ADDENDUM NO. 9
August 7, 2019

REQUEST FOR PROPOSALS
(BID DOCUMENTS)

FOR

PARKING STRUCTURE 1
PROJECT NO. 956553

UCR | Planning, Design & Construction

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. REQUEST FOR PROPOSALS

A. Technical Proposal

1. **Delete** the "Technical Proposal" and **replace** with the one issued in this Addendum.

B. University Furnished Information

1. **Delete** the "University Furnished Information Table of Contents" and **replace** with the one issued in this Addendum.

2. **Add *"Item 22.C, "zz-RIVERSIDE1.jpg" to the Table of Contents and place the document in the University Furnished Information folder.***

2. DESIGN BUILDER QUESTIONS & ANSWERS

Q66	The UCR Parking Structure 1 schedule shows Construction Documents and Construction 12-1-19 to 12-31-20. Technical Proposal page 9 Project Schedule & Work Plan calls out completion of construction by 5-1-21. Please clarify which completion date is correct.
A66	**12/31/2020 is the completion date.**
Q67	Technical Proposal page 9 Project Schedule & Work Plan calls out Lot 13 revisions can occur summer 2020. Is this correct?
A67	**Yes; West half of Lot 13 work could occur Summer of 2020. Begin 06/15/2019 and complete no later than 09/18/2020.**
Q68	Will we be required to pull a permit from The City of Riverside for the work on Big Springs Road?
A68	**Yes; if the work is on City of Riverside property.**
Q69	BOD page 7, Included Parking Structure 1 Features calls for Campus directories at elevator lobbies and exterior southwest pedestrian walkways. Please provide the details/specifications for the Campus Directories.
A69	**Directories / Map Holders are to be static (36" x 36"). UCR does not have a standard and is looking to the Design Build Teams to provide and set the standard to be used for future parking structure projects.**
Q70	What points is UCR going to go after towards the Park Smart Silver rating on the parking management side?
A70	**See the ParkSmart Planning worksheet in the University Furnished Information Section of the Request for Proposal.**

Q71	Question and Answer #64 states that we can use a Hydraulic elevator as long as it meets the performance requirements of Basis of Design. Would it also be required to meet the 350-fpm speed called for in spec section 14 2100 and confirmed in Question and Answer #27 in Addendum No 7?
A71	**Yes, See the University response to Question 64: "Yes; As long as all elevator performance requirements and Basis of Design, Section 4.1 specifications are met."**
Q72	Page 46 of BOD<Fire Protection, Parking Structure 1> states the structure shall be provided "with a complete, supervised automatic fire standpipe system" which implies the building shall be provided with standpipe system connected to site fire water via an automatic valve. An automatic standpipe system would likely require a duplex fire pump to boost the water to the uppermost level such that it has sufficient pressure for fire hoses. On the next page, however, it is stated that "most remote hydraulically demanding standpipe should be able to deliver 500 GPM at 100 PSI when the fire department pumper truck is supplying water through the fire department connection inlet" which implies the standpipe system shall be manual dry type system. Please clarify which standpipe system we are to provide for the parking structure.
A72	**Provide Standpipe System as required to be in compliance with all applicable codes and standards for this project. Q72 is Occupancy requirement per CBC 905. This item depends on the design and number of stories. Will require hydraulic pressure evaluations be performed. Must be able to deliver 150 PSI at the roof of the structure per NFPA 13. Please provide a code analysis for the proposed occupancy type to determine requirements.**
Q73	Ref.: Agreement, Article 10 and General Conditions 1.1.60 Article 10 of the Agreement requires the Design Builder to guarantee "the Work" will be "free of defects…" Please confirm that "free of defects", as it relates to the Design Professional services included in the definition of "Work" at section 1.1.60 of the General Conditions, is defined as negligent Design Professional services that fall below the applicable standard of care for a Design Professionals. In other words, the same standard of care that the University's design professionals are held to in a traditional, design-bid-build delivery method.
A73	**"Free of Defects' is in relation to the final work construction product being free of defects.**
Q74	Ref.: General Conditions, Article 11, section 11.6.4 Section 11.6.4 of the General Conditions requires the Design Builder to provide a broad form contractual liability endorsement for Professional Liability insurance. Professional Liability insurance available in the marketplace does not provide such broad form coverage as Professional Liability policies only provide for a limited form of contractual liability related to the design professional's negligence in providing professional services. Please confirm that the requirements of 11.6.4 are not required.
A74	**All Request for Proposal requirements must be met by Design Build Teams.**
Q75	Ref.: Supplementary Conditions, 11.1.2.2

	The minimum requirement for Business Automobile Liability Insurance – Limits of Liability in the Supplementary Conditions section 11.1.2.2 modified the requirements in the General Conditions section 11.1.2.2 to a combined limit of $5,000,000.00 Please confirm that the $5,000,000.00 minimum requirement in the Supplementary Conditions can be provided through a combination of both primary and umbrella or excess policies as originally specified in General Conditions section 11.1.2.2.
A75	**All Request for Proposal requirements must be met by Design Build Teams.**
Q76	Ref.: Supplementary Conditions, 11.1.2.4 Please confirm that the minimum requirements for Contractor's Professional Liability – Limits of Liability in the Supplementary Conditions section 11.1.2.4 should read, "$5,000,000.00 per claim and "$10,000,000.00 aggregate." This language aligns with industry standards for Professional Liability insurance.
A76	**Coverage must meet the minimum standard set forth in the Supplementary Conditions section of the Request for Proposal.**
Q77	Ref.: Addendum No. 6, University of California UAS Liability Insurance and 3rd Party Minimum, Insurance Minimums for 3rd Party UAS Operators, item v Please confirm that the $5,000,000.00 policy requirement can be satisfied by a combination of primary and umbrella or excess policies.
A77	**All contractor requirements which need to be met prior to drone use on a University of California campus are specified in the following link to "Non-UC Flight Requests": https://uassafety.ucmerced.edu/form/temporary-uas-flight-request**
Q78	What is the last day for Design Build Teams to submit Request for Information questions on the Parking Structure 1, Project 956553 proposal?
A78	**Refer to PS1 Addendum No. 4 (Issued June 07, 2019) Answer A7 which is revised as follows:** • **"A78: The last day to submit RFIs is eight (8) ~~calendar~~ *business* days prior to the Technical Proposal submission."** • **The last day to submit RFI questions for Parking Structure 1, Project 956553 is: *No later then 5:00 PM on 08/12/2019.*** • **Technical Proposals are due: *No later then 2:00 PM on 08/22/2019.***
Q79	In Addendum 08, the University issued a uniform Titleblock CAD template. However, the CAD file appears to be missing an XREF from the titleblock, which appears to be the University logo. Please revise and provide updated CAD Titleblock including the missing University logo.
A79	**AutoCAD does not embed and save external images to help reduce file size. Instead it references external images by projecting them into CAD rather than saving them within its own file system.**

	See the missing JPG file (incorporated into this Addendum as University Furnished Information) of the University Logo needed for the CAD file to display correctly.

END OF ADDENDUM

TECHNICAL PROPOSAL

CONTENTS

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 eight (8) copies of the written portion of the TECHNICAL PROPOSAL. Include:

- ☐ Electronic copy in PDF format on a Memory Stick

☐ One (1) set of up to no more than ten (10) 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

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: **Parking Structure 1**
Project Number: **956553**
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

<u>LATE PROPOSALS:</u> 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 eight (8) 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).**

.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 ten (10)** presentation boards, not larger than 30" x 42" with the following:

a. Construction Site Logistics – Indicate staging/laydown, colocation/job site trailers, tree protection, fencing, contractor parking, fire access, vehicular and pedestrian access/patterns, pedestrian safety accommodations, security 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 (1 tree per 8 stalls), shrubs, ground covers, special fill areas, existing bio-retention/no-impact areas along Big Springs Road, bio-swales, permeable surfaces and lawns, if any.
    ii. Hardscape features shall include roadway and parking improvements, , plazas, retaining and landscape walls, parking lot lighting, and site lighting. Include access/patterns for ADA accessible path of travel, bench and or seating locations, pedestrian circulation, bike paths, bike racks, ride share, UCR shuttle, public transportation, and emergency vehicle access.
    iii. Include all above-grade utilities and fire hydrants.
d. Perspectives:
    i. Two (2) color rendered perspectives of building exterior to demonstrate the relationship between surrounding buildings and roadways.
e. Floor Plans, Sections and Elevations – Color rendered plans indicating program elements such as circulation, spatial relationships, pedestrian and traffic flows.
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, Parking Lot 13, Big Springs Road, and surrounding buildings and topography. 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	40
TAB 2 – Program Functionality	30
TAB 3 – Project Program Compliance	Pass/Fail
TAB 4 – Site, Civil, and Circulation Design	30
TAB 5 – Mechanical, Electrical, and Plumbing Systems Design	10
TAB 6 – Sustainability Features Incorporated into Design and ParkSmart Bronze Scorecard	15
TAB 7 – Structural Design	Pass/Fail
TAB 8 – Enhancements and Added Value	15
TAB 9 - Alternates	15
TAB 10 – Project Schedule & Work Plan	30
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
Subtotal:	**230**
Best and Final Offer (if necessary)	20
Total:	**250**

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.

EXECUTIVE SUMMARY	***0 POINTS***

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	***40 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. Incorporates the following elements:
   - i. Provide a non-gated, non-sprinkled, non-ventilated, non-heated or cooled, however naturally ventilated, is well lite both indoor and out and is a secure and safe Parking Structure 1 (PS1) for the students and university campus staff of, Architectural themes and materials consistent with the contextual design principles of the campus. Cooling will be required for elevator and IST equip rooms.
   - ii. A clear and identifiable parking structure entrance that creates an easy-to-follow pathway both into and out of the structure, as well as ingress and egress from the site from Big Springs Drive.
   - iii. The use of architectural elements, circulation and space features to create way finding in and around the structure without complete dependence on signage.
   - iv. The use of architectural planning to create integrated safe accessways both horizontally and vertically throughout the facility and offers wayfinding cues with the parking structure's design.
   - v. Affixed to building sitting inside and outside of the structure, that will integrate with the design of the adjacent buildings from the backdrop of the residential community and campus surroundings.
   - vi. Incorporate indoor-outdoor connections that provide human comfort for the Riverside climate conditions and add value to the student experience.
   - vii. Durability and extended deferred maintenance with quality construction.
   - viii. Building facades that function to lessen the impact of the structure visually as well as the light and noise that may emanate from the structure towards the residential neighborhoods.
   - ix. Other architectural design and aesthetic considerations.

TAB 2	*30 POINTS*

Suggested Text Length: 1 – 5 pages

PROGRAM FUNCTIONALITY

Proposer shall demonstrate how PS1 can meet the campus needs for additional parking for years to come by:

A. Providing a smart parking structure that meets the needs of UCR but does not adversely affect the surrounding Riverside community. Traffic flow to, from and inside the PS1 shall be intuitive, safe, and expedient. Wayfinding should be clear and promotes safety between pedestrian and vehicle traffic flows.

B. Designing and build a hi-tech parking structure that sets the standard for UCR additional parking structure needs in the future. Clearly demonstrate parking counts achieved both inside PS1 and surrounding parking in lot 13, providing a highly efficient parking structure that meets or exceeds the stall count goal, meets ParkSmart Bronze and beyond, and that is designed to accommodate future technology including Solar Power at the roof deck level and allows for EV expansion. Creating a design that works with the existing topography, takes advantage of potential campus and community views, is Architecturally promotes public spaces around PS1, connects seamlessly to existing UCR infrastructure, and introduces sustainable design features. Optimize site circulation paths of travel between vehicles, pedestrians and bicycles. Maximize lot 13 parking counts, traffic flow, and parking lighting. Provide low maintenance landscaping, efficient lighting for landscape, hardscape and PS1 public spaces and accents. Visually enhance connections to Big Springs Road, Botanical Gardens Drive and connection to Salinity Lab.

C. Minimize light and sound spillage from PS1 to the surrounding area.

TAB 3	*PASS/FAIL*

Suggested Text Length: 1 page (excluding matrix)

PROJECT PROGRAM COMPLIANCE

Proposer shall demonstrate compliance with the *Parking Structure 1 Program* by submitting the required Basis of Design Compliance Matrix and specifying the stall count for each level of PS1 and remaining parking lot 13.

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

TAB 4	*30 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 anticipated maintenance for PS1 including oil water separator that is in a location that is easily accessible for maintenance but does not impede traffic flows. Provide trash enclosure for dumpsters that will serve PS1 and Lot 13.
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. Protects existing Bio-Retention area along Big Springs Road
3. 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 ***10 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. Allows for future solar power to be added.

E. Provide future flexibility of systems as the building program requirements and needs changes.

TAB 6 ***15 POINTS***

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

SUSTAINABILITY FEATURES INCORPORATED INTO DESIGN AND PARKSMART BRONZE CERTIFICATION

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 ParkSmart Bronze Certification,
3. Alternative means and methods to provide the required building(s) energy performance.
4. Internal and external Bio retention and treatment of water run-off coming from the new PS1.

B. Submit LEED scorecards indicating which credits would be pursued for ParkSmart Bronze 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.
3. Accommodates future roof level solar power array.

TAB 8	***15 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. Provide options to maximize stall counts. Compact vehicle stalls do not count.

ENHANCEMENTS AND ADDED VALUE	
ITEMIZED LIST OF ENHANCEMENTS	DESCRIPTION

TAB 9	***15 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. Lot 13 reconfiguration, Big Springs Road Improvements; queuing lane, Botanic Gardens Drive improvements.

PROJECT ALTERNATES MATRIX[1] (TAB 9)		
ALTERNATES		
ALTERNATE NO.	**ALTERNATE DESCRIPTION**	**INCLUDED IN BASE BID?**
1	Redesign, Reconfigure and Construct the Western Portion of Parking Lot 13.	YES ☐ NO ☐
2	New Queuing Lane on Big Springs Road into Parking Lot 13.	YES ☐ NO ☐
3	New Fence Along East Perimeter of Parking Lot 13 (PS1 Site)	YES ☐ NO ☐
4.	Achieve ParkSmart Silver or Better Rating for PS1	YES ☐ NO ☐

TAB 10 — *30 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 ***~~May 1, 2021~~ December 31, 2020***. Structure to open in Jan. 7, 2021. Lot 13 revisions can occur summer 2020.

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, site fencing, fire access, contractor parking, construction laydown, any anticipated road closures and 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 campus facilities immediately adjacent to the site and construction traffic on City streets.
   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 vehicle and pedestrian traffic to the occupied surrounding buildings.
   vii. Tracking of required project site environmental mitigation measures for the duration of the project.

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.
4. Schedule for Alternate work.

[1] Suggested Format

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.

B. Underground utility identification, relocation, tie-ins and/or demolition/removal capping.

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. Proposed haul rout and anticipated traffic control measures.

H. 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 document), to summarize each instance where the Lump Sum Base Price Proposal, or Alternate Pricing deviates from the requirements established in the Proposal Documents. 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 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[2] (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

DESIGN BUILDER PREQUALIFICATION - LEVEL II INTERVIEW — *10 POINTS*

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

ORAL PRESENTATION — *15 POINTS*

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.

BEST AND FINAL OFFER (BAFO) — *20 POINTS*

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

[2] Suggested format

conduct discussions with each Proposer following the technical evaluation with the intent of allowing the 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

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)	1/8" = 1'
	3) Roof Plan	1/8" = 1'
	4) Conceptual Reflected Ceiling Plans including lighting	1/16" = 1'
	5) Exterior Elevations	1/8" = 1'
	6) Building Sections – including Drive Isle Heights and utility run heights	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. Locations of proposed bioswales.

c. Best Management Practices required for limiting erosion of graded slopes and controlling sediment entering storm drain inlets. Show gravel bags, straw waddles, silt fencing, or other devices, if any.

d. CEQA requirements checklist.

.3 Site Plan

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

a. Location of parking structure in relation to adjacent buildings and roadways.

b. Connections to Big Springs Road.

c. Location and descriptions of proposed hardscape design elements in relation to existing facilities and site amenities

d. 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

e. Building(s) and site (ADA) accessibility

f. Location of existing and proposed parking and site lighting

g. Location of existing and proposed site electrical equipment

h. Location of Irrigation equipment.

i. Ride share shuttle stop canopy.

j. Oil water separator location

.4 Landscape and Hardscape Construction Plan

Show all new and existing landscape and hardscape features, including existing parking lot 13 and bio retention areas:

a. Landscape features shall include trees, tree-protection, shrubs, planters, ground covers, special fill areas, bioswales, permeable surfaces and other amenities, if any.

b. Hardscape features shall include paving; ramps; sidewalks, bike paths, retaining, landscape, and seat walls; stairs; benches, tables, canopies, and site/parking 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) Natural ventilation and light concept and location of shear wall system

3) Location and size of structural columns, girders and beams.

.6 Architectural (All Levels and Roof)

1) Code Information Plans to include the following:
   a. Identification of FDC's and standpipes.
   b. Identification of all exits
   c. ADA path of travel
   d. ADA, EV, clean air, and maintenance vehicle locations.
   e. Identification of all room names
   f. Identification, location and fire rating of building(s)
   g. Identification and limits of building(s) occupancies
   h. 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. Future Solar Array connection locations and equipment room
   c. Roof top equipment
   d. Appropriate descriptions
4) Conceptual Reflected Ceiling Plans shall include:
   a. Exterior and interior walls, doors, and openings
   b. Drive Isle and parking stall height designations
   c. Utility run height designations above drive isles and parking stalls.
   d. Room names
   e. Reflected ceiling grids
   f. Interior and exterior soffits and bulkheads
   g. Light fixtures
   h. Item and material designations
   i. Ceiling mounted equipment
   j. 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. Vehicle and pedestrian 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) HVAC and exhaust equipment and associated system components layout in storage, fire protection, mechanical, communication, and electric rooms, elevators, stub outs for future solar equipment room and/or on room Identification and location of main plumbing lines, equipment and valves
   2) Identification of plumbing fixtures
   3) Identification and location of floor drains and sinks
   4) Location and identification of mechanical equipment
   5) Overall dimensions of mechanical equipment and service clearance dimensions to be provided
   6) Drain locations at each level
   7) Storm drain riser locations
   8) Storm drain connections to bio-swales
   9) Storm drain connection to oil/water separator

10) Sewer line

.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 include clear heights above drive isles and parking stalls

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) Location of tie-ins for future solar array on roof level and solar equipment room sub-outs.

8) Locations of EV charging stations

9) Emergency Blue phone locations

10) CO2 monitoring device locations

11) Low voltage systems including Wi-Fi and CCTV locations

12) Conceptual single line power diagram

END OF SECTION

UNIVERSITY FURNISHED INFORMATION

The following information is made available for the convenience of Proposers and is not a part of the Contract. The information is provided subject to the provisions of subparagraph 3.1.1 of the General Conditions.

Issued electronically on the "Request for Proposals" CD
(Located behind the first tab of this binder)

PREVAILING WAGES

General Prevailing Wage Determinations and information can be accessed at www.dir.ca.gov or by contacting University's principal Facility office.

DESCRIPTION

No.	Title:	Prepared by:	Date:
1.	**NOTICES**		
A.	Notice of Temporary Road Closure	UC Riverside	
2.	**AS-BUILTS**		
A.	Campus Utilities – PDF Diagrams		
	1. Electrical		
	2. Storm		
	3. UCR Campus Utility Spatial Data	UC Riverside	03/13/15
	4. Campus Utility Survey Zone Map	UC Riverside	
	5. UCR Existing Campus Utility Map		
	6. UCR Existing Domestic Water		
	7. UCR Existing Sewer System		
	8. UCR Existing Storm Drain		
B.	UC Riverside Glen Mor 2 Electrical Distribution Extension	David Beckwith and Associates	
C.	Utility Infrastructure Master Plan Project	Asea Brown Boveri	7/9/91
D.	Parking Lot No. 13, Step 2		
E.	Website Link to All as-built plans for Public Works	Email	04/19/19

F.	Water Facility Map	HGA/KMW	
G.	Power & Data Points of Connection	rggroup	07/26/19

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4.	**TRAFFIC STUDY**		
A.	University of California, Riverside Campus Traffic Study Part I: Parking Structure 1 Analysis (UCR Project No. 958097)	Kimley Horn	04/12/19
~~B.~~	~~Part II: Guidance for Future Parking Structures~~	~~Kimley Horn~~	~~04/11/19~~
C.	Appendix A – Study Area Intersection Counts Aberdeen Dr. & N Campus Dr. Peak Hour Turning Movement Count	National Data & Surveying Services	11/14/18
D.	Appendix B – Lot Occupancy UCR Campus Traffic Study – Parking Structure One Evaluation		
E.	Appendix C – Existing Conditions Synchro Results UC Riverside Campus Traffic Study 1: N Campus Dr. & Aberdeen Dr.		
F.	Appendix D – Parking Structure One Synchro Results UC Riverside Campus Traffic Study 1: N Campus Dr. & Aberdeen Dr. Parking Structure One Full Capacity Conditions		
G.	Appendix E – Existing & Parking Structure Sim Traffic Results Queuing and Blocking Report Existing Conditions		04/12/19

5.	**PARKSMART**		
A.	ParkSmart Guide to Parksmart Certification Version 1.2	Green Business Certifica6tion, Inc. (GBCI) Washington, DC	June 2017
B.	ParkSmart Planning Worksheet		
C.	ParkSmart Scorecard		

6.	**TITLE REPORT**		
A.	Preliminary Report Order No.: 42040361-K32	Chicago Title Company	01/10/15
7.	**FIRELIFE SAFETY**		
A.	Fire and Life Safety Inspection Checklist	Office of the State Fire Marshal Fire and Life Safety Division	
B.	UCR Fire Protection Q&A for Basis of Design – Meeting Minutes	UC Riverside	01/14/19
C.	Hydrant Flow Test Report	SoCal Flow Testing	05/03/19
D.	Fire Hydrant Specs Water Distribution & Transmission Construction Methods 6" Hydrant Head Blow-Off ML&C Steel Bury 24" Main and Smaller (CWD 408)	City of Riverside Public Utilities Standard Drawing	03/2004
E.	Fire Hydrant Specs Water Distribution & Transmission Construction Methods 6" Hydrant Head Blow-Off ML&C Steel Bury 24" Main and Smaller (CWD 409)	City of Riverside Public Utilities Standard Drawing	03/2004
F.	Water System Fire Flow Calculation Work Sheet for Hydrant D 5-3	Daart Engineering	06/05/19
8.	**CODES AND ORDINANCES**		
A.	Off-Street Parking and Loading Standards	City of Riverside	
B.	Use and Occupancy Classification	2016 California Building Code	
C.	LRDP Mitigation Measures		02/24/14
D.	University of California Riverside Long Range Development Plan 2005	BMS Design Group	11/2005
E.	University of California Riverside 2005 Long Range Development Plan Amendment 2	University of California, Riverside Finance & Business Operations Capital Resource Management	11/2011
F.	2005 LRDP Amendment 3		
9.	**CUT SHEETS**		
A.	Parking lot Lighting	American Electric Lighting	

	Autobahn Series ATB2 Roadway Lighting		
B.	Bigbelly – EMSA 18W	Cui Inc.	04/10/13
C.	Bigbelly – Indoor Use Specifications	Bigbelly	
D.	Bigbelly – High Capacity Station	Bigbelly	
E.	UCR Parking Structure 1 Project Conformance Requirements list	UC Riverside	
F.	Emergency Callbox Signature Help Point	Code Blue Corporation	
G.	Emergency Callbox Economical Help Point	Code Blue Corporation	
H.	Level 2 Commercial Charging Stations	ChargePoint	

10. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

A.	California environmental Quality Act (CEQA) Compliance	UCOP Office of President	

11. CAMPUS MAPS

A.	UCR Campus Map – Lot 24 (Alumni Center)		

12. PRODUCT SPECIFICATIONS

A.	Masonry Veneer – Project Data and Mix Designs	ASTM	
B.	Farenhyt – Emergency Communication System with Fire Alarm Control Panel	Silent Knight	07/25/16

13. UCR CAMPUS STANDARDS - DRAFT

	Div. 3 – Concrete - REV		Revised April 17, 2018
	Div. 4 – Masonry - REV		January 14, 2018
	Div. 5 – Metal - REV		January 14, 2018
	Div. 6 – Wood, Plastics and Composite		January 18, 2018
	Div. 7 – Thermal and Moisture Protection - REV		January 14, 2018

	Div. 8 – Openings - REV	Revised March 21, 2018
	Div. 9 – Finishes - REV	January 14, 2018
	Div. 10 – Specialties - REV	March 12, 2018
	Div. 11 – Equipment - REV	Revised April 15, 2018
	Div. 12 – Furnishings - REV	November 30, 2015
	Div. 13 – Special Construction - REV	January 14, 2018
	Div. 14 – Conveying Systems	January 14, 2018
	Div. 15 – Operation and Maintenance Manuals	
	Div. 21 – Fire Suppression	Revised April 25, 2018
	Div. 22 – Plumbing	Revised April 17, 2018
	Div. 23 – HVAC	March 28,2018
	Div. 25 – Integrated Automation - REV	Revised March 13, 2018
	Div. 26 – Electrical - REV	January 24, 2018
	Div. 27 – Communications	January 24, 2018
	Div. 28 – Electronic Safety and Security - REV	January 24, 2018
	Div. 31 – Site Work / Landscape	January 2016
	Div. 32 – Exterior Improvements	March 2016
	Div. 33 – Site Utilities	January 2018

14. IT SERVICES

A.	MDF-IDF Example	
B.	MDF-IDF Example Key Notes	

15. FLOOD CONTROL - FEMA

A.	Letter of Map Revision Determination Document	Federal Emergency Management Agency	08/27/10
B.	Flood Insurance Rate Map	Riverside County, California Federal Emergency Management Agency	08/28/08
C.	No Impact Area – Flood Control Improvements Made	Jones & Stokes	
D.	No Impact Area – Flood Control Improvements Made	Jones & Stokes	

16.	**STORMWATER MANAGEMENT**		
A.	Stormwater Management Checklist	UC Riverside	01/2019
B.	Post-Construction Stormwater Management Requirements	UC Riverside	09/26/16
17.	**CARD ACCESS SPECIFICATIONS**		
A.	Electronic Access Control Standard for University Properties	UC Riverside	
18.	**UCR DESIGN CRITERIA**		
A.	Lot 13 Design Criteria Parking Structure 1 and Remaining Surface Parking	UC Riverside	10/01/18
19.	**UCR ARCHITECTURAL CONTEXT**		
A.	UC Riverside Architectural Context	UC Riverside	2019
20.	**ALTA SURVEY**		
A.	Topographic Survey Map for Parking Structure 1, Project No. 956553 (Sheet 1)	David Beckwith & Associates, Inc.	
B.	Topographic Survey Map for Parking Structure 1, Project No. 956553 (Sheet 2)	David Beckwith & Associates, Inc.	
C.	Topographic Survey Map for Parking Structure 1, Project No. 956553 (Sheet 3)	David Beckwith & Associates, Inc.	
D.	Topographic Survey Map for Parking Structure 1, Project No. 956553 (CADD Files)	David Beckwith & Associates, Inc.	

21.	**UNMANNED AIRCRAFT SYSTEM SAFETY**		
A.	Unmanned Aircraft System Safety – University of California UAS Liability Insurance and 3rd Party Minimum	University of California Centers of Excellence	08/02/2016

22.	***PS1 956553 TITLE BLOCK***		
A.	PS1 956553 Title Block	UC Riverside	07/26/2019
B.	CAD FILE: PS1 956553 Title Block	UC Riverside	07/26/2019
C.	***zz-Riverside1.jpg***	***UC Riverside***	***08/06/2019***
23.	***ACCEPTABLE CAMERA MANUFACTURERS***		
A.	Acceptable Camera Manufacturers	UC Riverside	07/26/2019


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