

**ADDENDUM NO. 19**

**April 22, 2021**

**REQUEST FOR PROPOSALS  
(BID DOCUMENTS)**

**FOR**

**STUDENT HEALTH AND COUNSELING CENTER  
PROJECT NO. 950578**



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

**1. ANNOUNCEMENT TO PREQUALIFIED PROPOSERS**

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

**2. PROJECT SCHEDULE**

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

- a. Technical Proposal Submittals due May 4, 2021 @ 2:00 PM
- b. Lump Sum Price Proposals due May 12, 2021
- c. Technical Proposal Evaluations May 24 & 25, 2021
- d. Oral Presentations scheduled on May 28, 2021
- e. Lump Sum Price Proposal Opening on May 31, 2021 @ 2:00 PM

**3. REQUEST FOR INFORMATION**

RFI No.	QUESTIONS AND ANSWERS
<b>202</b>	<p><b>Question:</b> Concerning Addendum No. 15, RFI No. 168, we would like to provide additional context to the implications regarding this design criteria. The original specification requires that the noise from HVAC systems should not exceed NC25 in counselling offices/group counselling and conference rooms, and NC30 in exam procedure/triage. This strict requirement are very low and unusual for medical office buildings. For perspective, Dolby recommends that noise in movie theaters should be no more than NC25, with NC30 being the highest acceptable continuous noise level, and that intermittent noise should not exceed NC35. ASHRAE recommends that noise levels in operating and procedure rooms should not exceed NC35. The FGI recommend the minimum design criteria in Doctors offices and exam rooms should be NC30 and maximum should not exceed NC40.</p> <p>The requirement to meet NC25 and NC30 criteria, effectively across the whole building, has significant mechanical implications design and cost implications. These penalties are not normally incurred in medical building design. Implications include, but not limited to: (a) Locating mechanical units away from NC25 and NC30 spaces as they can't be in the ceiling space above or adjacent. This adds considerable cost and space pressure to relocate these and requires a change in the mechanical design philosophy; (b) The required reduction in duct velocities increases duct size and bigger terminal units, with additional cost, additional interstitial ceiling space and potentially, higher floor-to-floor dimensions; (c)Lining the ducts into the rooms with a 1” liner, which increases duct size and cost; (d) The requirement for quieter units than normal are a cost premium; (e) A higher degree of noise control may require a thickened and upgraded roof construction to prevent noise from above.</p> <p>Our current partition sound isolation design strategy is based on industry standard guidance (per the FGI) and Kaiser standard practice, that STC40 be adopted as the partition performance with electronic sound masking, for the majority of partitions. The system provides privacy through a combination of limited sound isolation from a partition which terminates above the ceiling (and a void above) and the generation of masking sound on both sides, to provide privacy. The masking sound will be adjustable, and to be effective will create a noise level higher than NC25. Sound masking levels of NC40 are not uncommon. It is unnecessary to reduce HVAC noise to very low levels and then add noise to provide privacy.</p> <p>In summary, the originally specified HVAC noise criteria is unusual for a building of this type, is an inefficient use of resources given the need to add sound masking for privacy across</p>

	<p>partitions, and could only be achieved at a significant cost premium. Please confirm it is acceptable to use the ASHRAE/FGI standards.</p> <p><b>Answer:</b> It is acceptable to use ASHRAE/ FGI standards as described above.</p>
<p>203</p>	<p><b>Question:</b> Per the B.O.D., 10 toilets and two urinals are required to meet the code minimum for this project. However, the B.O.D. also asks for 28 toilets and two urinals. Of those 28 toilets, 14 are required to be public toilets/urinals. Can we reduce the number of provided public toilets down to 10? The result would provide 1 public single-use men’s and 1 public single-use women’s toilet at each floor level and a public three-stall gender-inclusive toilet room at each floor. This would result in 24 total toilets, which is an overall reduction of two toilets and two urinals.</p> <p><b>Answer:</b> Please provide assignable square footage areas (ASF) for both first and second floors and resubmit as a proprietary RFI.</p>
<p>204</p>	<p><b>Question:</b> Per Section 12.3 and 12.4 of the Basis of Design, it describes the normal power as 1,000 kVA pad mounted transformer feeding a 1200A, 277/480V switchboard. The 1,000kVA transformer represents a capacity of ~23.9VA/sqft (for a 41,795 sqft building), which would be considerably excessive for this building. This is well above what would be expected for an acute care facility and is more than what is expected of this non-surgical medical office building. Feeding the indicated 1200A switchboard from a 750kVA transformer would be more appropriate and code compliant. A 750kVA transformer is also 25% larger than the current demand and includes 10% future capacity. Additionally, providing an oversized transformer is wasted energy in the form of no-load (core/iron) losses. Per RFI No. 131, the EUI requirement is &lt;50. With this requirement, the 1,000KVA transformer is oversized. Please confirm it is acceptable to use a 750kVA transformer in lieu of a 1,000kVA transformer to align with the needs of this building and to achieve a more favorable EU.</p> <p><b>Answer:</b> It is acceptable to use a 750kVA transformer in lieu of a 1,000kVA transformer to align with the needs of this building and to achieve a more favorable EU.</p>
<p>205</p>	<p><b>Question:</b> Please indicate how many total vehicle parking spaces within the parking lot will be allocated to serve the demand of the Health Center. Based on this total count of parking spaces dedicated to the building this will determine the amount of electrical vehicle parking spaces should be targeted for the project to comply with both LEED and CalGreen requirements. Is it your preference to provide vehicle charging stations as part of a campus wide plan where the counts and distribution is determined by overall campus planning or would you prefer to meet the CalGreen and LEED requirements on lot by lot / building by building bases and therefore we should do our calculations based on the parking demand for the Health Center only not taking into account counts and locations of current or planned EV stations throughout the campus. Can you share any current parking studies or master plans for the campus?</p> <p><b>Answer:</b> There are no specific parking spaces dedicated for this project. Satisfying CalGreen and LEED requirements are on a lot-by-lot basis.</p> <p>Please provide one of the following three options to satisfy this requirement:</p> <ol style="list-style-type: none"> <li>1. Provide charging infrastructure for twelve (12) future Level I 120vac 20 amp EV charging stations in Lot 21</li> <li>2. Provide charging infrastructure for four (4) additional future Level I 120vac 20 amp EV charging stations in Lot 15</li> <li>3. Provide charging infrastructure for five (5) future Level I 120vac 20 amp EV charging stations in Lot 23</li> </ol> <p>Specific locations to be coordinated and approved by the University. Please specify selected option within the Technical Proposal.</p>

<b>206</b>	<p><b>Question:</b> Has there been an update to the 2018 bicycle master plan study, see link below: <a href="https://transportation.ucr.edu/sites/g/files/rcwecm1426/files/2018-11/bicycle_master_plan_study.pdf">https://transportation.ucr.edu/sites/g/files/rcwecm1426/files/2018-11/bicycle_master_plan_study.pdf</a> This document referenced creating a bike network, are there any maps that show the most current bike network paths on campus?</p> <p><b>Answer:</b> Please see the file: UCR Campus Bike Lanes Map.PDF that is attached to this addendum.</p>
<b>207</b>	<p><b>Question:</b> In a previous email for Addendum 18 it was mentioned that the Oral Presentation date would be moved. Is the due date for the Technical and Price Proposals still pending as well, or will it be moved?</p> <p><b>Answer:</b> The Technical Proposal Due Date will remain May 4, but the Price Proposal Due Date will be rescheduled for May 12. Please refer to the attached revised Division 0 and 1 documents attached to this addendum.</p>

**END OF ADDENDUM**

## **ANNOUNCEMENT TO PREQUALIFIED PROPOSERS**

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

### **STUDENT HEALTH AND COUNSELING CENTER**

#### **DESCRIPTION OF WORK**

The Student Health and Counseling Center project consists of a new building on the UCR campus, anticipated to be approximately two to three stories in height. The proposed SHCC building will be located south of Linden Street, between Aberdeen Drive and Pentland Way, on the western portion of Parking Lot 21.

The SHCC is comprised of the following programs:

- Student Health Services Provides primary care services to students, and includes an urgent care center, full-service laboratory, pharmacy, psychiatry and radiology.
- Counseling and Psychological Services (CAPS) Provides mental health services to the undergraduate and graduate student population, including counseling, individual, couples and group therapy, crisis consultation, outreach and education.
- The Well UCR's student well-being and health promotion department provides education, trainings, resources, and programming for students in a variety of health and wellness topics.
- Student Affairs Case Management (SACM) Provides resources, linkage, education, and expertise to students dealing with academic, mental health, food insecurity, or other stressful issues.
- Health and Psychological Student Services (HAPPS) and Quality Administrative Offices Provides administrative support to SHCC, in areas such as budgetary management, compliance, quality control, and clinic operations.

Maximum Acceptance Cost: ~~\$27,876,000~~ **\$28,026,000** (funding is pending administrative approval)

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

**BERNARDS, Ontario, CA 91764**  
**TILDEN-COIL CONSTRUCTORS, INC., Riverside, CA 92501**  
**TURNER CONSTRUCTION COMPANY, Anaheim, CA 92806**

#### **PROCEDURES:**

Request for Proposals will be available electronically beginning at **2:00 PM**, on **Monday, December 14, 2020**.

Please visit: <https://pdc.ucr.edu/business-opportunities/contractors> for direct download.

~~Technical Proposals and Price Proposals must be received on or before Wednesday, March 31, 2021~~ **Tuesday, April 20, 2021, 2:00 PM and Price Proposals on Wednesday, April 21, 2021, 2:00 PM**; delivery will be by appointment only. Proposers are to email Betty Osuna, [betty.osuna@ucr.edu](mailto:betty.osuna@ucr.edu) to set up a time to drop off proposal contents.

Price Proposals will be opened on: ~~Friday, April 23, 2021~~ ~~Tuesday, May 4, 2021~~ **May 31, 2021 at 2:00 PM** via Zoom Call at:

<https://ucr.zoom.us/j/96453441249>

Meeting ID: 964 5344 1249

(669)900-6833

**Mandatory Pre-Proposal Conference.** A mandatory pre-proposal conference will be conducted on **Thursday, December 17, 2020**, beginning promptly at **1:00 PM** via Zoom. Only proposers who participate in the pre-proposal conference in their entirety, will be allowed to propose on the project. Participants must log in to the Zoom meeting at or before **1:00 PM**. Proposers logging on after **1:10 PM** will not be allowed to submit proposals as design-builder on the project. Proposers are to email Betty Osuna, [betty.osuna@ucr.edu](mailto:betty.osuna@ucr.edu) to request a site visit.

Participants shall meet Via Zoom:

<https://ucr.zoom.us/j/98134084346>

Meeting ID: 981 3408 4346

(669)900-6833

Proposers shall come prepared with questions concerning needed clarifications and shall only have their project manager, design professional, or other professional intended to work on the project attend this meeting. For further information, contact Betty Osuna, University's Consultant at (951) 827-4590, [betty.osuna@ucr.edu](mailto:betty.osuna@ucr.edu)

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

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

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

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

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

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

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

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

Betty Osuna, University's Contract Administrator, (951) 827-4590, [betty.osuna@ucr.edu](mailto:betty.osuna@ucr.edu)  
Bid Board: <https://pdc.ucr.edu/business-opportunities/contractors>

THE REGENTS OF THE UNIVERSITY OF CALIFORNIA  
University of California, Riverside  
**Dates of Publication:** 12/01/2020 thru 12/14/2020

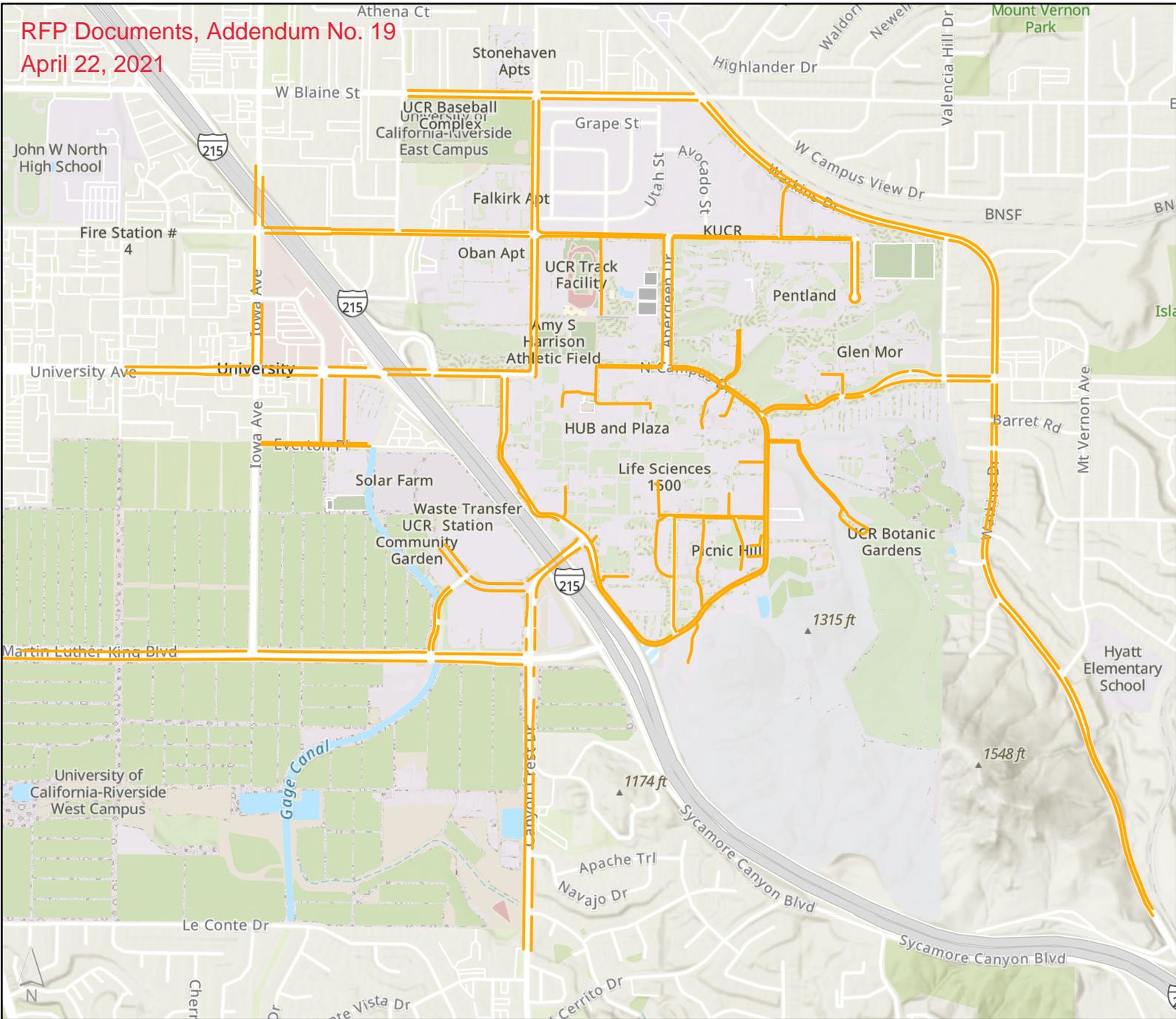
## PROPOSAL SCHEDULE

	ACTIVITY	DATE	TIME
A	The RFP will be available to Prequalified Proposers, subcontractors and design consultants.	<b>December 14, 2020</b>	<b>2:00 PM</b>
B	<b>Pre-Proposal Conference – Mandatory for all Prequalified Proposers (Design Builders). Only those who participate in the Pre-Proposal Zoom Conference in its entirety will be allowed to propose on the project.</b> <a href="https://ucr.zoom.us/j/98134084346">https://ucr.zoom.us/j/98134084346</a> Meeting ID: 981 3408 4346 (669)900-6833	<b>December 17, 2020</b>	<b>1:00 PM</b>
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. The meeting will be conducted via Zoom. Proposers will be assigned a Zoom Meeting ID to their One-on-One Zoom meetings	<b>Meeting No. 1</b> <b>January 7 &amp; 8, 2021</b>	<b>8:00 AM (Tilden-Coil)</b> <b>1:00 PM (Bernards)</b>  <b>1:00 PM (Turner)</b>
		<b>Meeting No. 2</b> <b>January 27 &amp; 28, 2021</b>	<b>8:00 AM (Turner)</b> <b>1:00 PM (Tilden-Coil)</b>  <b>8:00 AM (Bernards)</b>
		<b>Meeting No. 3</b> <b>February 23 &amp; 24 2021</b>	<b>10:00 AM (Bernards)</b> <b>2:30 PM (Turner)</b>  <b>9:30 AM (Tilden-Coil)</b>
		<b>Meeting No. 3</b> <b>March 4, 2021</b>	<b>2:00 PM (Turner)</b>

		<b>Meeting No. 4</b> <del>March 11 &amp; 12, 2021</del> <b>March 30, 2021</b>	8:00 AM <b><u>10:00 AM</u></b> (Tilden-Coil) 4:00 <b><u>12:30 PM</u></b> (Bernards) 8:00 AM <b><u>2:30 PM</u></b> (Turner)
<b>D</b>	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> . Proposers are to email Betty Osuna, <a href="mailto:betty.osuna@ucr.edu">betty.osuna@ucr.edu</a> to setup a time to drop off proposal.	<del>March 31, 2021</del> <del>April 20, 2021</del> <b><u>May 4, 2021</u></b>	<b>2:00 PM</b>
<b>E</b>	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> . Proposers are to email Betty Osuna, <a href="mailto:betty.osuna@ucr.edu">betty.osuna@ucr.edu</a> to setup a time to drop off Proposal.	<del>March 31, 2021</del> <del>April 21, 2021</del> <b><u>May 12, 2021</u></b>	<b>2:00 PM</b>
<b>F</b>	The University's Technical Review Committee will meet to review timely submitted Technical Proposals as described in the Proposal Evaluation Process document.	<del>April 15-16, 2021</del> <del>April 29-30</del> <b><u>May 24 &amp; 25, 2021</u></b>	<b>All Day</b>
<b>G</b>	Proposers shall make an Oral Presentation and describe the best value aspects of their proposals. Cost shall not be discussed during the Oral Presentation.	<del>April 22, 2021</del> <del>May 3, 2021</del> <b><u>May 28, 2021</u></b>	8:00 AM (Turner) <b>10:30 AM (Bernards)</b> 4:00 PM 3:00 <b><u>1:00PM</u></b> (Tilden-Coil)
<b>H</b>	Timely submitted Lump Sum Base Price Proposals shall be publicly opened via Zoom call (Pending COVID-19 protocols)  <a href="https://ucr.zoom.us/j/96453441249">https://ucr.zoom.us/j/96453441249</a> Meeting ID: 964 5344 1249 (669)900-6833  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.	<del>April 23, 2021</del> <del>May 4, 2021</del> <b><u>May 31, 2021</u></b>	<b>2:00 PM</b>

I.	The University will issue Notice to Proceed – Phase 1 to the successful Proposer.	<del>May 27, 2021</del> <b>June 7, 2021</b>	
<p><b><u>Late Proposals:</u></b> Any proposal, modification, or revision that is received at the designated University of California, Riverside, Planning, Design &amp; 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>			

RFP Documents, Addendum No. 19  
April 22, 2021



  Bike Lanes

### UCR Bike Lanes

Bike paths for North District, Dundee Glasgow, & The Barn areas need to be updated 4-19-21