

ADDENDUM NO. 10
August 16, 2019

REQUEST FOR PROPOSALS
(BID DOCUMENTS)

FOR

PARKING STRUCTURE 1
PROJECT NO. 956553



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. Project Schedule

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

B. Technical Proposal

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

C. University Furnished Information

1. **Delete** the “University Furnished Information Table of Contents” and replace with the one issued in this Addendum.
2. **Add** “Item 2.B.2 SK-E1 Electrical Distribution Schematic” to the Table of Contents and place the document in the University Furnished Information folder.
3. **Add** “Item 2.H.12 KV Switch & Tie-In Location” to the Table of Contents and place the document in the University Furnished Information folder.
4. **Add** “Item 24 - Measure 11 Bicycle Parking” to the Table of Contents and place the document in the University Furnished Information folder.

DESIGN BUILDER QUESTIONS & ANSWERS

| | |
|-----|--|
| Q61 | Tab 3 – Project Program Compliance of the Technical Proposal Submittal instructions (pg. 6 of 16) in the RFP requires the design-build teams to submit a “Basis of Design Compliance Matrix”. In the past, UCR has provided a template matrix tailored to the specific project, see attached. Please provide the template “Basis of Design Compliance Matrix” we are to fill out and submit. |
| A61 | The Project Program Compliance Matrix requirement referenced in the Technical Proposal Section has been deleted. See revised Technical Proposal Section, which is reissued in this addendum. |
| Q80 | Addendum #8 Q&A 33 tells us that the 12kv point of connection is in electrical vault 15c located on the north side of Big Springs Road. What are we tying into in this vault? Is there an existing 12kv switch or are we splicing to an existing 12kv feeder? |
| A80 | Connection will be to a switch. Refer to University Furnished Information, Item 2.H for additional information, which is issued in this addendum. |
| Q81 | The basis of design calls for security cameras to be located in the drive aisles of each level including the roof. The Lot 13 design requirements page 2 of 3 do not require cameras in the drive aisles. The quantity of cameras required comes at a significant cost to the project. The majority of Parking Structures do not include cameras in drive aisles and since we have cameras located in the elevators, at elevator/stairwell lobbies, at all vehicular and pedestrian entry and exits on the ground floor do we need to provide cameras in the drive aisles? |
| A81 | Provide per Basis of Design. |

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| Q82 | Would the school consider extending the bid date by two weeks since we have yet to receive answers to our proprietary questions? |
| A82 | The Technical Proposal submittal due date will not be extended. |
| Q83 | Per Q&A 63 you state to provide 50-amp 240 volt 3 or 4 wire wall plugs. This statement isn't consistent with either the CalGreen requirements or the initial BOD calls out for 20-amp 120-volt outlets. Please clarify whether we are to follow BOD or CalGreen. |
| A83 | See response to Q63. |
| Q84 | <p>It is our understanding that parking structures are not eligible for LEED certification.</p> <p>We also understand that parking structures can be included within a larger LEED project boundary and certified as part of a larger LEED project.</p> <p>For parking structures within a LEED project boundary, some achieved LEED credits can also earn Parksmart measure recognition and streamline the Parksmart certification process.</p> <p>Based on this understanding our team has the following question:</p> <p>Is the Parking Structure 1 Parksmart project within a previously certified or current LEED project boundary?</p> |
| A84 | Project is to be delivered with a minimum Parksmart rating of Bronze. Reference the Parksmart Planning Worksheet in the University Furnished Information. |
| Q85 | <p>It is our understanding that parking structures are not eligible for LEED certification.</p> <p>We also understand that parking structures can be included within a larger LEED project boundary and certified as part of a larger LEED project.</p> <p>For parking structures within a LEED project boundary, some achieved LEED credits can also earn Parksmart measure recognition and streamline the Parksmart certification process.</p> <p>Based on this understanding our team has the following question:</p> <p>If the parking Structure 1 Parksmart project is within a LEED boundary can you, please provide the LEED scorecard noting anticipated credits that will be pursued for the LEED project?</p> |
| A85 | Project is to be delivered with a minimum Parksmart rating of Bronze. Reference the Parksmart Planning Worksheet in the University Furnished Information. |
| Q86 | The RFP states that bicycle parking should be provided for short term and long term parking, per page 7 of the Basis of Design. On page 37 the Basis of Design st that "bike racks should be grouped together to avoid random parking with rack quantity based on code and use of adjacent building". The California Green Building Code requires short term bike parking be provided for 5% of new motorized vehicle parking, and long term parking is required for 5% of tenant vehicular spaces bei added. As there are no tenants in the facility the only requirement could be for short term uses only, however often times in campus settings bicycle parking is evaluated on a campus-wide basis because providing the code required amount of bicycle parking at the parking structure may not best serve the entire campus. Bicyclists arriving to campus will want to continue riding their bicycle to their destination instead of parking at the perimeter of campus. Rather than providing an en amount of short term parking at the parking structure that may not be well utilized, is the University interested in allocating bicycle parking |

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| | based on a campus-wide approach? Or should we provide 5% of the new parking space count being provided for the project in racks within the project boundary? |
| A86 | The “Measure 11 Bicycle Parking” is being issued as University Furnished Information, which is being issued in this addendum. |
| Q87 | Could the location, and floor plan of the interview room be provided so we may understand presentation layout. |
| A87 | The Project Schedule has been revised to include the times of the DB Team interview, which is issued in this addendum. The oral presentation room layout will be sent to the DB Teams at a later date. |
| Q88 | Does AB 219 Apply to this project? |
| A88 | Yes. |
| Q89 | Please advise whether the requirement in CA Public Contract Code sections 10506.4 through 10506.9 to provide an enforceable commitment to use a skilled and trained workforce applies to the UCR Parking Structure 1 (Project No. 956553). |
| A89 | No, as this is a Design-Build project. |
| Q90 | It appears Addendum 8 & 9 has included the requirement for a physical 36”x36”x24” study model again, which was eliminated in Addendum 06 and replaced by a Spatial Relationship “format choice by Proposer”, reference Paragraph 1.4, page 4 of Technical Proposal Submittal. Please confirm the physical study model is not required as part of the Technical Proposal Submittal. |
| A90 | The model is not required. Please see the attached revised Technical Proposal which is issued in this addendum. |
| Q91 | The Technical requirements call for us to submit or plans in 1/8” scale. Due to the size of the project this will require that we use 2 match lines with 1 floor requiring 4 pages. Is this ok or can we submit our plans in 1/16” scale so we would only require 1 page per floor? |
| A91 | No. The plan scale will be @ 1/8” = 1’-0” |
| Q92 | The contract documents provide information for the “UCR brick” which has a red color. The existing buildings on campus also use a lighter colored brick that is more tan than red. What color is that brick? |
| A92 | Reference Campus Standards, Division 04 – Masonry Section 1.4.8 |
| Q93 | Spec. section 033000-15, 3.11, F. calls for swirl finish for slabs in garage. Is broom finish acceptable in lieu of swirl finish? |
| A93 | No. Broom Finish is not acceptable. |
| Q94 | Under University Furnished Information page 1 of 8 item 2B UC Riverside Glen Mor 2 Electrical Distribution Extension, David Beckwith and Associates. This is a Civil drawing for wet utilities. Please issue the correct Electrical Distribution plan. |
| A94 | WPCD Drawing A3.1 is not applicable to this project. |

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| | An additional Electrical Distribution Plan (SK-E1 Electrical Distribution Schematic) is furnished as University Furnished Information, which is issued in this addendum. |
| Q95 | Bio-retention Basin Maximum Ponding Depth– We are requesting that UCR allow the maximum ponding depth in the proposed bio-retention basins for the treatment of stormwater runoff to be changed from 6” deep to 12” deep. In support of this request, our civil engineer, DRC Engineering, Inc. has developed the attached technical memorandum that includes the supporting information that can be used to make this determination. |
| A95 | The request to increase 6” maximum ponded depth to 12” maximum is not acceptable. Provide 6” maximum ponded depth as stated in the University Furnished Information; Stormwater Management Checklist, BMP selection, Riverside County Design Handbook for Low Impact Development Best Management Practices for the Santa Ana watershed. |
| Q96 | Although CalGreen Code requires us to provide provisions for a 7.2kW charger, estimating the student / faculty usage of these chargers is difficult to estimate. Our research has indicated recent EV charger energy usage trends between 9.0 kWh per charger per day and 18.0 kWh per charger per day – but this value is trending higher as more people adopt electric vehicles. Since we are to provide provisions to achieve NetZero energy usage for this facility, please provide daily energy usage that UCR would like us to assume for each charger. |
| A96 | See response to Q63. |
| Q97 | The Campus has provided information for the EV charging in the RFP, however, a specific ChargePoint catalog number for the wall mount dual charger was not provided. Please provide the exact catalog number required. |
| A97 | See response to Q63. |
| Q98 | In the Lot 13 Design Criteria Document (Furnished by UCR), Under Site Constraints it is noted that "Utilization of existing parking spaces cannot be impacted between the 4th week of September through Thanksgiving". Please clarify the following: <ul style="list-style-type: none"> - Does this constraint commence on 9/20/2020 or 9/27/2020? - Is the area in question (ie. existing parking spaces), refer to the spaces outside of the proposed PS1 construction site limits (which would be barricaded off from the public)? If not, please provide further clarification / context as to what this excerpt is referring to. |
| A98 | Existing parking is in relation to the West portion of Lot 13. Since this work will be completed in Summer of 2020, there should be no work occurring in the West portion of Lot 13 and therefore it will not be an issue. |
| Q99 | Please refer to the following excerpts: <ol style="list-style-type: none"> 1. In the Lot 13 Design Criteria document (furnished by UCR) it is noted that the "remaining surface lot portion of Lot 13 must be reconfigured and completed before groundbreaking of the structure site" 2. However in the RFP Document it is noted under <ul style="list-style-type: none"> (i) Technical Proposal Submittal Sec 2 (Tab 10), it is noted that construction completion is 5/1/2021, with Structure to open 1/7/2021 while |

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| | <p>(ii) Sec. 2.4 Work Phase notes the the project shall be completed on or before December 31, 2020.</p> <p>Please clarify/confirm the desired sequence of on-grade parking redevelopment (West and East Lot) relative to the construction of PS1 as well desired project completion date.</p> |
| <p>A99</p> | <p>West portion of Lot 13: Refer to A67.</p> <p>East portion of Lot 13: (within base project limits) Refer to A66.</p> |

END OF ADDENDUM

PROPOSAL SCHEDULE

| | ACTIVITY | DATE | TIME |
|---|--|---------|--|
| A | The RFP will be available to Prequalified Proposers, subcontractors and design consultants. | 5/17/19 | 2:00 PM |
| B | Pre-Proposal Conference & Site Visit – Mandatory for all Prequalified Proposers. Participants must arrive at University of California, Riverside, University Village, 1299 University Avenue, Suite EUV-1103, Riverside, CA 92521 <u>92507</u> at or before the established time. | 5/21/19 | 1:30 PM |
| C | 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 92524-7 <u>92507</u> . | 5/30/19 | 8:30 AM - (Bomel) 11:00 AM - (McCarthy) 2:00 PM - (PCL) |
| | | 6/24/19 | 8:30 AM - (McCarthy) 11:00 AM - (PCL) 2:00 PM - (Bomel) |
| | | 7/17/19 | 8:30 AM - (PCL) 11:00 AM - (Bomel) 2:00 PM - (McCarthy) |
| D | Technical Proposal Submittal is due from Proposers and will be received only at University of California, Riverside, Planning, Design & Construction, 1223 University Avenue, Suite 240, Riverside, CA 92507. The Technical Proposal Submittal is defined in the <i>Technical Proposal</i>. | 8/22/19 | 2:00 PM |
| E | Lump Sum Base Price Proposal Submittal is due from Proposers and will be received only at University of California, Riverside, Planning, Design & 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>. | 8/23/19 | 2:00 PM |
| F | The University's Technical Review Committee will meet to review timely submitted Technical Proposals as described in the Proposal Evaluation Process document. | 9/5/19 | 8:00 AM – 5:00 PM |
| G | Proposers shall make an Oral Presentation and describe the best value aspects of their proposals. Cost shall not be discussed during the Oral Presentation. <u>Oral Presentation location: University of California, Riverside, Pentland Hills – Fox Hole F111/G101.</u> | 9/6/19 | 8:00 – 5:00 PM <u>8:45 AM – 10:45 AM</u> <u>(McCarthy)</u> <u>11:30 AM – 1:30 PM</u> <u>(PCL)</u> |

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|---|--|---------------|--|
| | | | <u>2:30 PM – 4:30 PM</u> <u>(Bomet)</u> |
| H | 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. | 9/9/19 | 2:00 PM |
| <p><u>Late Proposals:</u> 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.</p> | | | |

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 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 ~~92524~~ **92507**

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 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 **and surrounding neighborhood.**
- 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) One (1)** color rendered perspective of building exterior to demonstrate the relationship between surrounding buildings and roadways.
 - ii. **Two (2) rendering perspectives from standing eye level looking East when approaching PS1 from Main UCR Campus.**

iii. Rendering looking west from east elevation as viewed from residences to the East.

- 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 Spatial Relationship

Each Proposer shall ~~provide a study model of present~~ their proposed project design with the content ~~and format~~ as described; **format choice by Proposer:**

.1 Study Model

a. Approximate Size = 36”L x 36”W x 24”H

Model Presentation 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 – NOT USED 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 – NOT USED

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 <input type="checkbox"/> NO <input type="checkbox"/> |
| 2 | New Queuing Lane on Big Springs Road into Parking Lot 13. | YES <input type="checkbox"/> NO <input type="checkbox"/> |
| 3 | New Fence Along East Perimeter of Parking Lot 13 (PS1 Site) | YES <input type="checkbox"/> NO <input type="checkbox"/> |
| 4 | Achieve ParkSmart Silver or Better Rating for PS1 | YES <input type="checkbox"/> NO <input type="checkbox"/> |

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 **December 31, 2010**. 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 MATRIX² (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 conduct discussions with each Proposer following the technical evaluation with the intent of allowing the

² 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

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 ***future*** EV charging stations
 - 9) Emergency Blue phone locations
 - 10) ***CO2 monitoring Smoke detector*** 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. | Electrical Distribution | | |
| | 1. UC Riverside Glen Mor 2 Electrical Distribution Extension | David Beckwith and Associates | |
| | 2. <u>SK-E1 Electrical Distribution Schematic</u> | | |
| 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 |

| DESCRIPTION | | | |
|--------------------|--|-----------------------|------------------------|
| No. | Title: | Prepared by: | Date: |
| F. | Water Facility Map | HGA/KMW | |
| G. | Power & Data Points of Connection | rggroup | 07/26/19 |
| H. | <u>12 KV Switch & Tie-In Location</u> | <u>rggroup</u> | <u>08/15/19</u> |

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 Certification, Inc. (GBCI) Washington, DC | June 2017 |
| B. | ParkSmart Planning Worksheet | | |

DESCRIPTION

| No. | Title: | Prepared by: | Date: |
|-----|---------------------|--------------|-------|
| 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. | <u>Water System Fire Flow Calculation Work Sheet for Hydrant D 5-3</u> | <u>Daart Engineering</u> | <u>06/05/19</u> |
|----|--|--------------------------|-----------------|

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 |
|----|-----------------------------|--|----------|

| DESCRIPTION | | | |
|--------------------|---|---|--------------|
| No. | Title: | Prepared by: | Date: |
| 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 Autobahn Series ATB2 Roadway Lighting | American Electric 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.

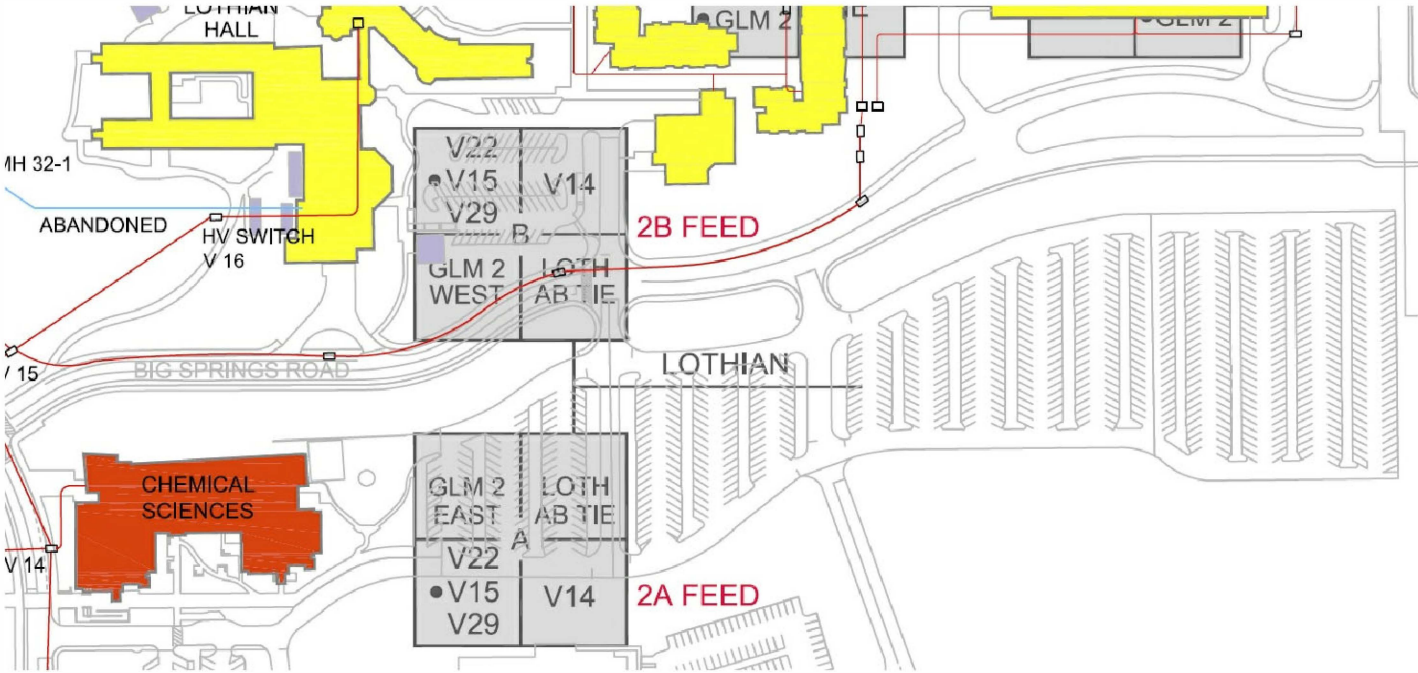
C. Topographic Survey Map
 for Parking Structure 1,
 Project No. 956553 (Sheet
 3) David Beckwith & Associates,
 Inc.

D. Topographic Survey Map
 for Parking Structure 1,
 Project No. 956553 (CADD
 Files) David Beckwith & Associates,
 Inc.

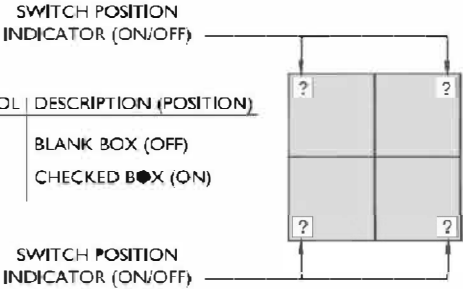
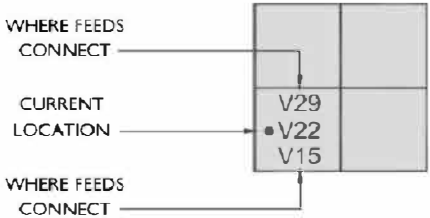
21. UNMANNED AIRCRAFT SYSTEM SAFETY

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. | <u>zz-Riverside1.jpg</u> | <u>UC Riverside</u> | <u>08/06/2019</u> |
| 23. | ACCEPTABLE CAMERA MANUFACTURERS | | |
| A. | Acceptable Camera Manufacturers | UC Riverside | 07/26/2019 |
| <u>24.</u> | <u>MEASURE 11 BICYCLE PARKING</u> | | |
| <u>A.</u> | <u>Measure 11 Bicycle Parking</u> | | |



SWITCH LEGEND



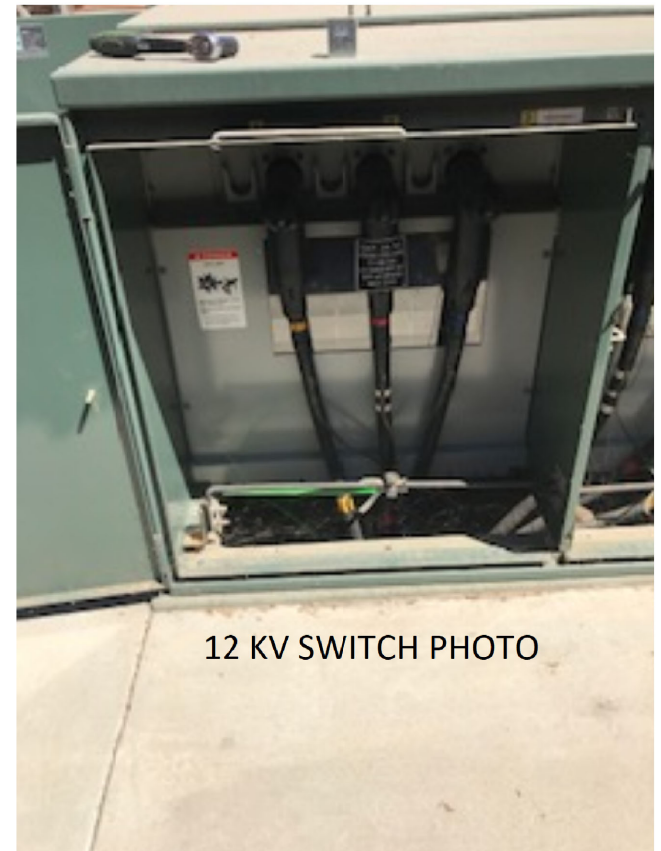
BUILDING LEGEND

- EXISTING 4.16kV
- EXISTING 12kV
- 5kV SYSTEM - FEEDERS 2, 6, 7
- 5kV SYSTEM - FEEDERS 2, 8
- 5kV SYSTEM - FEEDERS 3
- 5kV SYSTEM - FEEDERS 4
- 12kV SYSTEM - FEEDERS 1A, 1B
- 12kV SYSTEM - FEEDERS 2A, 2B
- 12kV SYSTEM - FEEDERS 3A, 3B
- 12kV SYSTEM - FEEDERS 4A, 4B
- 12KV-5KV SYSTEM - 1A, 1B
- UNKNOWN SYSTEM
- UNDERGROUND TUNNELS
- (T) TRANSFORMER

ELECTRICAL DISTRIBUTION SCHEMATIC
 SCALE: NTS



| | | | |
|---|--|--|------------------------------|
| Project UC RIVERSIDE PARKING STRUCTURE 1 (956553) | | Intelligent Design & Process Management | Dwg. No. SK-E1 |
| Date 08/14/19 | | | |
| | | | |



12 KV SWITCH & TIE-IN LOCATION



MEASURE 11 **Bicycle Parking**

POINT VALUE 4 – 6

Objective

Encourage bicycle commuting as an alternative to the single occupant vehicle.

Description

Increasing the number of bicycling or pedestrian trips by 12% to 15% would save 3.8 billion gallons of fuel and reduce greenhouse gas emissions by 33 million tons per year. This is equivalent to replacing 19 million conventional cars with hybrid vehicles.¹ Additionally, increasing bicycle adoption creates environmental benefits beyond emission reductions, by reducing the resources required to build and maintain automobiles.

By providing bicycle accommodations, a parking structure can attract additional customers (e.g., those who bicycle to work), encourage bicycling as a form of transportation, and provide community health and environmental benefits.²

Options

There are 2 tiers of points that can be earned for supporting bicycle parking.

Tier 1 Criteria - parking structure must provide all of the following features:

- Provide 100 bicycle parking spaces or 1 bicycle parking space for every 20 vehicle parking spaces within the project boundary
- Sufficiently illuminated area
- Same grade as first floor of parking or accessible via ramp or elevator
- Safe bicycle path/access leading to bicycle parking
- Rack or other means for locking or securing bicycles
- At least 50% of all bicycle parking covered via permanent structure, such as roof overhang, awning, or bicycle locker
- Signage, both interior and exterior, directing people to the designated bicycle parking area

¹ Rails to Trails Conservancy, "Active Transportation for America," 2008.

² Anne Lusk and Jonathan Harris, "Pushing the Design Boundaries: Walk, Bicycle, In-line Skate and Jog" (Report for Walk Boston, Arlington Transportation Advisory Committee and Arlington Safe Routes to School, September 2013).

Tier 2 Criteria - parking structure must provide at least 3 of the following bicycle parking features:

- Bicycle parking is free of charge
- Restrooms and water fountain / access to drinking water
- Showers and/or private changing rooms
- Storage lockers for personal gear
- Additional protection from theft and vandalism through bicycle lockers or limited access rooms with CCTV security or staff attendant
- Mechanic station or work bench with tools to fix simple bicycle repairs, air pump, and proper lighting
- At least 2 spaces for cargo/family/oversize bicycles designated by a sign and requiring no lifting of bicycles
- Bicycle clinics held at least once a year

[6 Points] Parking structure meets both Tier 1 and Tier 2 criteria.

[4 Points] Parking structure meets Tier 1 criteria.

Documentation Requirements

- Narrative describing which bicycle parking criteria the project meets and how those criteria are met.
- Images of each installed feature and associated signage with captions explaining features documented.
- Site plan showing bicycle facilities relative to building entrances.
- Table showing:
 - Total vehicle parking space count
 - Total bicycle parking space count
 - Percentage of bicycle parking compared to vehicle parking

Industry or Referenced Standards

- IGCC Public Version 2.0, November 2010
- LEED for Building Design and Construction rating system (LEED 2009)
www.usgbc.org/leed
- Association of Pedestrian and Bicycle Professionals bicycle Parking Guidelines, Second Edition (2010)

Examples

Several examples of bicycle storage systems, lockers, racks, and signage are shown.

Bicycle Locker Room and Showers



Photo courtesy of Voltaire Villaverde, ABM Parking Services



Photo courtesy of Voltaire Villaverde, ABM Parking Services

External Bicycle Parking Signage



Photo courtesy of Alta Planning + Design

Bicycle Lock Storage Fixture



Photo courtesy of Alta Planning + Design

Bicycle Storage Room



Photo courtesy of Alta Planning + Design



Photo courtesy of Alta Planning + Design

Bicycle Parking Wayfinding



Photo courtesy of MDistrict Park

Related Measures

- A.3 Transportation Management Association (TMA)/ Organization (TMO) Affiliation
- B.2 Access to Mass Transit
- B.12 Bicycle Sharing/Rental
- B.13 Marketing/Educational Program