

**Delete** “Technical Proposal” and **replace** with the one issued in this Addendum.

C. Price Proposal Form

**Delete** “Price Proposal Form” and **replace** with the one issued in this Addendum.

D. General Requirements (Div. 01)

1. Section 01 2300 - Alternates

**Delete** “Section 01 2300 - Alternates” and **replace** with the one issued in this Addendum.

E. Project Program & Design Criteria (January 11, 2019)

1. **Delete** “Project Added Value” pages 5.1 and 5.7 and **replace** with the ones issued in this addendum.

**3. DESIGN BUILDER QUESTIONS & ANSWERS**

<b>Q126</b>	Addendum 18 included an updated date of Monday 07/15/2019 for the Oral Presentation, however time slots for each proposer have not yet been issued. Please advise on the time slots for each proposer as our teams may need to coordinate in advance our rehearsal and planning schedule with this date following a weekend.
<b>A126</b>	<b>Refer to the Proposal Schedule issued with Addendum No. 24 for Oral Presentation times.</b>
<b>Q127</b>	University please advise: A. Per UCR RFI 105 a new above grade switch will be required. Per UCR RFI 122 The Design Builder will be required to build the new infrastructure prior to disconnecting / or cutting over the existing feeds. This new above grade switch will have a lead time of approximately 16 weeks after approved submittals. This will impact/extend the overall schedule by 12 weeks time. B. Possible solutions or workarounds:

	<ul style="list-style-type: none"> <li>• Extend schedule</li> <li>• Pre-order switch</li> <li>• Temporarily re-use existing switch if in safe / operable conduit until new switch is installed - This will have additional cost due to rework, it will required extended / multiple shut downs and carry additional risk due to the unknown conditions of the existing switch.</li> </ul>
<b>A127</b>	<p><b>Due to the above stated concerns with procurement lead time for the new above grade switch (PME 10), the University has added Alternate No. 5, Above Grade Switch – PME 10. Refer Division 01 2300 Alternates.</b></p> <p><b>The University will work with the selected team to coordinate and expedite delivery of this equipment as required to limit impact on schedule.</b></p>
Q128	<p>The performance outline specification for Electric Traction Elevators (14 2100) indicates a rated speed of 350 to 500 feet per minute (fpm).</p> <p>Will the University allow Electric Traction Elevators with a rated speed of less than 350 fpm (similar to the rated speed for Hydraulic Elevators per Spec Section 14 2400 of 125 fpm)?</p>
<b>A128</b>	<p><b>The University will not permit the use of Electric Traction Elevators with a rated speed of less than 350 fpm for the project.</b></p>
Q129	<p>The RFQ states the SSC project delivery method is "Design Build."        The RFP indicates the SSC project basis of selection and contract award is "Best Value."</p> <p>Public Contract Code 10506 (specifically subsections 10506.6(c)(1), 10506.8, and 10506.9) notes that "Best Value" Contracting for the University of California must adhere to the provisions outlined in PCC 2600 - Chapter 2.9 Skilled and Trained Workforce requirements.</p> <p>Is the SSC considered a "Best Value" contract?</p>
<b>A129</b>	<p><b>SSC project is a Design-Build project not a Best Value project. Naturally, there is a best value component to it, but this is not a Best Value project and the skilled apprenticeship requirements are not applicable here.</b></p>

**END OF ADDENDUM**

## **ANNOUNCEMENT TO PREQUALIFIED PROPOSERS**

Subject to conditions prescribed by the University of California, Riverside, sealed proposals for a Design Build contract are invited from prequalified proposers for the following work:

### **STUDENT SUCCESS CENTER**

#### **DESCRIPTION OF WORK**

The proposed Student Success Center will be a 60,000 GSF / 39,000 ASF facility that will address UCR's growing student population and its shortfall in classroom capacity. The Project will consist of three primary program elements: 1) General assignment classrooms designed for modern pedagogies and technology. 2) Multipurpose student life spaces for use by student organizations, and areas for scholarly activity such as tutoring, mentoring and study. 3) Shelled Dining Services venue.

Maximum Acceptance Cost: **\$49,980,000** (funding is pending administrative approval)

The University has determined that the following Proposers have been prequalified:

**HENSEL PHELPS CONSTRUCTION CO, Irvine, CA 92612**  
**MCCARTHY BUILDING COMPANIES, INC. Newport Beach, CA 92660**  
**SWINERTON BUILDERS, Irvine, CA 92416**

#### **PROCEDURES:**

Pending administrative approval, Request for Proposals will be available beginning at **2:00 PM**, on **Friday, January 11, 2019** and will be issued at:

**IB Reprographics**  
3363 Durahart Street  
Riverside, CA 92507  
Phone: (951) 682-1850  
Website: <https://www.ibrepro.com/>

**Technical Proposals** must be received on or before: **Monday, July 1, 2019, 2:00 PM**

**Price Proposals** must be received on or before: ~~Tuesday, July 2, 2019~~ **Wednesday, July 10, 2019, 2:00 PM**

Price Proposals will be opened at: **Tuesday, July 16, 2019, 11:00 AM** at:

Planning, Design & Construction  
University of California, Riverside  
1223 University Avenue, Suite 240  
Riverside, California 92521  
951-827-7911

**Mandatory Pre-Proposal Conference & Project Site Visit.** A mandatory pre-proposal conference will be conducted on **Monday, January 14, 2019**, beginning promptly at **1:30 PM**. Only proposers who participate in the pre-proposal conference and project site visit, in their entirety, will be allowed to propose on the project. Participants must arrive at or before **1:30 PM**. Persons arriving later than **1:40 PM** will not be allowed to submit proposals as design builder on the project. The Big Springs Parking Garage located on Big Springs Road will be opened for all participants to park. A parking attendant will be issuing permits at the Big Springs Parking Garage from 12:00 PM - 1:30 PM.

Participants shall meet at:

Glen Mor Building K, Rooms K106/K108  
University of California, Riverside  
Riverside, California 92507  
951-827-7911

Proposers shall come prepared with questions concerning needed clarifications and shall only send their project manager, design professional, or other professional intended to work on the project to attend this meeting. For further information, contact Lynn Javier, University's Consultant at (951) 827-7911, [lynn.javier@ucr.edu](mailto:lynn.javier@ucr.edu)

Proposal Security in the amount of 10% of the Lump Sum Base Proposal, excluding alternates, shall accompany each bid. The surety issuing the Bid Bond shall be, on the bid deadline, an admitted surety insurer (as defined in the California Code of Civil Procedure Section 995.120)

All insurance policies required to be obtained by Design Builder shall be subject to approval by University for form and substance. All such policies shall be issued by a company rated by Best as A- or better with a financial classification of VIII or better, or have equivalent rating by Standard and Poor's or Moody's.

The successful proposer and its subcontractors will be required to follow the nondiscrimination requirements set forth in the proposal documents and to pay prevailing wage rates at the location of the work.

No contractor or subcontractor may be listed on a Bid for this project (submitted on or after March 1, 2015) unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5 [with limited exceptions from this requirement for bid purposes only under Labor Code section 1771.1(a)].

No contractor or subcontractor may be awarded any portion of this project (awarded on or after April 1, 2015) unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5.

This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

The successful proposer shall pay all persons providing construction services and/or any labor on site, including any University location, no less than the UC Fair Wage (defined as \$13 per hour as of 10/1/15, \$14 per hour as of 10/1/16, and \$15 per hour as of 10/1/17) and shall comply with all applicable federal, state and local working condition requirements.

The successful proposer will be required to have the following California contractor's license at the time of the proposal opening: **General Building Contractor "B" License.**

Lynn Javier, University's Consultant, (951) 827-7911, [lynn.javier@ucr.edu](mailto:lynn.javier@ucr.edu)  
Bid Board: <http://ae.ucr.edu/business/contractors.html>

THE REGENTS OF THE UNIVERSITY OF CALIFORNIA  
University of California, Riverside  
**Dates of Publication:** 12/21/2018 thru 01/14/2019

## PROPOSAL SCHEDULE

	ACTIVITY	DATE	TIME
<b>A</b>	The RFP will be available to Prequalified Proposers, subcontractors and design consultants.	<b>1/11/19</b>	<b>2:00 PM</b>
<b>B</b>	<b>Pre-Proposal Conference &amp; Site Visit – Mandatory for all Prequalified Proposers.</b> Participants must arrive at University of California, Riverside, Glen Mor, Building K, Room K106/K108, Riverside, CA 92507 at or before the established time.	<b>1/14/19</b>	<b>1:30 PM</b>
<b>C</b>	The University will hold confidential One-on-One meetings with each Proposer prior to the Technical Proposal Submittal for the purpose of answering questions, clarifying RFP and program requirements, reviewing and validating preliminary designs etc. Meeting location: University of California, Riverside, Pentland Hills Bear Cave B107/C101, Riverside, CA 92507.	<b>2/7/19</b>	<b>8:30 AM (SB) 11:00 AM (HP) 1:30 PM (MB)</b>
	The University will hold confidential One-on-One meetings with each Proposer prior to the Technical Proposal Submittal for the purpose of answering questions, clarifying RFP and program requirements, reviewing and validating preliminary designs etc. Meeting location: University of California, Riverside, University Village, 1299 University Ave., Room EUV-1103, Riverside, CA 92507.	<b>3/1/19</b>	<b>8:00 AM (MB) 10:30 AM (SB) 1:00 PM (HP)</b>
	The University will hold confidential One-on-One meetings with each Proposer prior to the Technical Proposal Submittal for the purpose of answering questions, clarifying RFP and program requirements, reviewing and validating preliminary designs etc. Meeting location: University of California, Riverside, Alumni & Visitor Center, Alumni Johnson Board Room, 3701 Canyon Crest Drive, Riverside, CA 92521.	<b>3/21/19</b>	<b>8:30 AM (HP) 11:00 AM (MB) 1:30 PM (SB)</b>
		<b>05/21/2019</b>	<b>9:30 AM (SB) 12:00 PM (HP) 2:00 PM (MB)</b>
	The University will hold optional confidential One-on-One meeting with each Proposer prior to the Technical Proposal Submittal for the purpose of answering questions, clarifying RFP and program requirements, reviewing and validating preliminary designs etc. Meeting location: University of California, Riverside, Planning, Design & Construction, 1223 University Avenue, Suite 210-16, Riverside, CA 92521	<b>06/20/2019</b>	<b>8:30 AM (MB) 10:30 AM (SB) 3:00 PM (HP)</b>

<b>D</b>	<b>Technical Proposal Submittal is due from Proposers and will be received only at University of California, Riverside, Planning, Design &amp; Construction, 1223 University Avenue, Suite 240, Riverside, CA 92507. The Technical Proposal Submittal is defined in the <i>Technical Proposal</i>.</b>	<b>July 1, 2019</b>	<b>2:00 PM</b>
<b>E</b>	<b>Lump Sum Base Price Proposal Submittal is due from Proposers and will be received only at University of California, Riverside, Planning, Design &amp; Construction, 1223 University Avenue, Suite 240, Riverside, CA 92507. The Lump Sum Base Price Proposal Submittal is defined in the <i>Lump Sum Base Price Proposal</i>.</b>	<del><b>July 2, 2019</b></del> <b>July 10, 2019</b>	<b>2:00 PM</b>
<b>F</b>	The University's Technical Review Committee will meet to review timely submitted Technical Proposals as described in the Proposal Evaluation Process document.	<b>07/11/2019-07/12/2019</b>	<b>8:00 AM – 5:00 PM</b>
<b>G</b>	Proposers shall make an Oral Presentation and describe the best value aspects of their proposals. Cost shall not be discussed during the Oral Presentation.	<b>07/15/2019</b>	<del>8:00 – 5:00 PM</del> <b><u>9:00 AM – 11:00 AM (SB)</u></b> <b><u>11:45 AM – 1:45 PM (HP)</u></b> <b><u>2:30 PM – 4:30 PM (MB)</u></b>
<b>H</b>	Timely submitted Lump Sum Base Price Proposals shall be publicly opened at University of California, Riverside, Planning, Design & Construction, 1223 University Avenue, Conference Room Suite 210-16, Riverside, CA 92507. The University will acknowledge the timely receipt of submittals and whether or not the submittals appear to be responsive. No cost or point scoring information will be disclosed to the public at this time.	<b>07/16/2019</b>	<b>11:00 AM</b>
<b>I</b>	The University will issue Notice to Proceed- Phase 1 to the successful proposer.	<b>08/23/2019</b>	

**Late Proposals:** Any proposal, modification, or revision that is received at the designated University of California, Riverside, Planning, Design & Construction location after the exact time specified for receipt of proposals is “late” and will not be considered unless it was the only proposal received. Late proposals and modifications that are not considered will be held unopened, unless opened for identification, and then returned to the Proposer after award.

# TECHNICAL PROPOSAL

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### TECHNICAL PROPOSAL SUBMITTAL CHECKLIST

- Submittal in a separate sealed container identifies the: Project Name & Number, Submittal Date, Technical Proposal Submittal, and Identification Number. Submittal is properly addressed and delivered.
- One (1) original and ten (10) copies of the written portion of the TECHNICAL PROPOSAL. Include:
  - Electronic copy in PDF format on a Memory Stick
  - Appendix A- University Approved Deviations (As part of Tab 13 of the Technical Proposal)
- One (1) set of up to no more than fifteen (15) PRESENTATION BOARDS, not larger than 30" x 42". Include:
  - Copies of boards within the technical proposal binder as 11" x 17" sheets
  - Electronic copy in PDF format on a Memory Stick
- One (1) bound set of the SCHEMATIC DESIGN SUBMITTAL shall be submitted not smaller than 30" x 42". Include:
  - Within the technical proposal binder as 11" x 17" sheets
  - Electronic copy in PDF format on a Memory Stick
- One (1) study model



## **1. TECHNICAL PROPOSAL SUBMITTAL**

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Proposers shall submit a Technical Proposal conforming to the format outlined herein and shall provide all requested information. **FAILURE TO COMPLY WITH THE REQUIRED FORMAT AND/OR PROVIDE THE INFORMATION REQUESTED MAY RESULT IN A NON-RESPONSIVE SUBMITTAL.**

Technical Proposals may be comprised of design narratives, drawings (no larger than 30" x 42"), presentation boards, study model to illustrate integration with existing buildings and site (no larger than 36"L x 36"W x 24"H), outline specifications, preliminary sizing calculations, catalog cut sheets, and other information as required and appropriate. **ALL REFERENCES THAT MAY IDENTIFY THE DESIGN BUILD TEAM SHALL BE REMOVED.**

### **1.1 Technical Proposal Delivery**

.1 Proposal Delivery Date:

Refer to the Proposal Schedule for the Technical Proposal Submittal due date and time.

.2 Marking and Identification of Submittals

Proposer shall clearly mark the outside of each package to identify the following:

Project Name: **Student Success Center**

Project Number: 950512

Marked: "Technical Proposal Submittal"

Date of Submittal:

Design Builder Identification Number:

If the Proposals are sent by mail, courier or delivery service, the sealed package shall be marked with the notation "SEALED PROPOSAL ENCLOSED" on the face thereof.

.3 Designated Location for Receipt of Technical Proposals

Proposer shall assume full responsibility for timely delivery of proposals. Proposals shall be properly addressed to be received at:

University of California, Riverside

Planning, Design & Construction Department – **BID BOX**

1223 University Ave, Suite 240

Riverside, CA 92521

Attention Lynn Javier

**LATE PROPOSALS: ANY PROPOSAL, MODIFICATION, OR REVISION, THAT IS RECEIVED AT THE DESIGNATED UCR PLANNING, DESIGN & CONSTRUCTION LOCATION AFTER THE EXACT TIME SPECIFIED FOR RECEIPT OF PROPOSALS IS "LATE" AND WILL NOT BE CONSIDERED UNLESS IT WAS THE ONLY PROPOSAL RECEIVED. LATE PROPOSALS AND MODIFICATIONS THAT ARE NOT CONSIDERED WILL BE HELD UNOPENED, UNLESS OPENED FOR IDENTIFICATION, AND THEN RETURNED TO THE PROPOSER AFTER AWARD.**

.4 Technical Proposal Delivery Methods (*See marking instructions in 1.1.2 above*)

- a. Mail
- b. Courier (Hand Delivery)
- c. Delivery service

- .5 Unacceptable Delivery Methods
  - a. Oral
  - b. Telephonic
  - c. Facsimile
  - d. Email or other electronic means

**1.2 Technical Proposal Submittal Instructions**

.1 Required Copies

**One (1) original and ten (10) copies** of the written portion of the Technical Proposal shall be submitted in sealed boxes, envelopes, or other appropriate sealed containers. Include **one (1) electronic copy** of the written portion of the Technical Proposal and presentation boards (**in PDF format**).

Design Builder to provide **One (1) original and ten (10) copies** of the completed 'Appendix A: University Approved Deviations' identifying deviations selected by the Design Builder- as part of Tab 13 of the Technical Proposal.

.2 Technical Proposal Format

All Technical Proposals shall be submitted in 8.5" x 11" or 11" x 17" 3-ring or spiral bound binders. Items not physically suitable for inclusion may be submitted separately with a clear proposal reference to the separately furnished items.

**ALL NARRATIVES WITHIN THE TECHNICAL PROPOSAL SHALL BE TYPED IN TIMES NEW ROMAN OR A COMPARABLE FONT THAT IS EASY TO READ UTILIZING 11 POINT FONT OR LARGER.**

.3 Design Builder Identification Number

Prior to the Technical Proposal submittal, the University will assign a Design Builder Identification Number to each Proposer. The Design Builder Identification Number shall be used by each Proposer to identify its Technical Proposal submittal.

*Blind Evaluation:* To provide an impartial review of each Proposer's Technical Proposal submittal, the Technical Evaluation Committee will conduct a Blind Evaluation. Therefore, **the entire contents of the Technical Proposal submittal shall have all references to the Proposer's identity removed.** All references that may identify the Design Build team including, but not limited to, firm or team names, staff identification, consultant identification, addresses, telephone numbers, logos, letterhead, stationary, binders, or business cards or specifics about the firm or its size and history shall be removed.

**1.3 Presentation Boards Submittal Requirements**

- .1 Submit **one (1)** set of up to, but **no more than fifteen (15)** presentation boards, not larger than 30" x 42" with the following:
  - a. Construction Site Logistics – Indicate staging, colocation, tree protection, fencing, parking, fire access, vehicular and pedestrian access/patterns, pedestrian safety accommodations, acoustic barriers and camera locations during all phases of construction.
  - b. Vicinity Plan - Color rendered showing proposed building in relation adjacent campus spaces.
  - c. Site Plan – Color rendered indicating landscape/hardscape around building and showing:
    - i. Landscape features shall include trees, shrubs, ground covers, special fill areas and lawns, if any.
    - ii. Hardscape features shall include roadway, service and loading dock parking, plazas, retaining and landscape walls, and site lighting. Include access/patterns for ADA,

- pedestrian circulation, bike paths, public transportation, emergency vehicle access, and fire hydrants.
- iii. Include all above-grade utilities, if any.
  - d. Perspectives:
    - i. One (1) color rendered perspective demonstrating the building's contextual relationship with the Carillon mall (facing east toward the bell tower- from Hinderaker-at pedestrian line of sight)
    - ii. One (1) color rendered perspective demonstrating the building's contextual relationship with the Carillon mall (facing west toward Hinderaker - From Student Services Center at pedestrian line of sight.)
    - iii. Two (2) color rendered perspectives of building exterior to demonstrate the relationship between surrounding buildings.
    - iv. One (1) color rendered perspective of main entrance lobby interior and interaction spaces (atria etc).
    - v. Two (2) color rendered perspective to demonstrate key academic program spaces.
  - e. Floor Plans, Sections and Elevations – Color rendered plans indicating program elements such as circulation, spatial relationships.
  - f. Materials – Provide samples of actual interior and exterior materials.
- .2 Include copies of boards not smaller than ½ size scale drawings within the technical proposal binder **AND ELECTRONICALLY ON A MEMORY STICK (in PDF format).**

#### **1.4 Study Model**

Each Proposer shall provide a study model of their proposed project design with the content and format as described:

- .1 Study Model
  - a. Approximate Size = 36"L x 36"W x 24"H
  - b. Model to illustrate integration and relationships with existing buildings with spaces. All buildings and spaces within this area shall be included.

**1.5 Technical Proposal Scoring**

The Technical Proposal will be scored as follows:

Description	Points Available
Executive Summary	0
TAB 1 – Architectural Design	65
TAB 2 – Program Functionality	30
TAB 3 – Project Program Compliance	Pass/Fail
TAB 4 – Site, Civil, and Circulation Design	25
TAB 5 – Mechanical, Electrical, and Plumbing Systems Design	30
TAB 6 – Sustainability Features Incorporated into Design and LEED Silver Scorecard	20
TAB 7 – Structural Design	Pass/Fail
TAB 8 – Enhancements and Added Value	40
TAB 9 - Alternates	10
TAB 10 – Project Schedule & Work Plan	15
TAB 11 – Mitigation of Subsurface Conditions and Negative Construction Impacts	10
TAB 12 – Quality Control Plan	10
TAB 13 – Deviations from Request for Proposal	Pass/Fail
Design Builder Prequalification Level II Interview	10
Oral Presentation	15
<b>Subtotal:</b>	<b>280</b>
Best and Final Offer (if necessary)	20
<b>Total:</b>	<b>300</b>

**2. TECHNICAL PROPOSAL SUBMITTAL**

Each Proposer shall provide the following information in the content and format as described. Proposal shall be indexed with tabs numbered and labeled in bold type denoting the sections. Narratives may incorporate graphic information and/or presentation boards.

<b>EXECUTIVE SUMMARY</b>	<b>0 POINTS</b>
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*Suggested Text Length: 1 – 2 pages*

The Executive Summary should stand on its own to convey the primary design, program and technical elements of your proposal that clearly and collectively demonstrate why your project approach represents the overall **best value** to the University.

**TAB 1**

**65 POINTS**

**Suggested Text Length: 1 – 7 pages**

**ARCHITECTURAL DESIGN**

Proposer shall:

- A. Identify the design context and philosophical design intent.
- B. Demonstrate how the proposed design:
  - 1. Achieves the architectural goals outlined in the Basis of Design and is consistent with the *UC Riverside Physical Design Framework*.
  - 2. Achieves or facilitates the desired space, performance and outcomes referenced in the basis of design.
  - 3. Provides building spaces that fosters interaction; including spaces for collaboration and opportunities for casual conversation.
  - 4. Incorporates the following elements:
    - i. Architectural themes and materials consistent with the contextual design principles of the campus.
    - ii. A clear and identifiable building entrance with a usable entry/lobby space to create a distinctive presence for student activities.
    - iii. The use of architectural elements and space to create way finding in and around the building without complete dependence on signage.
    - iv. The use of architectural planning to create integrated accessways and wayfinding cues with the building’s surroundings.
    - v. Building siting and design that will integrate with the design of the adjacent buildings and campus surroundings.
    - vi. Incorporate architectural and design ingenuity that creates unique spaces for instruction, scholarly activities and learning.
    - vii. Incorporate indoor- outdoor connections that provide human comfort for the Riverside climate conditions and add value to the student experience.
    - viii. The use of natural light for building occupant comfort and connection with the environment.
    - ix. Functional and inviting exterior public spaces, plazas, courtyards, (solar orientation, wind, and engagement with adjacent buildings.
    - x. Development of an architectural vocabulary that will unite the existing elements of the Carillon Mall & the Arts Mall and the campus.
    - xi. Durability and extended deferred maintenance with quality construction.
    - xii. Building facades that are an expression of basic structure with evident organizing principles and a lack of gratuitous ornament.
    - xiii. Other architectural design and aesthetic considerations.

**TAB 2**

**30 POINTS**

**Suggested Text Length: 1 – 5 pages**

**PROGRAM FUNCTIONALITY**

Proposer shall demonstrate how space and functional configurations, adjacencies, and room layouts:

- A. Enable the school to create new educational pathways and partnerships, demonstrate new teaching technologies, and adapt for evolving pedagogies.
- B. Foster an environment of scholarly interaction and peer to peer learning that supports small group interactions and informal interactions between students and faculty.
- C. Allow for an environment that provides a flexible framework for future programmatic adjustments.
- D. Facilitate high quality lifelong learning for the changing professional and meets the needs of local and international students.
- E. Optimize building circulation and paths of travel to minimize congestion between lecture hall and classroom usage.
- F. Enhance considerations for acoustical, audio/visual, and other technical challenges.

**TAB 3**

**PASS/FAIL**

*Suggested Text Length: 1 page (excluding matrix)*

**PROJECT PROGRAM COMPLIANCE**

Proposer shall demonstrate compliance with the *Student Success Center Program* by submitting the required Basis of Design Compliance Matrix and specifying the assignable square footage for each space and unit.

**A REDUCTION GREATER THAN 5% OF THE ASSIGNABLE SQUARE FOOTAGE FOR EACH SPACE WILL RENDER THE PROPOSAL NON-RESPONSIVE**

**TAB 4**

**25 POINTS**

*Suggested Text Length: 1 – 5 pages*

**SITE, CIVIL AND CIRCULATION DESIGN**

Proposer shall:

- A. Demonstrate how the proposed site, civil and circulation designs are responsive to the Project Site Analysis and consistent with the Site Plan Concept.
- B. Demonstrate that the proposed **site design** includes:
  - 1. Innovative and cost-effective solutions to design and construct the site, building, and systems.
  - 2. Optimum use of outdoor spaces to take advantage of the southern California climate.
  - 3. Enhance campus connections with adjacent buildings, campus malls, adjacent courts & open spaces and campus surroundings.
  - 4. Accommodates loading and back-of-house access for auxiliary facilities that are screened from view with minimal visual impact to adjacent public walkways and spaces.
  - 5. Promotes an environment of health and well-being for the campus community.
  - 6. Creates a collegial and professional interaction space for faculty and students.
  - 7. Other design and aesthetic considerations.
- C. Demonstrate that the proposed **civil design** includes:
  - 1. Innovative use of the existing topography, drainage, and soil.
  - 2. An efficient site utility design that includes considerations to mitigate negative impacts on existing utilities, campus grounds, adjacent buildings, and communities.

- D. Demonstrate that the proposed **circulation design** is consistent with the UC Riverside Physical Design Framework and includes:
1. Efficient interface with existing campus circulation pathways (pedestrian and bicycle), vehicular access, building services and emergency access
  2. Compliance with all accessibility codes and other applicable documents referenced in the RFP.

**TAB 5**

**30 POINTS**

*Suggested Text Length: 1 – 3 pages*

**MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS DESIGN**

Proposer shall include a description of the proposed mechanical, electrical, and plumbing designs and identify their features and system advantages; and demonstrate that they will:

- A. Meet or exceed the requirements of the Project Planning Guidelines and Basis of Design, Specifications, campus energy goals, and project planning guidelines and campus Building Energy Efficiency Standards.
- B. Provide durability, ease of maintenance, aesthetic, and energy efficiency/conservation considerations.
- C. Support the acoustic and sustainable requirements of the project.
- D. Provide future flexibility of systems as the building program requirements and needs changes.

**TAB 6**

**20 POINTS**

*Suggested Text Length: 1 – 5 pages (excluding scorecard)*

**SUSTAINABILITY FEATURES INCORPORATED INTO DESIGN AND LEED GOLD SILVER SCORECARD**

Proposer shall:

- A. Demonstrate how the proposed design incorporates sustainability features outlined in the RFP, including:
  1. Reduction of the carbon footprint.
  2. Achievement of LEED ~~Gold~~ **Silver** certification or higher.
  3. Alternative means and methods to provide the required building(s) energy performance.
- B. Submit LEED scorecards indicating which credits would be pursued for LEED ~~Gold~~ **Silver**, or higher certification.

**TAB 7**

**PASS/FAIL**

*Suggested Text Length: 1 – 4 pages*

**STRUCTURAL DESIGN**

Proposer shall:

- A. Include a description of the proposed structural design and identify proposed materials and system advantages.
- B. Demonstrate that the proposed structural design:
  1. Will meet or exceed the requirements of the RFP requirements, including, but not limited to the California Building Code and University of California Seismic Safety Policy.
  2. Includes considerations for wind, vibration, and deflection control.



**TAB 8**

**40 POINTS**

*Suggested Text Length: 1 – 2 pages (excluding matrix)*

**ENHANCEMENTS AND ADDED VALUE**

Proposer shall:

- A. Submit the *Enhancements and Added Value Matrix*.
  - 1. List enhancements and added value with appropriate descriptions. Enhancements provide the University with added value to the base bid requirements.
  - 2. Provides the desired space, performance and outcomes referenced in the basis of design.
- B. Demonstrate that the proposed design, materials, and construction quality exceed the requirements of the base bid.

ENHANCEMENTS AND ADDED VALUE	
ITEMIZED LIST OF ENHANCEMENTS	DESCRIPTION
ADDITIONAL INSTRUCTIONAL SPACE	Provide any additional space that meet the requirements for instructional space or scholarly activity space. The additional space provided to meet the program and performance criteria; set forth in the space program and room criteria.
ENHANCED OPEN AREAS AND STUDY SEATS	Enhanced open areas throughout the building for scholarly activity and classroom support and an additional 80-student study seats through increased quantities of indoor and outdoor open break-out study spaces throughout the building
ADDITIONAL LECTURE HALL SEATS	Provide an additional 30-lecture hall seats by increasing the number of seats in the lecture halls.

**TAB 9**

**10 POINTS**

*Suggested Text Length: 1 – 2 pages (excluding matrix)*

**ALTERNATES**

Proposer shall:

- A. Submit the *Alternates*.
  - 1. Indicate whether project Alternates are included in the base bid *at no additional cost*.
  - 2. Provides the desired space, performance and outcomes referenced in the basis of design.
- B. Demonstrate that the proposed design, materials, and construction quality exceed the requirements of the base bid.

PROJECT ALTERNATES MATRIX <sup>1</sup> (TAB 9)		
ALTERNATES		
ALTERNATE NO.	ALTERNATE DESCRIPTION	INCLUDED IN BASE BID?
1	Site Development: Student Services Court	YES <input type="checkbox"/> NO <input type="checkbox"/>
2	Site Development: Athletics/ Dance Court	YES <input type="checkbox"/> NO <input type="checkbox"/>
3	LEED Gold Certification	YES <input type="checkbox"/> NO <input type="checkbox"/>

<sup>1</sup> Suggested Format



4	Motorized Blackout shades in the Group Meeting Rooms and Large Classroom	YES <input type="checkbox"/> NO <input type="checkbox"/>
5	<b><u>Above Grade Switch - PME 10</u></b>	<b><u>YES <input type="checkbox"/> NO <input type="checkbox"/></u></b>

**TAB 10**

**15 POINTS**

*Suggested Text Length: 1 – 2 pages (excluding schedule)*

**PROJECT SCHEDULE & WORK PLAN**

Proposer shall:

- A. Submit a **Work Plan** demonstrating how it intends to staff and manage tasks and resources necessary to accomplish the work, commencing with the Notice to Proceed and ending with the completion of Construction by **July 26, 2021**.
  - 1. Identify the project approach and address:
    - i. Key elements of project management and administration (staffing plan).
    - ii. Strategies for addressing and overcoming potential project constraints and challenges associated with each project phase including mobilization, parking, sequencing of activities with other concurrent campus projects and the university calendar.
    - iii. Strategy to minimize construction impact on the surrounding site. Sequence of work with minimal interruption for the surrounding community, specifically the occupied facilities immediately adjacent to the site.
    - iv. Maintaining security of spaces during construction.
    - v. Adopting safety precautions throughout the project duration for building and construction staff safety.
    - vi. Adopting a safety strategy and precautions for pedestrian traffic to the occupied surrounding buildings.
    - vii. Environmental mitigation measures around laydown area.
- B. Submit a **Preliminary Schedule** that is consistent with the Work Plan and identifies:
  - 1. The approach to the fast-track design and construction of the project
  - 2. Significant contract activities including shoulder to shoulder sessions, and procurement activities and durations, including the activities required to complete the Construction Documents and obtain required approvals
  - 3. The division of work by construction drawing packages (limited to no more than six (6) Construction Document Packages) with a breakdown of drawings and specification sections to be included in each package. Specify how the design package strategy contributes to successful schedule implementation.

**TAB 11**

**10 POINTS**

*Suggested Text Length: 1 – 2 pages*

**MITIGATION OF SUBSURFACE CONDITIONS AND NEGATIVE CONSTRUCTION IMPACTS**

Proposer shall demonstrate that it will minimize or eliminate the risk of increased costs or adjustments to the Contract Time with consideration of the following:

- A. Excavation and grading requirements including proposed shoring and monitoring of existing structures.

- B. Underground utility identification, relocation, and/or removal.
- C. Existing groundwater conditions. Description includes discussion of potential mitigation of shallow groundwater conditions including the need for dewatering and the potential use of excavated soils as backfill.
- D. Existing geotechnical conditions including the presence of groundwater, rock, or fill.
- E. Subsurface contamination.
- F. Mitigation of construction noise, vibration, dust, etc. affecting surrounding community.
- G. Minimize or mitigate site impacts (access and visual impacts) to surrounding campus, and to occupied adjacent facilities.

**TAB 12**

**10 POINTS**

*Suggested Text Length: 1 – 2 pages*

**QUALITY CONTROL PLAN**

The Proposer shall:

- A. Demonstrate compliance with Division 01 General Requirements, Section 01 4000, Quality Requirements and include descriptions of:
  - 1. The organizational and reporting relationships of the project team members responsible for quality control. Submit a table indicating quality control resource loading through completion of the project.
  - 2. Quality control procedures during design and construction document development (include internal QC and CDA processes) to assure compliance with program requirements and avoid scope expansion.
  - 3. Quality control procedures for mock-ups used by the University to make final materials selections and establish the quality of construction that will be incorporated into the work.
- B. Submit a Tracking and Compliance Log that includes the incorporation of University comments during the review and approval process.

**TAB 13**

**PASS/FAIL**

**DEVIATIONS FROM REQUEST FOR PROPOSAL**

Proposers shall submit the Deviations Matrix, (located at the end of this **tab 13** document), to summarize each instance where the Lump Sum Base Price Proposal, or Alternate Pricing deviates from the requirements established in the Proposal Documents. ~~(including University Approved Deviations (See Appendix A attached to the end of this document)).~~ Absent an appropriate reference in the Deviations Matrix, the University will assume that the Design Builder will comply with all the specific requirements of the Proposal Documents during both the design and construction phases of the project.

**The University has identified additional ‘approved’ deviations that will not incur a ‘Fail’ in Tab 13. Design Builder to identify deviations selected by the Design-Builder per (including University Approved Deviations. (See Appendix A attached to the end of this document). Failure to identify approved deviations selected, will result in the deviation- not included in the proposal.**

The Lump Sum Base Price Proposal and Alternate Prices shall include the cost of all proposed deviations from the Proposal Documents. Deviations from the Proposal Documents will not be allowed without prior

written approval from Design and Construction Services. After the Award of Contract, proposed product substitutions shall be made according to Specification Section 01 6000, *Product Requirements*.

**DEVIATIONS MATRIX<sup>2</sup> (TAB 13)**

(Deviations from Master Specifications and/or RFP)

SPECIFICATION SECTION/CAMPUS STANDARDS AND BASIS OF DESIGN		
ITEM DESCRIPTION	DESCRIPTIVE DETAILS	IMPACT OR EFFECT ON PROJECT DESIGN
<b>DESIGN BUILDER PREQUALIFICATION - LEVEL II INTERVIEW</b>		<b>10 POINTS</b>

University will add the Design Builder Prequalification - Level II Interview score to the Technical Proposal Score.

<b>ORAL PRESENTATION</b>	<b>15 POINTS</b>
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Proposer shall make an oral presentation of its proposal following the University’s evaluation of Technical Proposals and prior to the public opening of the Lump Sum Base Price Proposals. However, if at the conclusion of the evaluation of Technical Proposals, the University determines that requesting a BAFO would be in its best interests, the University will defer the oral presentation and proceed directly to a BAFO process. The University may elect to request written proposal clarifications from the Proposers prior to holding BAFO discussions.

During the oral presentation, Proposers will be allowed 30 minutes to present the most important aspects of their proposals and 1 hour and 30 minutes to answer questions and provide clarifications requested by the Technical Evaluation Committee. Discussions may cover any of the requirements described in the RFP.

Proposed cost shall not be discussed during the oral presentation. The University’s summation of Proposal Clarifications shall be accepted by signature of selected Proposer and incorporated into their Proposal by reference.

<b>BEST AND FINAL OFFER (BAFO)</b>	<b>20 POINTS</b>
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The University may determine that clarifications to the initial proposals and additional discussions with the Proposers are necessary to obtain proposals that are responsive with respect to program and cost requirements, and to optimize the ability to obtain best value for this project. In this case, the University will conduct discussions with each Proposer following the technical evaluation with the intent of allowing the

<sup>2</sup> Suggested format

Proposers to submit a BAFO. The University will request BAFO submittals from the Proposers to clarify and document understandings reached during discussions. Instructions for the BAFO submittals including the deadline, format, and content requirements will be issued in writing by the University.

The BAFO submittal will consist of two components:

- A. A revised technical proposal or technical proposal supplement covering all additions, changes, or clarifications to the original technical submittal. Revised drawings, presentation boards and other supplements may also be submitted as appropriate and in accordance with the University's written instructions for the BAFO submittal.
- B. A revised Lump Sum Base Price Proposal, Lump Sum Base Price Proposal Spreadsheet, and a new Proposal Security, in accordance with the University's written instructions for the BAFO submittal.

**3. SCHEMATIC DESIGN SUBMITTAL REQUIREMENTS**

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The following drawings shall be submitted; 1) as **one (1)** bound set not smaller than 30" x 42", 2) within the technical proposal binder as 11" x 17" sheets, and 3) **ELECTRONICALLY ON A Memory Stick (in PDF format)**:

SHEET	SCALE
.1 Demolition Plan	None
.2 Grading and Drainage Plan	None
.3 Site Plan	1" = 20'
.4 Landscape and Hardscape Construction Plan	1" = 20'
.5 Conceptual Structural Plan	1/16" = 1'
.6 Architectural	
1) Code Information Plans (All Levels and Roof)	1/16" = 1'
2) Floor Plans (All Levels and Roof)	1/8" = 1'
3) Roof Plan	1/8" = 1'
4) Conceptual Reflected Ceiling Plans	1/16" = 1'
5) Exterior Elevations	1/8" = 1'
6) Building Sections	1/8" = 1'
7) Enlarged Partial Exterior Building Elevations	1/4" = 1'
8) Typical Exterior Details	1/2" = 1'
.7 Mechanical Conceptual Floor Plans and Roof Plans	1/8" = 1'
.8 Electrical Conceptual Floor Plans, Roof Plans, and Single Line Diagrams	1/8" = 1'

**.1 Demolition Plans:**

- a. Sequence for demolition; including locating, identifying, disconnecting, sealing / capping / safeing-off, and protecting utility services.
- b. Locations of temporary dust and noise control partitions and means of egress relative to adjacent communities.
- c. Path of hazardous and non-hazardous waste removal.

**.2 Grading and Drainage Plan:**

Storm Water Pollution Prevention Plan (SWPPP) compliance and other environmental mitigation measures, including:

- a. Locations of drain inlets used to capture sheet flows. Include inlet protection measures, if required.

- b. Finished ground contours and spot grade elevations as required for ridge lines, flow lines, or grade breaks.
- c. Best Management Practices required for limiting erosion of graded slopes and controlling sediment entering storm drain inlets. Show gravel bags, straw wattles, silt fencing, or other devices, if any.

### **.3 Site Plan**

Illustrate relationships with existing site elements and buildings, and include:

- a. Location of proposed building and pedestrian bridge in relation to adjacent buildings
- b. Location and descriptions of proposed hardscape design elements in relation to existing facilities and site amenities
- c. Location of proposed surface parking, roads, service areas, walks, plaza(s), tree groupings, landscape screening, retaining walls, and other various site/building features, including appropriate descriptions
- d. Building(s) and site (ADA) accessibility
- e. Location of existing and proposed site lighting
- f. Location of existing and proposed site electrical equipment

### **.4 Landscape and Hardscape Construction Plan**

Show all new and existing landscape and hardscape features, including plaza and/or courtyard elements:

- a. Landscape features shall include trees, tree-protection, shrubs, planters, ground covers, special fill areas, and other amenities, if any.
- b. Hardscape features shall include paving; ramps; retaining, landscape, and seat walls; stairs; and site/integral lighting. Include access/patterns for ADA, pedestrian circulation, bike paths, emergency vehicle access, fire hydrants, if any.

### **.5 Conceptual Structural Plan**

All levels, typical floor plan shall include:

- a. Conceptual foundation plans illustrating structural design concept
- b. Dimensioned structural grid
- c. Conceptual Structural Floor/Roof Framing Plan illustrating structural design concept:
  - 1) Dimensioned and structural grid
  - 2) Concept and location of lateral bracing system
  - 3) Location and size of structural columns.

### **.6 Architectural (All Levels and Roof)**

- 1) Code Information Plans to include the following:
  - a. Identification of fire and smoke rated walls and openings
  - b. Identification of all exits
  - c. Identification of all room names

- d. Identification, location and fire rating of building(s) or occupancy separations
  - e. Identification and limits of building(s) occupancies
  - f. Description of summarized code review, including exit calculations
- 2) Floor Plans shall include:
- a. Dimensioned structural grid
  - b. Exterior walls, doors, frames, and openings
  - c. Interior walls, doors, frames, and openings
  - d. Room names
  - e. Applicable equipment and furnishings
  - f. Fixture locations
  - g. Appropriate descriptions
- 3) Roof Plan(s) shall include:
- a. Dimensioned structural grid
  - b. Screen walls, roof system and openings
  - c. Roof top equipment
  - d. Appropriate descriptions
- 4) Conceptual Reflected Ceiling Plans shall include:
- a. Exterior and interior walls, doors, and openings
  - b. Ceiling height designations
  - c. Room names
  - d. Reflected ceiling grids
  - e. Interior and exterior soffits and bulkheads
  - f. Light fixtures
  - g. Item and material designations
  - h. Ceiling mounted equipment
  - i. Appropriate descriptions
- 5) Architectural Exterior Elevations
- a. All major building elevations
  - b. Structural grid designations
  - c. Vertical floor elevation designations
  - d. perspectives
  - e. Material designations
  - f. Include appropriate descriptions
- 6) Architectural Building Sections

- a. Longitudinal (Minimum 2)
- b. Latitudinal (Minimum 2)
- 7) Architectural Enlarged Partial Exterior Building Elevations (All Elevations)
  - a. Building(s) entrances
  - b. Structural grid designations
  - c. Vertical floor elevation designations
  - d. Material designations
  - e. Include appropriate descriptions
- 8) Architectural Typical Exterior Details (All Exterior Details)
  - a. Illustration of building systems relationship
  - b. Typical exterior details
  - c. Structural grid designations
  - d. Vertical floor elevation designations
  - e. Grid to exterior wall dimensions
  - f. Item and material designations
  - g. Include appropriate descriptions

**.7 Mechanical Conceptual Floor Plans and Roof Plans (All Levels and Roof)**

- a. Place over architectural background.
- b. HVAC and plumbing information may be combined for all levels.
- c. Conceptual HVAC and plumbing floor plans shall include:
  - 1) Single line HVAC main ducts and risers
  - 2) Single line exhaust ducts and risers
  - 3) HVAC and exhaust equipment and associated system components layout in mechanical room and/or on roof
  - 4) Identification and location of main plumbing lines, equipment and valves
  - 5) Identification of plumbing fixtures
  - 6) Identification and location of floor drains and sinks
  - 7) Location and identification of mechanical equipment and HVAC temperature control zones
  - 8) Overall dimensions of mechanical equipment and service clearance dimensions to be provided


**.8 Electrical Conceptual Floor Plans, Roof Plans, and Single Line Diagrams (All Levels and Roof)**

- a. Place over architectural background.
- b. Lighting and power information may be combined for all levels. Typical spaces do not need to be repeated.

- c. Conceptual floor plans shall include:
- 1) Location and identification of light fixtures
  - 2) Location and identification of exit lighting
  - 3) Location and identification of emergency lighting
  - 4) Location and identification of electrical panels
  - 5) Location and identification of electrical equipment
  - 6) Location of transformers and generators
  - 7) Conceptual single line power diagram

END OF SECTION



 <span style="float: right;">Addendum No. 21, June 12, 2019</span>		
<b>STUDENT SUCCESS CENTER</b> <b>Appendix A: University Approved Deviations</b> PROJECT NUMBER: 950512		
ITEM	UNIVERSITY APPROVED DEVIATIONS TO BASIS OF DESIGN, SCOPE AND SPECIFICATIONS	PLEASE IDENTIFY IF THE DEVIATION IS INCLUDED IN THE PROPOSAL. *
A	<b>Lecture Halls- Reduction in height of clearances to screen to meet ADA minimum.</b> Design Builder to identify if the deviation to reduce height clearance of floor to screen height clearances to ADA minimums has been included in the proposal. Design Builder will need to demonstrate that they are maintaining sightline performance criteria in the Basis of Design. <i>Addendum No. 17 - RFI 92</i>	Deviation included in proposal: <input type="checkbox"/> YES <input type="checkbox"/> NO
B	<b>Heights of Operable Partitions- Multipurpose Room - Reduce to 10 feet.</b> Design Builder to identify if the reduction of height of operable partitions has been included in the proposal. (All other performance and dimensional requirements of the room are to remain the same.) <i>Addendum No. 17 - RFI 95</i>	Deviation included in proposal: <input type="checkbox"/> YES <input type="checkbox"/> NO
C	<b>Window Washing Equipment.</b> Design Builder to identify if the type of window washing/ building maintenance equipment deviates from requirements established in RFI 70. <i>Addendum No. 17 - RFI 70 and RFI 96</i>	Deviation included in proposal: <input type="checkbox"/> YES <input type="checkbox"/> NO
D	<b>Electrical Outlets Lecture Halls - Reduce outlet Quantity- 50% to 20%.</b> Design Builder to identify if the deviation to reduce the number of electrical outlets in the lecture halls has been included in the proposal. <i>Addendum No. 17 - BOD Pages 3.50, 3.54, 3.56, and 3.58</i>	Deviation included in proposal: <input type="checkbox"/> YES <input type="checkbox"/> NO
E	<b>Data and Cabling: Reduction of CAT 6 Requirements for standard wall mounted outlets to 2 Cat 6 cables per outlet.</b> Design Builder to identify if the deviation to reduce the CAT 6 cabling has been included in the proposal. <i>Addendum No. 20 - Division 27 Communication and BOD Pages 4.114 and 4.115</i>	Deviation included in proposal: <input type="checkbox"/> YES <input type="checkbox"/> NO
F	<b>Data and Cabling: Reduction of CAT 6 requirements for floor boxes to 2 Cat 6 cables per floor box.</b> Design Builder to identify if the deviation to reduce the CAT 6 cabling has been included in the proposal. <i>Addendum No. 20 - Division 27 Communication and BOD Pages 4.114 and 4.115</i>	Deviation included in proposal: <input type="checkbox"/> YES <input type="checkbox"/> NO
G	<b>Electrical Outlets: Quad receptacles at every three seats in place of a duplex receptacle at every 2 seats in the small and medium lecture halls.</b> If the number of outlets in the lecture halls has not been reduced per item D. Design Builder is to identify if this deviation has been included in the proposal. <i>Addendum No. 16 - RFI 87</i>	Deviation included in proposal: <input type="checkbox"/> YES <input type="checkbox"/> NO
H	<b>Electrical Outlets: Duplex receptacles at every four seats in the large lecture hall in place of single receptacle at every other seat.</b> If the number of outlets in the lecture halls has not been reduced per item D. Design Builder is to identify if this deviation has been included in the proposal. <i>Addendum No. 16 - RFI 88</i>	Deviation included in proposal: <input type="checkbox"/> YES <input type="checkbox"/> NO
*Failure to check a box above, in each category, will result in the deviations not included in the proposal.		

## PRICE PROPOSAL FORM

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FOR

**STUDENT SUCCESS CENTER  
PROJECT NO. 950512**

**UNIVERSITY OF CALIFORNIA, RIVERSIDE  
RIVERSIDE, CALIFORNIA 92507**

**January 2019**

**PROPOSAL TO:** UNIVERSITY OF CALIFORNIA, RIVERSIDE  
Planning, Design & Construction  
1223 University Avenue, Suite 240  
Riverside, California, 92507  
(951) 827-4064

**PROPOSAL FROM:**

\_\_\_\_\_  
(Name of Firm Submitting Proposal)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(City, State, Zip Code)

\_\_\_\_\_  
(Telephone & Fax Number)

\_\_\_\_\_  
(Date Proposal Submitted)

Note: All portions of this Price Proposal Form must be completed and must include the signed Declaration on the last page of this form before the Proposal is submitted. Failure to execute the Declaration will result in the Proposal being rejected as nonresponsive.

**1.0 PROPOSER'S REPRESENTATIONS**

Proposer, represents that a) it has the appropriate active Contractor's license required by the State of California; b) it has carefully read and examined the Proposal Documents for the proposed Work on this Project; c) it has examined the site of the proposed Work and all Information Available to Prequalified Proposers; d) it has become familiar with all the conditions related to the proposed Work, including the availability of labor, materials, and equipment; e) that all information and submittals provided as part of the prequalification process are accurate and correct; f) Proposer and all Subcontractors, regardless of tier, are currently registered with the California Department of Industrial Relations pursuant to California Labor Code Section 1725.5 and 1771.1. Proposer hereby offers to furnish all labor, materials, equipment, tools, transportation, and services necessary to complete the proposed Work on this Project in accordance with the Contract Documents for the sums quoted. Proposer further agrees that it will not withdraw its Proposal within **90** days after the Proposal Deadline, and that, if it is selected as the apparent lowest responsive and responsible Proposer, that it will, within **10** days after receipt of notice of selection, sign and deliver to University the Agreement in triplicate and furnish to University all items required by the Proposal Documents. If awarded the Contract, Proposer agrees to complete the proposed Work within the number of days specified in the Agreement.

**2.0 ADDENDA**

Proposer acknowledges that it is Proposer's responsibility to ascertain whether any Addenda have been issued and if so, to obtain copies of such Addenda from University's facility at the appropriate address stated on Page 1 of this Price Proposal Form. Proposer therefore agrees to be bound by all Addenda that have been issued for this Proposal.

**3.0 LUMP SUM BASE PROPOSAL**

<b>LUMP SUM BASE PROPOSAL</b>											
<b>MAXIMUM ACCEPTANCE COST = \$49,980,000</b>											
\$				,				,			*
(Place figures in appropriate boxes)											
<p>*Proposer includes the following allowances in the Lump Sum Base Proposal (Refer to Specification Section 01 2100);</p> <p><b>Allowance No. 1: Partnering</b>                  Allow \$20,000 for project partnering expenses, including meals, rentals, etc.</p> <p><b>Allowance No. 2: Signage (Exterior, Interior &amp; Other Interior Signage)</b>                  Allow \$100,000 for Building Signage.</p> <p><b>Allowance No. 3: Design Refinements</b>                  Allow \$300,000 for University directed design refinements/clarifications.</p> <p><b>Allowance No. 4: Audio Visual Equipment</b>                  Allow \$1,200,000 for University directed design refinements/clarifications.</p>											

**If Lump Sum Base Proposal exceeds the Maximum Acceptance Cost in Request for Proposal, Proposal will be determined to be nonresponsive.**

**4.0 UNIT PRICES**

The quantities set forth in Specification Section 01 2200, Unit Prices, are estimates. University does not represent that the actual quantity of any unit price item will equal the Estimated Quantity stated below. University will perform the extension of the Unit Price times the respective Estimated Quantity.

<b>Item No. 1 – Compensation for Compensable Delays</b> As specified in Section 5.0 of this Price Proposal Form.	
<b>Item No. 2 – Rock Excavation</b>	\$ <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> Unit Price per cubic yard (Place Unit Price in appropriate boxes)
<b>Item No. 3 – Over-Excavation</b>	\$ <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> Unit Price per cubic yard (Place Unit Price in appropriate boxes)
<b>Item No. 4 – Backfill and Compaction for Over Excavation</b>	\$ <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> Unit Price per cubic yard (Place Unit Price in appropriate boxes)
<b>Item No. 5 – Trenching, Backfilling and Compacting for Utilities</b>	\$ <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> Unit Price per cubic yard (Place Unit Price in appropriate boxes)
<b>Item No. 6 – Lean Concrete</b>	\$ <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> Unit Price per cubic yard (Place Unit Price in appropriate boxes)
<b>Item No. 7 – Transite Pipe Removal</b>	\$ <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> Unit Price per lineal foot (Place Unit Price in appropriate boxes)
<b>Item No. 8 – Imported Topsoil</b>	\$ <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> Unit Price per cubic yard (Place Unit Price in appropriate boxes)
<b>Item No. 9 – Drainage Fabric</b>	\$ <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> Unit Price per square foot (Place Unit Price in appropriate boxes)
<b>Item No. 10 – 120V Electrical Outlet</b>	\$ <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> Unit Price per one outlet (Place Unit Price in appropriate boxes)

<b>Item No. 11 – Data Outlet</b>	\$ <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> (Place Unit Price in appropriate boxes)	Unit Price per one outlet
<b>Item No. 12 – Video Surveillance Camera</b>	\$ <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> (Place Unit Price in appropriate boxes)	Unit Price per one camera
<b>Item No. 13 – Card Reader Lock</b>	\$ <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> (Place Unit Price in appropriate boxes)	Unit Price per one card reader lock
<b>Item No. 14 – Wireless Access Point</b>	\$ <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> (Place Unit Price in appropriate boxes)	Unit Price per one wireless access point
<b>Item No. 15 – Wi-Fi Router</b>	\$ <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> (Place Unit Price in appropriate boxes)	Unit Price per one card wi-fi router
<b>Item No. 16 – Wireless Access Point</b>	\$ <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> (Place Unit Price in appropriate boxes)	Unit Price per one Wireless Access Point Cabling

**5.0 DAILY RATE OF COMPENSATION FOR COMPENSABLE DELAYS**

Proposer shall determine and provide in the space below, the daily rate of compensation for any compensable delay caused by University at any time during the performance of the Work:

\$  ,    x 60 days (multiplier)  
 (Place Daily Rate in appropriate boxes.)

Failure to fill in a dollar figure for the daily rate for Compensable Delay shall be interpreted as a daily rate of "zero." University will perform the extension of the daily rate times the multiplier.

The daily rate shown above will be the total amount of Proposer entitlement for each day of compensable delay. The number of days of compensable delay shown as a "multiplier" above is not intended as an estimate of the number of days of compensable delay anticipated by the University. The University will pay the daily rate of compensation only for the actual number of days of compensable delay, as defined in the General Conditions; the actual number of days of compensable delay may be greater or lesser than the "multiplier" shown above.

**6.0 NOT USED**

**7.0 SELECTION OF APPARENT LOW PROPOSER**

The apparent low proposer will be determined in accordance with the evaluation process attached to the Request for Proposal.

**8.0 ALTERNATES (Refer to Specification (Section 01 2300))**

Provide all design, engineering, coordination, labor, materials, equipment, accessories, and Design Builder and subcontractor overhead, mark-up, and profit required for the following Alternates. Indicate by marking only **one** of the three boxes (“Add”, “Deduct”, or “No Change”) and state the amount by placing figures in the corresponding boxes. Check the “No Change” box when there is no change in the Lump Sum Base Proposal. **(Note: No amount is required if the “No Change” box is selected).** Failure to quote an amount or check “No Change” or the insertion of any words that qualify the Price Proposal will result in the Proposal being rejected as nonresponsive. No extension of time will be granted if the Alternate is accepted.

<p><b>Alternate No. 1 – Site Development Area: Student Services Court</b></p>	<p>\$ <input type="text"/> , <input type="text"/><input type="text"/><input type="text"/> , <input type="text"/><input type="text"/><input type="text"/></p> <p>(Place figures in appropriate boxes.)</p> <p>University reserves the right to accept this alternate concurrent with the Notice to Proceed for Phase 1.</p>	<p><input type="checkbox"/> Add  <input type="checkbox"/> Deduct  <input type="checkbox"/> No Change</p>
<p><b>Alternate No. 2 – Site Development Area: Athletics/Dance Court</b></p>	<p>\$ <input type="text"/> , <input type="text"/><input type="text"/><input type="text"/> , <input type="text"/><input type="text"/><input type="text"/></p> <p>(Place figures in appropriate boxes.)</p> <p>University reserves the right to accept this alternate concurrent with the Notice to Proceed for Phase 1.</p>	<p><input type="checkbox"/> Add  <input type="checkbox"/> Deduct  <input type="checkbox"/> No Change</p>
<p><b>Alternate No. 3 – LEED Gold Certification</b></p>	<p>\$ <input type="text"/> , <input type="text"/><input type="text"/><input type="text"/> , <input type="text"/><input type="text"/><input type="text"/></p> <p>(Place figures in appropriate boxes.)</p> <p>University reserves the right to accept this alternate concurrent with the Notice to Proceed for Phase 1.</p>	<p><input type="checkbox"/> Add  <input type="checkbox"/> Deduct  <input type="checkbox"/> No Change</p>
<p><b>Alternate No. 4 – Motorized Blackout shades in the Group Meeting room and Large Classroom</b></p>	<p>\$ <input type="text"/> , <input type="text"/><input type="text"/><input type="text"/> , <input type="text"/><input type="text"/><input type="text"/></p> <p>(Place figures in appropriate boxes.)</p> <p>University reserves the right to accept this alternate concurrent with the Notice to Proceed for Phase 1.</p>	<p><input type="checkbox"/> Add  <input type="checkbox"/> Deduct  <input type="checkbox"/> No Change</p>
<p><b><u>Alternate No. 5 – Above Grade Switch – PME 10</u></b></p>	<p>\$ <input type="text"/> , <input type="text"/><input type="text"/><input type="text"/> , <input type="text"/><input type="text"/><input type="text"/></p> <p>(Place figures in appropriate boxes.)</p> <p><b><u>University reserves the right to accept this alternate concurrent with the Notice to Proceed for Phase 1.</u></b></p>	<p><input type="checkbox"/> <b><u>Add</u></b>  <input type="checkbox"/> <b><u>Deduct</u></b>  <input type="checkbox"/> <b><u>No Change</u></b></p>

**9.0 PROPOSER INFORMATION**

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**TYPE OF ORGANIZATION:** \_\_\_\_\_  
(Corporation, Partnership, Individual, Joint Venture, etc.)

***If a Corporation, the Corporation is organized under the laws of the State of:***

\_\_\_\_\_  
(State)

***President of the Corporation:***

\_\_\_\_\_  
(Name)

***Name of Secretary of the Corporation:***

\_\_\_\_\_  
(Name)

***If a Partnership, names and titles of persons signing the bid on behalf of proposer and all general partners:***

***Persons signing the bid on behalf of Proposer:***

\_\_\_\_\_  
(Name & Title)

***General Partners:***

\_\_\_\_\_  
(Name & Title)

\_\_\_\_\_  
(Name & Title)

**CALIFORNIA CONTRACTORS LICENSE(S):**

\_\_\_\_\_  
(Name of Licensee)

\_\_\_\_\_  
(Classification)                      (License Number)                      (Expiration Date)

(For Joint Venture, list Joint Venture's license and licenses for all Joint Venture partners.)

**10.0 REQUIRED COMPLETED ATTACHMENTS**

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The following documents are submitted with and made a condition of this Proposal:

1. Proposal security in the form of \_\_\_\_\_  
(Bid Bond or Certified Check)

**11.0 DECLARATION**

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I, \_\_\_\_\_ (printed name), hereby declare that I am the \_\_\_\_\_ (Title) of \_\_\_\_\_ (Name of Proposer) submitting this Price Proposal Form; that I am duly authorized to execute this Price Proposal Form on behalf of Proposer; and that all information set forth in this Price Proposal Form and all attachments hereto are, to the best of my knowledge, true, accurate, and complete as of its submission date.

I further declare that this bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the bid is genuine and not collusive or sham; that the bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or that anyone shall refrain from bidding; that the bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the bid are true; and, further, that the bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid.

I declare, under penalty of perjury, that the foregoing is true and correct and that this declaration was subscribed at: \_\_\_\_\_ (Location and City),  
County of \_\_\_\_\_, State of \_\_\_\_\_, on  
\_\_\_\_\_ (Date).

\_\_\_\_\_  
(Signature)



## SECTION 01 2300 - ALTERNATES

### PART 1 - GENERAL

#### 1.1 SUMMARY

- A. This Section includes administrative and procedural requirements for alternates.

#### 1.2 DEFINITIONS

- A. **Alternate:** An amount proposed by Design Builder and stated on the Price Proposal Form for certain work defined in the Proposal Requirements that may be added to or deducted from the Lump Sum Base Proposal amount if the University decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.
  - 1. The cost or credit for each alternate is the net addition to or deduction from the Contract Sum to incorporate alternate into the Work. No other adjustments are made to the Contract Sum.
  - 2. Design, engineering, coordination, labor, materials, equipment, accessories, and Design Builder and subcontractor overhead, mark-up and profit required for the alternate work shall be included in the Alternate cost.

#### 1.3 PROCEDURES

- A. **Coordination:** Modify or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.
- B. **Notification:** Immediately following award of the Contract, notify each party involved, in writing, of the status of each alternate. Indicate if alternates have been accepted, rejected, or deferred for later consideration. Include a complete description of negotiated modifications to alternates.
- C. **Execute accepted alternates** under the same conditions as other work of the Contract.
- D. **Schedule:** A Schedule of Alternates is included at the end of this Section. Specification Sections referenced in schedule contain requirements for materials necessary to achieve the work described under each alternate.
- E. **Contract Time:** Complete accepted Alternates with the time stipulated for the Work in the Agreement unless specifically provided by the University.
- F. **Hold the Alternates price** for each Alternate for time indicated in the Alternate description beyond the date stated in the Notice to Proceed.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF ALTERNATES

A. Alternate No. 1: Site Development Area: Student Services Court

- i. Student Services court to be located Adjacent to the student services building.
  - ii. The Design of the Student Services Court to have the following design considerations as detailed in the Basis of Design:
    - 1) Site adjacencies
    - 2) Cohesive site/ Building transition
    - 3) Open area comfort
    - 4) Space that fosters interaction
    - 5) Optimal site views
  - iii. Design builder to provide:
    - 1) Shade structures that are code compliant
    - 2) Site seating for 16 people at tables and chairs with a shaded structure to support each table.
    - 3) Site Amenities: (1) Bicycle rack that meets university standards, (2) fixed site benches, and (2) trash receptacles.
    - 4) Data, power and lighting.
    - 5) Site Hardscape paving.
2. Provide all labor, material, equipment, design costs, subcontractor and Design Builder mark-up, overhead and profit for to enhance the 'base bid 'student services courtyard as defined in the Basis of Design.
  3. See Basis of design and Technical Proposal for details.
  4. Award will be made concurrent with the Notice to Proceed for Phase I.

Alternate No. 2: Site Development Area: Athletics/Dance Court

- i. Athletics/ Dance court to be located on the north east corner of the project site- Adjacent to the Athletics and Dance building.
- ii. The Design of the Athletics/ Dance court to have the following design considerations as detailed in the Basis of Design:
  - 1) Site adjacencies
  - 2) Cohesive site/ Building transition
  - 3) Open area comfort
  - 4) Space that fosters attraction of gathering of people
  - 5) Site views and Site acoustics.
- iii. Design builder to provide:
  - 1) Shade structures that are code compliant
  - 2) Terraced Site seating for 20 people.
  - 3) Site Amenities: (1) Bicycle rack that meets university standards and (2) trash receptacles.

- 4) Data, power and lighting.
  - 5) Site Hardscape that meets the performance requirements for dance/athletic activity.
  - 6) Audio-Visual Infrastructure
5. Provide all labor, material, equipment, design costs, subcontractor and Design Builder mark-up, overhead and profit for to enhance the 'base bid' dance/ athletic courtyard as defined in the Basis of Design.
  6. See Basis of design and Technical Proposal for details.
  7. Award will be made concurrent with the Notice to Proceed for Phase I.
- B. Alternate No. 3: LEED Gold Certification
1. Provide the design and construction required to obtain a LEED "Gold" certification from the U.S. Green Building Council for this project.
  2. The base bid package for the project establishes the minimum requirements (as described in Section 01 8113) to achieve LEED "Silver" certification from the U.S. Green Building Council. As part of this alternate, the Design Builder shall be required to take the necessary steps for improving the project design, operation and construction procedures and documentation procedures to receive the "Gold" certification from the U.S. Green Building Council. The Design Builder shall bear all cost for LEED Gold certification
  3. Award will be made concurrent with the Notice to Proceed for Phase I.
- C. Alternate No. 4: Motorized Blackout shades in the Group Meeting Rooms and Large Classrooms
1. Provide the design and construction of Motorized Blackout shades in the Group Meeting Rooms and the Large Classrooms.
  2. Provide all labor, material, equipment, design costs, subcontractor and Design Builder mark-up, overhead and profit to enhance the 'base bid' as defined in the Basis of Design.
  3. See Basis of design and Technical Proposal for details.
  4. Award will be made concurrent with the Notice to Proceed for Phase I
- D. **Alternate No. 5: Above Grade Switch- PME 10**
1. **Provide the design and construction of an above grade switch (PME 10) to replace the existing SF6 in Vault 4D and connect to the new 12KV duct bank.**
  2. **The Above Grade Switch -PME 10 to be University furnished/funded - Design Builder installed. Design Builder to provide all cost of labor, material, schedule, design costs, subcontractor and Design Builder mark-up, overhead and profit that is required for complete connection and installation of the Above Grade PME 10 switch.**
  3. **Any potential schedule impact will need to be discussed with the University upon acceptance of Alternate No. 5.**
  4. **Award will be made concurrent with the Notice to Proceed for Phase I.**

END OF SECTION 01 2300

# PROJECT ADDED VALUES

## GENERAL TERMS

The Student Success Center Basis of Design has been developed for UCR in order to establish a clear definition of the space program, functional relationships, and building and site design criteria. In addition to the Basis of Design Criteria, UCR has identified a number of project enhancements and added value alternates, included desired spaces, building performance and/or project outcomes. Core principles of the project's added values focus on student success, wellness, and unity with existing and new elements.

Items classified as enhancements shall take priority over alternates. The following terms define the two types of project added values:

### ENHANCEMENTS

May either be defined directly by the Campus or by response from the Design Build Entity (DBE) to guidelines given by the Campus. Enhancements are not priced and must be achievable within the Maximum Allowable Cost (MAC).

### ALTERNATES

Items defined by the Campus within the Basis of Design which affect both price and scoring. Alternates must be priced by the DBE by which the campus will elect to include.

## SUMMARY

Enhancements and Alternates have been developed through discussions with User Groups and the Working Group and are intended to further add value to baseline criteria items. The University sought to identify project added values that would support their initial vision and goals and planning principles through explicit focus on student success. The Student Success Center's enhancements establish a performance goal of the space program, functional relationships, and building and site design criteria. It is to the DBE's discretion on providing design solutions for these enhancements and alternates.

The University established the following Enhancements and Alternates.

### Enhancements

No.	Description
1	Additional instructional space
2	Enhanced open areas and study seats
3	Additional lecture hall seats

### Alternates

No.	Description
1	Site Development Area: Student services court
2	Site Development Area: Athletics / Dance Court
3	LEED Gold Certification
4	Motorized Blackout shades in the Group Meeting room and Large Classrooms
5	Above Grade Switch -PME 10

and hardscape materials and Visual & physical connections that provide wayfinding cues that improve accessibility.

- **Open Area Human comfort:** Development Area shall create a welcoming and comfortable environment by providing shaded areas for students to participate in athletics, dance, physical activities or small group gatherings as well as shaded walkways as means of connection. The site development to be designed for riversides climate and human comfort.
- **Gathering and Attraction space:** The Dance/ Athletics court lies at similar axes to the Student Services Court. Where the Student Services Court seeks to create a unique meeting point, the Dance/Athletics Court seeks to create visual attraction through the activities of the space.
- **Site Views:** Design Build entity encouraged to design the space to take advantage of views of the surrounding site, and the adjacent malls.
- **Site Acoustics:** Design builder to have design considerations of activities and spaces inside adjacent buildings (CHASS INTS and the Athletics and Dance Building). As such, any performance/activity space to adequately address noise that can be generated from the dance/athletic activities.

Design Builder to provide the following

- **Shade Structure:** Semi covered shade structure that provides a comfortable performance area without obstructions to the performance space that is code compliant.
- **Site Seating:** three levels of terraced seating to observe performances/activities for a minimum of 20 persons.
- **Site Amenities:** Bicycle parking (1 rack) trash receptacles (2)
- **Site Lighting:** Site lighting as required.
- **Dance/ Athletic Court Materials:** Outdoor materials to be conducive to athletic activities our dance performances (multi-use paving).
- **Data and Power:** Dance/ athletic court to have 6 power outlets and wireless data.
- **Audio-Visual Infrastructure:** AV infrastructure to support plugging in of media.

### **No. 3: LEED Gold Certification**

Design Builder to provide the design and construction required to obtain a LEED "Gold" certification from the U.S. Green Building Council for this project.

### **No. 4: Motorized Blackout shades in the Group Meeting Rooms and Large Classrooms**

Design Builder to provide the design and construction of Motorized Blackout shades in the Group Meeting Rooms and the Large Classrooms.

### **No. 5: Above Grade Switch- PME 10**

Design Builder to provide the design and construction of an above Grade switch (PME 10) to replace the existing SF6 in Vault 4D and connect to the new 12KV duct bank.

**(Refer to Section 01 2300 Alternates)**