



UNIVERSITY OF CALIFORNIA, MERCED
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June 7, 2013

TO: ALL BIDDERS

RE: UNIVERSITY OF CALIFORNIA, REQUEST FOR PROPOSAL # UCM1056CD

Addendum "1" is hereby expressly incorporated and made part of the University of California, RFP# UCM1056CD dated May 17, 2013.

ADDENDUM 1

This Addendum provides answers to prospective proposing firm's questions and modifications/additions to the RFP as follows:

A. Questions and Answers

1. Will you permit any suggested amendments to the Professional Services Agreement either during the Q&A process or as part of each respondent's proposal?
Answer: Yes, you may propose changes to the Professional Services Agreement; however, any proposed modifications to RFP provisions will be taken into consideration during the proposal evaluation process.
2. Will development services consultant have any role in UC Merced's plans for facilities in downtown Merced?
Answer: Yes. Scope is yet to be defined and would be added to scope of contract with DSC selected.
3. Should the proposal team include legal advisors?
Answer: No, it's not expected or required. The University has its own legal counsel.
4. Are the successful proposers in Phases 1, 2, and 3 for the Developer Consulting Services excluded from Phase 4?
Answer: No
5. Will the full faith and credit of the UC Regents be available to support financial commitments that may be made to developers and their capital partners?
Answer: The capital structure for the project has not yet been determined and the project team will consider several financing and project delivery strategies. As disclosed in the university's Annual Financial Report, the university directly finances the construction, renovation and acquisition of facilities and equipment, or for such other purposes as are authorized by The Regents through the issuance of debt obligations or indirectly through structures that involve legally separate entities reported as blended component units. The Annual Financial

Report can be found at: <http://finreports.universityofcalifornia.edu/index.php?file=11-12/pdf/fullreport-2012.pdf>.

6. Please describe the composition and capabilities of the UCM 2020 team.

Answer: The 2020 project is a highly collaborative effort with active involvement on the part of staff and executives at University Office of the President and the UC Merced campus and includes a broad scope of the necessary capabilities required for a project of this nature.

7. Can you clarify Phase 2 - item 4 - Preparation of revisions to the Physical Design Framework document as needed

Answer: The Physical Design Framework (PDF) will be amended to incorporate urban design, architectural, and landscape design strategies for the UCM 2020 project. It is anticipated that based on your experience in projects of this scope and scale that you may have recommendations for new design standards, guidelines, innovations, sustainability practices, etc. to be incorporated into the PDF.

8. Phase 1 and 2 tasks and deliverables are clearly identified; Phase 3-4 require a guess estimate regarding necessary meetings and deliverables. Any guidance on how best to frame adequate response for those later phases?

Answer: Phase 1-3 address the RFQ/RFP process and are closely related and build on the previous phase.

Meetings will be specific to:

- a. Establishing and weighting the criteria used to evaluate the responses to the RFP
- b. Providing support to the UCM team based on your experience in developing a negotiating strategy for project design and business terms with the selected developer(s).
- c. Providing support to the UCM team with the development of the deliverables called out in the 5th and 6th bullets

Deliverable are stated in the 5th and 6th bullets

Phase 4 is about providing support to the UCM team as the project is built in the areas of construction, program, project and development management. Given the total scope and scale of the project, meeting will undoubtedly be frequent within a very fluid schedule, with deliverables identified on an as needed ongoing basis. Your teams experience working on projects of the scope and scale of the UCM 2020 project in the capacity called out in phase 4 will be important.

9. At what Phase will A/E services be required? Under this RFQ, or under the Master Developer?

Answer: Those services will be needed later and are not within the scope of this RFP.

10. Do you expect the DCS to provide on-site personnel working in the UCM offices?

Answer: Having someone on site would likely be necessary much of the time but no permanent office or office equipment will be provided by UCM for this engagement.

11. Will development consultant team members and/or sub-consultants to the selected team be precluded from performing other work either directly with UC Merced or with prospective bidders?

Answer: Yes, if it is associated with the work being performed under this 2020 project. Consultants are prohibited from providing follow-on contract work. Affiliated entities will be precluded from follow-on work if they are engaged in the original DSC contract.

12. To what extent are you interested in revenue producing uses such as retail, office space, residential development? Is economics and revenue generation important to this process?

Answer: Yes, revenue generating (retail) enterprises are anticipated as part of the plan.

13. Are we required to disclose the names of 3rd party consultants we're planning to appoint?
Answer: Yes, proposers must include all core team members along with their background experience in their proposal.
14. Are you planning to hire one firm or multiple firms?
Answer: UCM anticipates hiring one company but reserves the right to hire more than one.
15. Do you have a budget for the DCS for this assignment and, if so, what is it?
Answer: Yes, and it is not being disclosed.
16. I assume these teams do need a land use economist?
Answer: It will be up to each group to decide how to staff their teams to address the experience and scope requested.
17. Is there a page limitation? If so, does it exclude resumes, cover page or other similar documents?
Answer: The only page limitations are noted in RFP Section 4.3 and 4.4.
18. May a Cover Letter be submitted? If so, will it count against a page limit, if established?
Answer: Yes, you may submit a cover letter.
19. In reference to Section 7.2 – Please confirm that pricing/rates will allow for CPI increase over the multiple years of this program.
Answer: This will be subject to negotiation.
20. Do you anticipate any services related to Long Range Development Plan (LRDP) or related CEQA/EIR issues?
Answer: No, this is not anticipated.
21. How specific does the work plan need to be under section 4.5? Are we required to submit a preliminary project budget or master plan drawing at this point?
Answer: The RFP has provided a schedule for each of the Phases that we believe is reasonable and achievable. We are looking for the respondents to:
 1. Agree with the schedule or suggest a modified schedule and why it needs to be modified.
 2. Discuss the approach the team will undertake to provide the deliverable requested and meet the schedule.
22. When will the square footage/requirement of each type of space of 2020 Project be determined? Or will we have the flexibility to submit proposals based on our own recommendations/strategies?
Answer: Square Footage by type will be available in Q3 2013 prior to the release of the RFQ for the Master Developer.

B. RFP Amendments/Additions

1. RFP Section 2.8, Item 2 – Correct “RFP Section 7” to read, “RFP Section 8”
2. RFP Section 2.8, Item 6 – Correct “RFP Section 6” to read, “RFP Section 7”
3. RFP Section 2.9, line 2 – Change “90 ninety calendar days” to “120 calendar days”
4. Incorporate the attached document titled “University of California, Merced and Sustainability” as attachment “f” to the RFP.

5. Incorporate a link to "UC Merced 2020 Project EIR/EIS" and "UC Merced 2020 Project EIR/EIS, Addendum #6" at <http://opb.ucmerced.edu/2020-project>.
6. Incorporate the following links to the CEQA documents:

"UC Merced 2020 Project EIR/EIS" (2009) http://lrpd.ucmerced.edu/docs/Draft%20EIR-EIS/Volume%203/2020_ADEIR102708web.pdf

"UC Merced 2020 Project EIR/EIS, Addendum #6" (2013)
http://ppdc.ucmerced.edu/sites/ppdc/files/public/documents/Attachment%203_2020%20Project%20EIS_EIR_Addendum%20No.%206.pdf

[All other specifications remain unchanged.](#)

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University of California, Merced and Sustainability

UC Merced's approach to environmental sustainability has resulted in reduced energy costs, high quality facilities, and attractive places to live, work and teach. The 2020 Project is an opportunity to extend the University's exemplary track record of planning cost effective, energy-efficiency into every aspect of planning, design, construction and operations.

Based on historical data from 1999 California Higher Education building stock, UC Merced has established benchmark energy budgets for each of its building types – including energy intensive laboratories. With these benchmarks set, UC Merced committed to reduce its usage to 80% of the benchmark for the first buildings and ramp down to 50% as the campus grows. To meet those goals, each building is metered to monitor actual performance. The first decade of feedback has enabled the campus to diagnose problems, improve efficiencies, and help ensure savings persist over time, achieving a 56% reduction from the benchmarks.

Individual buildings within the 2020 Project will be expected to meet or exceed the 50% targets. California laws and regulations anticipated increasing levels of energy efficiency in the coming years, such that residential facilities achieve Zero Net Energy by 2020 and other building achieve Zero Net Energy by 2030. UC Merced is at the forefront of demonstrating and providing research data on these statewide policy objectives. UC Merced building designers are challenged to design facilities to achieve energy benchmarks, desired LEED ratings, incentive program rebates, and exceed code-required performance by 30%. The campus expects that best practices will be surpassed and encourages innovative cost-effective solutions, including validation by post-occupancy performance monitoring.

UC Merced Standards

To achieve the life-cycle cost savings and reduced infrastructure demand associated with increasing energy efficiency targets, UC Merced expects that:

- Post-2011 buildings are designed to achieve 50% of UC Merced energy benchmarks
- Buildings exceed outperform California Building Code, Title 24 by 30%
- Buildings achieve a minimum of LEED Gold, with LEED Platinum achieved through employment of campus base-points (see below)
- All buildings participate in PG&E Savings by Design rebate program
- Buildings and infrastructure contribute to UC Merced's Triple Zero Commitment goal to achieve zero net energy, zero net carbon (Scope 1 and Scope 2 emissions), and zero waste by 2020

Accomplishments to Date

- An entirely LEED certified campus: (Finalized or pending: 7 Platinum, 9 Gold, 1 Silver)
- On-site renewable energy provides 1/6th of annual loads and ½ peak loads
- 27 state and national awards for sustainable architecture and design including the AIA COTE Top Ten Green Projects Award for the 2009 Long Range Development Plan
- Buildings perform between 54% and 73% of energy benchmarks
- By virtue of location, building projects typically start with 24 LEED base points
- A complete purple pipe water reuse infrastructure network (no non-potable source to date)

Desirable Project Targets

Exceptional buildings and projects at UC Merced will:

- Strive to perform at 25% of campus energy benchmarks
- Exhibit a portfolio of renewable sources including solar, wind, waste-to-energy and hydro
- Achieve LEED Platinum certification
- Enable campus to accommodate 30-40% of stormwater on-site at project and district level
- Enable the campus to harness bio-solids for energy generation
- Reuse treated wastewater on site for non-potable water needs
- Possible employ canal water for cooling during irrigation season